Attachment

CITIZEN SUMMARY

DRAFT CFY 2018 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Draft CFY 2018 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) entitlement funds along with state, local, private or other federal funds during July 1, 2017 through June 30, 2018.

March 2017

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What is the Action Plan?

In 2015, the City submitted its City Fiscal Year (CFY) 2016 –2020 Five-Year Consolidated Plan 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 entitlement CDBG and HOME grant funds. It outlines the City's strategies to address the needs of these groups and designated areas over the mid-term, using the entitlement funds as well as other federal funds and 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 the annual action plans and are submitted to HUD online prior to the beginning of each CFY. The CFY 2018 One-Year Action Plan is the third 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 fiscal year and will serve as the City's application for Federal Fiscal Year (FFY) 2017 allocations of CDBG and HOME funds.

The CFY 2018 Action Plan 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 (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 needs assessment, established by HUD, along with the housing market analysis, inventory of facilities and services, and strategic planning information 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 needs under these categories during CFY 2018.

MEETING THE NEEDS OF RENTERS

By Preserving and/or Creating Affordable Rental Housing

Alexandria Redevelopment and Housing Authority (ARHA)

ARHA operates approximately 1,150 public housing and affordable rental housing units which serve extremely low-to moderate-income households in the City. Through joint Resolution 830, the City and ARHA have pledged to maintain this supply of deeply affordable units.

ARHA also administers the Housing Choice Voucher program 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 to help households lease apartments in the City's private market.

Under a Request for Proposal process launched in 2014, ARHA is in the process of selecting developers for the redevelopment of five properties it owns into mixed-income communities. The properties include Andrew Adkins, Samuel Madden Uptown, Hopkins-Tancil Courts, Cameron Valley and the ARHA Administrative Office Building. The redevelopment process will continue during CFY 2018 with a Low-Income Housing Tax Credit (LIHTC) application to enable the redevelopment of the Andrew Adkins site.

The redevelopment process for Ramsey Homes will also continue during CFY 2018, assuming ARHA is awarded LIHTCs based on an application submitted in March 2017. Ramsey Homes is proposed to deliver 52 affordable units, including 15 replacement public housing units, per Resolution 830, affordable to households with incomes up to 30% of Area Median Income (AMI) and 37 new units affordable to households at incomes up to 50% and 60% AMI.

Privately-owned Rental Units

There are currently 2,754 privately-owned, committed affordable rental units for low-to moderate-income households in the City. The City's five-year objective 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 non-monetary tools and strategies. However, affordability may be lost in these units if the private entities that own and operate these units opt out of subsidy contracts that will expire. If this occurs, the units could be lost from the City's committed affordable rental housing stock. In CFY 2018, 12 units at the Bellefonte Apartments, 300 units at the Claridge House, 68 units at The Heritage at Old Town West I and 72 units at The Heritage at Old Town West II will have the option to opt out of these subsidy contracts. The City will continue to proactively work with the 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 City applied for and received a competitive planning grant from VHDA to help develop strategies and resources to preserve some of the properties along the City's Route 1 South Corridor in CY2018. It is also working with the Urban Land Institute on a pro bono study of the area.

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 previous years, HOME funds were provided for predevelopment costs to the Alexandria Housing Development Corporation (AHDC) for the Gateway at King and Beauregard affordable housing project, and to AHC Inc. for the Fillmore-St. James Plaza affordable housing project. Construction of these projects has begun and will continue during CFY 2018.

Part of a large mixed-use development that includes market-rate apartments and a grocery store, the Gateway at King and Beauregard affordable housing project consists of 74 residential apartments with a mix of unit types (studios, 1-bedroom, 2-bedroom, and 3-bedroom units); ten percent of the units will also be accessible. The units will serve households with incomes ranging from 40% to 60% of AMI.

The Fillmore-St. James Plaza project consists of 93 affordable housing units with a mix of unit types (1-bedroom, 2-bedroom, and 3-bedroom units); ten percent of the units will also be accessible. The units will serve households with incomes ranging from 40% to 60% of AMI.

The Gateway at King and Beauregard Affordable Housing Project

Construction and Proposed Development of the St. James Plaza Affordable Housing Project

AHDC Carpenter's Shelter Redevelopment Project

Carpenter's Shelter Redevelopment Project

The Carpenter's Shelter redevelopment project process will continue during CFY 2018. In December 2016, Alexandria City Council approved an application to construct a mixed-use building with a modern shelter facility and 97 affordable rental units above. A LIHTC application was submitted in March 2017. The new ground-floor shelter facility will include space for day programs offered to shelter clients and related administrative and case management space. Ten of the affordable units will serve as permanent supportive housing with deeply affordable rents and case management services to help shelter residents transition into permanent housing. AHDC and the Carpenter's Shelter, two Alexandria-based, non-profit organizations, are collaborating on the project with AHDC acting as the developer for the joint venture.

The 97 rental units will be affordable to households earning between 40% and 60% of AMI (which ranges from $30,440 for a household of one to $65,160 for a household of four, as of 2016). Creating such a mix of incomes will continue to diversify housing options in the Braddock Metro Neighborhood Plan area, which has experienced significant growth in recent years, including luxury apartments, condominiums, and townhouses.

The Carpenter's Shelter Redevelopment Project meets several important Housing Master Plan goals such as supporting partnerships with and among non-profits, providing family-size and accessible units, and locating affordable housing close to transit, jobs, and amenities. The project is approximately one quarter of a mile from the Braddock Road Metro Station.

MEETING THE NEEDS OF EXISTING HOMEOWNERS AND DISABLED RENTERS

By Improving Living Conditions, Maintaining Affordability and Providing Accessibility Modifications

Rental Accessibility Modification Program (RAMP)

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 might 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 within 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.

