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.

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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

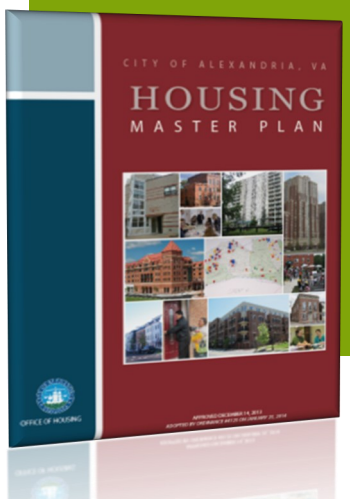
There are currently 2,668 privately-owned rental units with project-based assistance for low-to moderate-income households. The City's five-year objective involving these units is to preserve and maintain these units, and to achieve a net increase in this number of units through investment of local funds 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 heath-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.

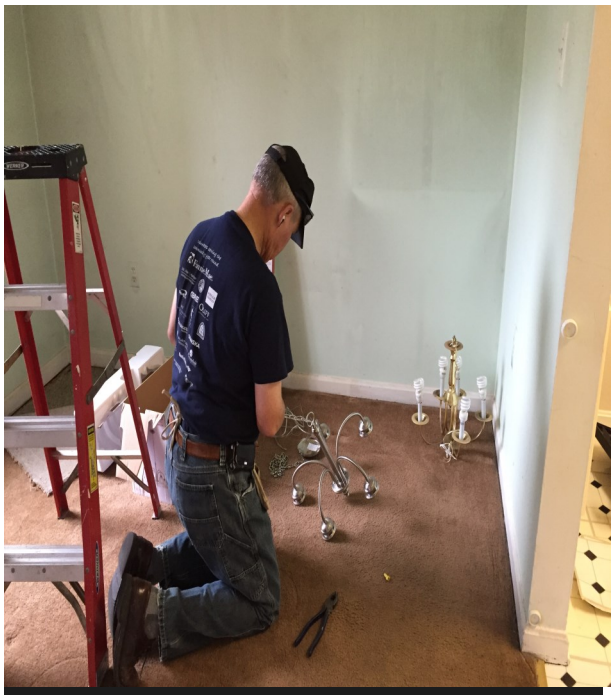
Alexandria Neighborhood Stabilization Program (ANSP)

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	*HOME funding revolves within the program.*	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, *from voucher allocation of 1,926*
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.