City of Alexandria
Consolidated Plan FY 2011-2015

Citizen Summary

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This document is a concise Summary of the objectives and outcomes in the FY 2011-FY 2015 Consolidated Plan for Housing and Community Development. The draft Plan can be found at www.alexandriava.gov/housing.

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What is the Consolidated Plan?

The Consolidated Plan for Housing and Community Development is a comprehensive planning document that identifies the housing and community development needs of the City of Alexandria's extremely low- to moderate-income, homeless, and special needs populations, as well as of any target areas identified by the City, and outlines strategies for addressing the needs of these groups and/or designated areas over a five-year period.

The specific activities to be undertaken in each of the five years of the Consolidated Plan period are spelled out in the One-Year Action Plan to the Department of Housing and Urban Development (HUD) prior to the beginning of the City's fiscal year. The City's performance is reported following the end of each City's fiscal year in the Consolidated Annual Performance Evaluation Report (CAPER). Preparation of these documents is required by HUD as a condition of the receipt of funding under the federal Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and for Emergency Shelter Grant (ESG) Programs. The City is an entitlement grantee under the CDBG and HOME programs, but not under the ESG and HOPWA programs. However, the City receives ESG funds through the state's allocation and HOPWA funds from a HUD allocation to the entire Washington, DC Metropolitan area.

This Draft Consolidated Plan covers the period July 1, 2010 through June 30, 2015 (City FY 2011-2015). In the Plan, the City has provided the required housing market analysis or inventory of facilities and services, needs assessment, and strategic planning information under five general categories: 1) Renters, Homebuyers, and Homeowners; 2) Homeless Persons and Those Threatened with Homelessness; 3) Persons with Special Needs; 4) Non-Housing Community Development; and 5) Other Issues of Concern to HUD.

As required by HUD, this One-Year Action Plan for this Plan provides details on undertaken in the first year of this Consolidated Plan period (City FY 2011). The Action Plan will also serve as the City's application for the Federal Fiscal Year (FFY) 2010 allocations of CDBG and HOME funds.

Alexandria's Vision for Housing and Community Development

In 2009-2010, the City reaffirmed its commitment to providing housing and community development opportunities and supportive services for low and moderate income households and persons with special needs with an updated City Strategic Plan with the following goals and objectives:

There is Quality Development and Redevelopment, Support for Local businesses, and a Strong, Diverse, and Growing Local Economy.

The City Respects, Protects and Enhances the Health of its Citizens and the Quality of its Natural Environment.

Alexandria is a caring and inclusive community that values its diversity, history and culture, and promotes affordability.

In 2008-2009, the Affordable Housing Initiatives Work Group (AHIWG) studied the state of affordable housing in the City and recommended that the primary focus of Alexandria's affordable housing efforts should be the preservation of the quantity of affordable housing remaining in the City. The AHIWG report recommends prioritizing housing preservation efforts and the funding required, highlights the importance of planning and development for preservation, and recommends a simple and clear annual report card on the City's preservation efforts

The City began the development of a comprehensive, **City-wide housing master plan** in April 2010. The process is designed to provide a road map for future preservation and production efforts. Through community engagement and education to achieve consensus regarding needs and opportunities, it is anticipated that the Plan will enhance the geographic distribution of a range of housing options throughout the City and increase opportunities for development of public, affordable, and workforce housing. The Housing Master Plan is expected to be completed during calendar year 2011.

City Profile

Population	2000	2008
Total	128,283	143,885
White	68,889 (53.7%)	83,165 (57.8%)
African-American	28,463 (22.2%)	30,504 (21.2%)
Asian American	7,299 (5.7%)	7,770 (5.4%)
Native American	255 (0.2%)	0 (0%)
Hispanic	18,882 (14.7%)	19,424 (13.5%)
Other	4,495 (3.5%)	3,021 (2.1%)
Income		
Median Household Income*	$56,054	$85,135
Percentage of persons below Poverty Level	8.9%	8.3%

Change in Average Monthly Rents on Market Rate Apartments (2000-2009)

Type of Unit	2000	2009	% Change 2000 to 2009
Efficiency	$707	$1,012	43%
One Bedroom	$847	$1,284	51%
Two Bedroom	$1,034	$1,700	64%
Three Bedroom	$1,126	$1,844	64%
Household Income			
	2000	2009	
HUD Area Median* (Family of Four)	$82,800	$102,700	24%

*The American Community Survey income data is based on all households in Alexandria. HUD's area median is based on family households (not all households) in the entire Washington Metropolitan Statistical Area (MSA).

Population Snapshot

According to the American Community Survey (ACS) between 2000 and 2008, Alexandria's population grew by 12.2% to nearly 144,000, comprised of 61,579 households with an average size of 2.26. The 2000 U.S. Census showed that 46.3% of Alexandria's residents were members of racial or ethnic minority groups. By 2008, according to the ACS, the percentage decreased to 42.2%.

The largest age group in the City is persons 20-44 years of age, who comprise 44% of the population, followed by persons 45-64 (Baby Boomers), at 24%. The smallest age group is children age five years and under, at 8% of the population, followed by seniors (65 and older) at 11% and children ages 5-19 at 13%.

Noninstitutionalized civilians with a sensory, physical, mental, and/or self-care disability (9,442) made up 6.6% of the total population. Of this total 54% (5,084) were persons 65 years and over, 43% (4,029) were persons 18 to 64 years, and 3% (329) were persons under 18 years. Of the 6,253 individuals with disabilities between the age of 16 and 64, 49% are employed. 22.7 % of these persons are living below the poverty level.

The ACS reports that in 2008, the City's median income was $85,135. The percentage of persons living below poverty was 8.3% (11,450 persons), a decrease from 8.9% in 2000. Forty-two (42%) of Alexandria City Public Schools (ACPS) employee salaries fell below 60% of the area median income and 34% of all City employees had salaries below this level.

Housing Snapshot

Affordable sales and rental housing in Alexandria is in high demand, particularly for low-to moderate-income individuals and families, as indicated by the high number of households on the public housing and Section 8 waiting lists, and by the number of prospective homebuyers who participate in the City's annual Homeownership Fair and in homeownership trainings.

The number of housing units in the City increased by 14.3% from 2000 to 2008, to an estimated total of 74,150 units in 2008. The housing stock consists of 30% single-family homes, 24% multi-family condominium units, and 46% rental apartments. ACS estimates the occupancy of these units to be 49% owner-occupied and 51% renter-occupied in 2008. Average market rate rents increased substantially over the past nine years, with two- and three-bedroom units experiencing a 64% increase.

More than half (55%) of the City's overall housing stock was built prior to 1960, and 10% was built prior to 1940. The 2008 ACS indicates that less than 1% of the City's housing stock was in substandard condition, using the Census definition of having structural deficiencies beyond rehabilitation, or lacking complete plumbing.

During 2008, 8,443 (12%) of the total housing units were vacant.

Measuring Affordability

Income Required for Affordable Rent of Market Rate Rental Unit

This table shows the annual household incomes needed to afford the 2009 average market rate rents, based on rent not exceeding 30% of income

Type of Unit	Average Market Rate Rent (as of Jan. 2009)	Required Annual income (if Rent = 30% of Income)
Efficiency	$1,012	$40,480
One Bedroom	$1,284	$49,940
Two Bedroom	$1,700	$68,000
Three Bedroom	$1,844	$73,760

Market Rental

There were approximately 9,600 market rate apartment units that were affordable to households with incomes below 60 percent of median in 2009 (including market (street) rents in multifamily properties with 10 or more units, just over half (53%) of the number such units in 2000. The 9,600 market affordable rental units were in 49 properties owned by for-profit owners. Most of these properties are smaller complexes (less than 100 units)and were built before 1975.

Assisted Rental

The Alexandria Redevelopment and Housing Authority (ARHA) owns, operates, or owns land under 1,150 units of Public Housing/Replacement units.

2,543 Privately-owned rental assisted units are subsidized under the Low Income Housing Tax Credit (LIHTC), Tax-Exempt Bond, Section 236, Section 8 Moderate Rehabilitation, New Construction, and Developer Rental Set-Asides and/or with state or local funds.

Assessed Values

Average values increased by 130% from 2000 to 2005 (from $191,341 to $441,823). After 2005, the average value peaked at $526,852 in 2006, then declined to $447,873 in 2010, only 1.3% higher then the 2005 level but still considerably higher (134%) then in 2000. For condominium units, the average value rose by 181.5% from 2000 to 2005 (from $102,229 to $287,765) and then decreased by 6% (from 287,765 to $269,695) from 2005 to 2010, after peaking at $363,592 in 2006.

Purchase Prices

Units affordable for purchase by low- and moderate-income households are largely condominiums. Based on the Metropolitan Regional Information Systems, Inc. 2008 Statistics Report, of the 1,829 ownership units sold in Alexandria, 157 condominiums (8.6%) and 27 single family homes (3.7%) were priced between $250,000 to $300,000, and only 490 (27%) condominiums and 25 single family homes (1.3%) were priced below $250,000. These units are within the affordability range for low- and moderate-income households, assuming a 30-year loan with 6.5% interest, having a housing payment (including principal, interest, taxes and insurance) not exceeding 35% of income, and a 20% down payment.

Estimated Number of Rental & Ownership Housing Units Affordable to Households within Specified Income Limits

	Extremely Low-income (30% AMI)	Low-Income (50% AMI)	60% AMI	Moderate-Income (HUD 80% AMI)
Market Rate Rental *(Affordability is based on rent payments at 30% of income for households falling specifically within each income category). The number of affordable units shown below is based on information reported in the City's 2009 Annual Apartment Survey.*				
# of Affordable Efficiency Units	0	1,286	2,162	2,312
# of Affordable 1-BR Units	0	231	5,679	6,463
# of Affordable 2-BR Units	0	310	1,595	2,862
# of Affordable 3-BR Units	0	68	162	245
TOTAL	**0**	**1,895**	**9,598**	**11,882**
Affordable Ownership Units **(based on 2009 assessed value)**				
Housing Units	**20**	**6,432**		**10,994**
Subsided Rental Units				
Units with Project-Based Subsidies	3,693			
Estimated Tenant-Based Housing Choice Vouchers issued	1,634 The Federal allocation is 1,906 (includes 184 recently received for James Bland Relocation), but HUD funding is insufficient to support the larger number			

Affordable Housing Needs

Resolution 830
In 1981, the City and ARHA adopted Resolution 830, a commitment to preserve and maintain, at a minimum, 1,150 publicly-assisted rental housing units, the number of public housing units at that time. No such unit may be lost without the provision of a replacement unit.

Assisted rental fact:
Private entities that own and operate assisted rental housing in the City will have the option to remove units from the City's assisted rental housing stock. During the Consolidated Plan period, 1,290 non-Resolution 830 properties will face potential loss of subsidy.

Homebuyer fact:
Residential condominiums represent 48.1% of all residential real estate in the City of Alexandria and are traditionally the most affordable type of ownership housing for first time homebuyers. In 2010, the average assessed value of residential condominiums was $269,695 compared to the single family residential average of $612,749.

Meeting the Needs – Renters

Preserve and maintain the existing supply of affordable housing and achieve a net increase

City Programs/Resources:
The Housing Opportunities Fund (HOF) has been funded at a total of $1 million per year in most years since its inception, the HTF portion has begun to fall short of its normal allocation because of a reduction in developer contributions to the HTF due to a slowdown in development projects associated with the general economic downturn. As of March 2010 the City has over $23 million in outstanding pledges from approved development plans. However, contributions are received only after projects are completed (and in some instances, sold to homebuyers), and only $100,000 in contributions is projected to be received in FY 2011 based on anticipated completions. Economic conditions are likely to be the major determinant of how much of the pledged contributions are received during this plan period. It is anticipated that the HOF will continue to assist eligible projects during this Consolidated Plan period, subject to the availability of resources.

Other City Resources: The City will devote approximately $1.5 million in local tax revenue to pay the debt service on $15 million in bonds previously issued to finance affordable housing development. Another $3.1 million in bonds ($270,000 in debt service) is proposed for FY 2011 for potential costs that may be associated with ARHA replacement units. No additional affordable housing bonds or dedicated tax revenues are currently contemplated.

The City and non-profit housing developers will need to continue to identify funding sources (federal, state, local, and private) for use in the development of affordable housing.

Five-Year Objectives (all subject to available resources):

- Preserve and maintain the existing supply of 1,150 public housing units in the City
- Preserve and maintain the existing supply of approximately 2,547 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits
- Provide 1,906 tenant-based rental housing vouchers per years to households that are at or below HUD's moderate-income limits
- Secure 50 affordable set-aside rental units in new development projects

Meeting the Needs – Homeowners and Homebuyers

Improve living conditions and provide affordable homeownership opportunities

City Programs:

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

The City Homeownership Assistance Programs provide deferred-payment second trust loans of up to $50,000 for downpayment and closing cost assistance to income qualified first-time homebuyer households. Homeownership counseling and training is also provided for first-time homebuyers

Five-Year Objectives (all subject to available resources):

- Provide assistance to 150 households meeting income and other eligibility criteria to secure ownership housing
- Educate 1,500 prospective low-and moderate-income homebuyers on the home purchase process
- Provide no-interest rehabilitation loans to 50 homeowner households with incomes at or below HUD's moderate-income limits
- Provide modest, free repairs or renovations to 350 owner-occupied housing units for households at or below HUD's moderate-income limits

Homeless Programs

Homeless

Coordinate programs and services to address the needs of homeless individuals and families

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. 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.

So that agencies and organizations in Alexandria will be eligible for federal homeless services funding, the City's Homeless Services Coordinating Committee (HSCC), which is comprised of public and private service providers and other interested parties, prepares and submits to HUD an annual Continuum of Care plan identifying priority homeless services needs for the City, as well as strategies for addressing those needs. As recommended by HUD, the City has also developed a 10-Year Plan to End Homelessness including Chronic Homelessness. Homeless services goals and objectives developed for the Consolidated Plan take into account priorities established in both the Continuum of Care document and the 10-Year Plan to End Homelessness including Chronic Homelessness.

Continuum of Care Programs/Components

Prevention/Outreach/Support Services:

- Homeless Intervention Program
- Transitional Assistance Program
- Eviction Storage Program
- Counseling and Case Management Services
- David's Place

Emergency Shelter:

- Alexandria Community Shelter
- Carpenter's Shelter
- ALIVE! House
- Women's Shelter
- Christ House
- Winter Shelter

Transitional Housing

- Community Lodgings, Inc.
- Carpenter's Shelter
- Salvation Army
- AACH
- Guest House
- ACSB

Permanent Housing:

- ACSB
- Safe Haven

Five- Year Objectives :

- Continue to provide transitional housing programs- four facility-based and one tenant-based
- Continue to provide 245 beds for emergency shelter
- Continue to provide a Safe Haven (12 beds)

2009 Point in Time Count facts:
HSCC conducted a point-in-time count of Alexandria's homeless population on January 28, 2009 (FY 2010 data is not available for the point-in-time count as of the writing of this document). The 2009 point-in-time count had a total of 248 homeless individuals and 47 families (comprised of 58 adults and 87 children) who were identified by outreach teams and facilities staff on the day of the count. Of the 248 homeless individuals, 20 were veterans, an increase from 17 who were identified in 2008. By definition, the homeless count includes 33 residents of permanent supportive housing operated by the Community Services Board. A total of 32 persons, a decrease from 71 in 2008, were identified as unsheltered. No families were unsheltered on the day of the count. Ninety-one (91) individuals counted met the HUD definition for chronic homelessness. Thirty-eight (38) individuals were sheltered at the winter only hypothermia program and potentially may be unsheltered at other times of the year.

The count reported a slight increase (1%) in the number of homeless individuals and families from the 2008 enumeration. More notably, the percentage of individuals identified as chronically homeless increased by 28%. However, the number of unsheltered individuals decreased substantially by 55%. The greatest identified housing need for homeless individuals is affordable efficiencies. The prime housing need of homeless families continues to be transitional housing. The shortage of affordable housing options was evident in the survey with 62 extremely low - income households identifying permanent housing as a key immediate need.

Special Needs Housing and Services

Assisted Rental fact:
Of the 3,693 assisted rental housing units in the City, 606 units are available to provide affordable rental housing specifically for elderly or elderly and disabled renters in an independent living environment. These units include: Ladrey Highrise, which provides 170 public housing units; Annie B. Rose, which provides 90 public housing units; 38 public housing units at Park Place, a 403 unit Condominiums project; and Claridge House, which provides 300 privately-owned federally assisted units. Coming soon Beasley Square, which will provide 8 housing units for residents (age 62 or older) at or below 60% of the area median income

Elderly Persons and Persons with Disabilities

Promote housing stability for elderly and disabled renters and homeowners

City Programs:
The City's Rent Relief Program offers annual rent assistance to income eligible elderly and disabled renters who are not participating in programs subsidized with federal or state funds.

The Rental Accessibility Modification Program (RAMP) is offered to disabled renter households with incomes at or below HUD's moderate-income limits which are living in privately owned rental properties and require accessibility modifications

The Property Tax Relief Program provides forgiveness or deferral of real property taxes for income eligible elderly homeowners who are over age 65 or who are permanently disabled. Other guidelines may apply to this program.

Five-Year Objectives:

- Develop or support the development of an assisted living facility which can accommodate elderly persons with incomes at or below HUD's moderate-income limits who are unable to live independently in the community
- Relieve the housing cost burden for over 1,480 income-eligible elderly renters and/or homeowners per year
- Provide modifications for 15 renters

ACSB fact:
Persons affected by mental illness, intellectual disabilities or substance use disorders often fall within the lower income range, making market rate housing unaffordable. In fact, in FY 09, 90% of ACSB clients reported an income below $24,999 and 45% had incomes of less than $5,000. The shortage of affordable housing puts these individuals at a higher risk of homelessness and seriously undermines the effectiveness/sustainability of any treatment or rehabilitation services that are provided.

Persons Affected by Mental Illness, Intellectual Disabilities and Substance Use Disorders

Deliver compassionate best-practice services that measurably improve the quality of life for the neediest Alexandrians affected by mental illness, intellectual disabilities, and substance use disorders

Alexandria Community Services Board (ACSB) is responsible for identifying the service needs of individuals the City with mental illness, intellectual disabilities, and substance use disorders. Every five years, ACSB develops a Five-Year Housing Plan that identifies residential facility needs. The most recent plan is being developed for the period beginning July 1, 2010 through June 30, 2015 and is subject to ACSB and City Council aprroval.

Alexandria Community Services Board and Shelter Homes Alexandria operate permanent supportive housing programs that are open to persons who need supportive housing in nine group homes and 33 supervised apartments with a combined capacity of 135 beds. Another 37 transitional and permanent supportive housing beds and three placements for family households are also available through programs that specifically target homeless persons.

The ACSB's Draft Five-Year Housing Plan identified the following objectives:

- Increase access to affordable market rate housing for consumers
- Add one group home to serve individuals with a mental illness or co-occurring mental illness and substance use disorders (subject to final approval of the draft CSB Plan)

Other Programs

Housing Opportunites for Persons with AIDS (HOPWA) Program

Nortehrn Virgina Family Services (NVFS) offers long-term tenant-based rental assistance to persons living with AIDS. This program currently supports vouchers for six households in the City of Alexandria. NVFS also offers short-term housing assistance and other housing-related services (including housing and financial counseling and emergency utility assistance), which are provided on a regional basis and are available to City residents living with HIV/AIDS.

Economic Development

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. Private-sector job creation efforts in low-income neighborhoods often requires the need to prepare a qualified work force in those neighborhoods, and the public sector plays a role in this process. The City of Alexandria provides the infrastructure, services and other economic development incentives to attract businesses that will create jobs in these neighborhoods, and offers job training and employment placement services to enable individuals and families to achieve financial independence.

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

HIV/AIDS Fact:

The Virginia Department of Health reports that as of June 2009, there were 1,176 reported cases of AIDS and 731 reported cases of HIV in the City. According Northern Virginia Regional Commission (NVRC), the majority of persons living with HIV were at or below the low-income level for the region. This income group often finds it difficult to maintain a housing unit because as health problems arise from the HIV disease they are unable to work and experience a drop in the level of income needed to remain housed.

Entities Implementing the Consolidated Plan

The organizational structure for carrying out the City of Alexandria's affordable and supportive housing strategy involves a variety of public and private entities. Two primary government agencies, the Office of Housing and the Alexandria Redevelopment and Housing Authority (ARHA), share the responsibility for addressing the housing needs of lower-income residents. The Department of Human Services (DHS), the Department of Mental Health, Mental Retardation and Substance Abuse Department (DMHMRSA), and relevant boards and commissions have the primary responsibility for serving the housing needs of low-income clients who are homeless or have other special needs.

The City and ARHA executed a Memorandum of Understanding (MOU) in FY 2008 to strengthen the partnership between the two entities through shared information and enhanced communication. The MOU represents an effort to create and interactive partnership through processes for better planning and coordination to achieve a shared affordable housing strategy for Alexandria to sustain and improve public and publicly-assisted housing within the City of Alexandria with the goal of improving the living environment for ARHA's residents. The MOU is intended to provide a vehicle for the City and ARHA to work as partners to jointly undertake short and long term land use and capital planning, including preparation of a comprehensive ARHA Strategic Plan.

Draft Analysis of Impediments to Fair Housing Choice

The City has prepared a Draft Analysis of Impediments to Housing Choice (AI) which includes a thorough review and evaluation of current conditions. Available information and data are included a Draft AI, released to the public with the 2011 to 2015 Consolidated Plan. The AI process is being managed to maximize collaboration and public input by coordinating the AI review with studies and efforts currently in progress including the preparation of the City's Consolidated Plan.

Impediments:

- High Cost of Housing
- Diminishing Supply of Affordable Housing
- Foreclosures and Sub-prime Loans
- Regulatory Constraints
- Inadequate Supply of Housing for Extremely Low-Income Households with Special Needs

Efforts:

- Fair Housing Testing
- Fair Housing Education
- Voluntary Rent Guidelines
- Foreclosure Prevention and - Neighborhood Stabilization
- The Housing Master Plan

Recommendations:

- Evaluate all barriers identified and establish strategies for addressing impediments.
- Develop a strategy for effective testing to include current issues and potentially discriminatory trends in the housing market.
- Continue and enhance current efforts to affirmatively further fair housing choice and identify any new initiatives through the AI and Housing Master Plan processes.

Action Plan FY 2011

Project Federal Funds to be received by the City in FY2011

CDBG- $1,357,948
HOME- $923,041

Current HUD Income limits 2009:

Single Person-
Extremely Low - $21,550
Low- $35,950
Moderate- $44,800
HAP- $57,520

Three Person-
Extremely Low - $30,800
Low- $51,350
Moderate- $64,000
HAP- $82,160

Project in progress during FY 2011:
James Bland Redevelopment

During FY 2009, ARHA received approval for a Development Special Use Permit and a Tax Credit application for the 194-unit James Bland/James Bland Addition properties. The project will include demolition of the 194 public housing units and replace them with 134 (100 two-bedroom and 34 three-bedroom units) affordable rental housing units for income eligible ARHA-assisted households and 245 market rate sales units. The 134 units include 44 units to be relocated to the Glebe Park and Old Dominion sites and 16 units to be relocated to a City-identified and secured location that is acceptable to ARHA. ARHA received low-income housing tax credits for the first phase of James Bland (18 ARHA units) in June 2009, and the first 34 public housing units are being demolished in the spring of 2010. The first phase will also include 37 market rate townhouses. The overall redevelopment will involve five phases. It recently applied for tax credits for Phase II (also 18 units). Phase II will also include 39 market rate townhouses.

CDBG and HOME Funded Programs

Affordable Housing Development/Preservation Assistance- 20 units
$400,000 in HOME ($320,000 new and $80,000 HTF matching funds)

Home Rehabilitation loan Program- 10 Loans
$980,717 in CDBG funds (550,717 new; 230,000 carryover, 200,000 Program Income (PI)

Homeownership Assistance Program- 28 loans
$1,233,220 in HOME and CDBG funds (CDBG -$335,725 new, $150,000 PI; HOME- $517,996 new, $129,499 GF match, $100,000 PI)

Rental Accessibility Modification Program – 1 Grant
$58,000 in CDBG ($49,000 new, $9,000 carryover)

Eviction Assistance and Furniture Storage- 50 households
$50,000 in CDBG (new)

Transitional Assistance Program- 60 households
$52,000 in CDBG (new)

Winter Shelter- 67 beds
$20,000 in CDBG (new)

Fair Housing Testing-
$48,884 in CDBG ($43,884 new; $5,000 carryover)

Program Administration-
$325,409 in HOME and CDBG funds ($240,364 new CDBG; $85,045 new HOME)

Other Major Federally Funded Housing Programs

Public and Replacement Housing- 1,150 units
Section 8 Moderate Rehabilitation - $1.2 Million; Public Housing Capital Fund -$1.4 million; Public Housing Operating Fund - $3.5 million

Housing Choice Voucher Program- 1,722 vouchers allocated (funding provides for approximately 1,450 vouchers) an additional 184 vouchers have been issued for the James Bland redevelopment project $17.4 million

Privately Owned Subsidized Rental Units – 2,328 units
LIHTC Program; Tax-Exempt Bonds; Section 8 project Based; Section 236

Neighborhood Stabilization Program – 2 units - $400,000

Emergency Shelters and Transitional Housing (TH) programs
ESG funds through the State
Adopt-A Family Program (TH)
$139,440 in Supportive Housing funds

Safe Haven - 12 beds
$54,608 in Supportive Housing Funds

ACSB operated Transitional/ Permanent Supportive Housing for the Homeless persons – 39 beds
$624,446 HUD funds

HOPWA - Funds are received on a regional basis with Alexandria residents eligible for programs

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The Office of Housing coordinates and administers City housing and housing-related programs and services, and makes recommendations to the City Manager and City Council on housing policy for the City. The Office of Housing also works closely with the Alexandria Redevelopment and Housing Authority (ARHA) on housing issues.

In addition to housing activities funded through annual grants from HUD , the Office of Housing also works with housing programs funded and/or administered by the Virginia Department of Housing and Community Development (DHCD) and Virginia Housing Development Authority (VHDA).

Collaboration and Community Involvement

HUD regulations require that the City establish a process for involving citizens in the planning and evaluation of programs covered by the Consolidated Plan. The City of Alexandria's Citizen Participation Plan, most recently amended in 2009, is designed to ensure that Alexandria residents, particularly low-income persons and those living in the City's targeted revitalization areas identified by the City, have an understanding of their role in the development, implementation, and assessment of housing and community development activities, and participate in the formulation of the Consolidated Plan, annual Action Plans, program amendments, and the annual Consolidated Annual Performance and Evaluation Reports (CAPER).

As part of developing the City FY 2011-2015 Consolidated Plan and the City FY 2011 Action Plan, the City sponsored a public hearing on housing and community development needs on September 24, 2009 to obtain residents' input of the Plan. The draft Consolidated Plan was made available for review for the HUD-required 30-day public comment period at the Office of Housing, at four public libraries, and on the City's Website alexandriava.gov/housing. A second public hearing was conducted by the Alexandria City Council on April 17, 2010. The public comment ended on May 10, 2010, and the Plan was approved by City Council on May 11, 2010.

Announcements of public hearings and availability of the Plans for viewing are published in two local area newspapers, one in English and one in Spanish. The City also provides a public hearing notice to its interested parties list, which includes organizations, agencies, and public and private entities, to obtain input on the development of the Plan.