During CFY 2018, at least one household is expected to utilize RAMP to make the necessary modifications to their rental unit.

Home Rehabilitation Loan Program (HRLP)

The HRLP provides City homeowners, with incomes at or below 80% of AMI, with financial and technical assistance to make repairs and/or accessibility improvements to their owner-occupied residences to enable the homeowners to remain in their homes and age in place. During CFY 2018, at least eight households are expected to received HRLP assistance.

RAMP can be used to make modifications to rental units so that persons with disabilities can maneuver more easily.

MEETING THE NEEDS OF PERSONS WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS

By Providing Shelter Facility for Homeless Households

Winter Shelter Program

During CFY 2018, the City will provide CDBG funding to Carpenter's Shelter for its Winter Shelter Program. From November 1 to April 15 the shelter will provide seasonal shelter, as well as workshops and linkages to other community services, to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite. Carpenter's Shelter anticipates 301 homeless persons (278 households) will benefit from the program.

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 that are at risk of becoming or experiencing homelessness to obtain permanent and affordable rental housing and, as needed, case management services to ensure future stability. The Transition Assistance Program (TAP) provides security deposit assistance to qualifying households. OCS anticipates serving 47 households, consisting of 117 individuals, under TAP during CFY 2018.

For households that are evicted, OCS will assist with payments to storage facilities for their belongings. This program pays the second and third months' storage bill for qualifying households. The goal of this program is to help recently evicted households maintain their furniture and household goods. OCS anticipates serving 19 households consisting of 44 individuals under the Eviction Storage Program during CFY 2018.

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

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. Alexandria's CoC, The Partnership, is designed to address the diverse needs of persons who are homeless or threatened with homelessness. Through case management, education and training, and a range of other supportive services, the goal of The Partnership is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness.

Each year, City and nonprofit service agencies that comprise The Partnership 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

MEETING THE NEEDS OF HOMEBUYERS

By Providing Affordable Ownership Housing Opportunities

The City's homeownership programs provide tools by which the City can retain low- and moderate-income households who currently live or work in the Alexandria but have limited opportunities for home purchase within Alexandria. During CFY 2018, the City will continue to provide assistance to Alexandria homebuyers with incomes at or below HUD's moderate-income limits though these programs.

Flexible Homeownership Assistance Program (FHAP)

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 incomes up to 80% of AMI, specifically for resale of previously assisted resale restricted units and for other special projects. During CFY 2018, the City expects to provide six first-time homebuyers with financial assistance to purchase homes in the City.

Alexandria Neighborhood Stabilization Program (ANSP)

ANSP provides funding to Rebuilding Together Alexandria for the acquisition and rehabilitation of housing units. The units are sold to eligible first-time homebuyers with incomes at or below 80% of the AMI limits. Down payment and closing cost loans are also provided to assist first-time homebuyers to purchase these units. During CFY 2018, it is anticipated that 2 properties will be acquired, rehabilitated and sold to eligible first-time homebuyers.

Fair Housing Testing Program

During the Action Plan year, CDBG funds will be utilized for the Fair Housing Testing Program. The Program tests for discrimination on one or more of the following bases prohibited by federal or state fair housing laws or the City's Human Rights Ordinance: race, age, marital status, color, national origin, familial status, disability sex, religion, ancestry and sexual orientation.

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 a regularly scheduled annual seminar, staff will conduct 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.

City of Alexandria
Draft CFY 2018 Action Plan Goal Outcomes

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 and replacement units;
2. Preserve and maintain the current supply of approximately 2,754 privately-owned rental units with federal, state and/or local funds available to households at or below HUD's moderate-income limits;
3. Provide 1,500 or more Tenant-based Rental Housing Choice Vouchers to households that are at or below HUD's moderate-income limits; and
4. Develop or preserve five rental units through acquisition, rehabilitation, or new construction for households at or below 60% AMI.

Homeowners

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

Non-Homeless Persons with Special Needs

1. Relieve the housing cost burden for 1,350 income–eligible and/or disabled homeowners, and 99 disabled veteran homeowners under the City's Real Property Tax Relief Program;
2. Relieve the housing cost burden for 30 elderly, 46 disabled and 13 elderly-disabled persons under the Rent Relief program; and
3. Provide modifications to one privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits under the RAMP.

Persons with Mental Illness, Intellectual Disabilities and Substance Use Disorders

1. Provide 26 beds in 19 units in facility-based permanent supportive housing, including eight beds in three units for families, provided through DCHS for persons who are homeless and have mental illness; and
2. Provide 53 permanent supportive housing beds to persons with mental illness, intellectual disabilities and/ or substance abuse disorders in 28 housing units provided through DCHS.

City of Alexandria
Draft CFY 2018 Action Plan Goal Outcomes

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

Homeless Persons and Persons at Risk of Homelessness

1. Provide 124 beds to homeless persons for emergency shelter [Carpenter's Shelter – 60 beds (beds are anticipated to be temporarily relocated to another site due to the redevelopment of its existing facility); New Hope Housing, Inc./Alexandria Community Shelter – 64 beds];
2. Provide 67 beds to homeless persons during the winter months under the Winter Shelter program;
3. Relieve the housing cost burden for 89 households under the Rent Relief program;
4. Provide 19 units in facility-based permanent housing along with 3 units for families;
5. Provide 12 Safe Haven beds for single men and women;
6. Provide security deposits and rental assistance to 47 at-risk homeless households under the Transitional Assistance Program; and
7. Provide 45 households with Rapid Re-housing assistance through New Hope Housing, Inc.

Persons with HIV/AIDS

1. Provide long-term, Tenant-Based Rental Assistance to 26 Alexandrians living with HIV/ AIDS under the HOPWA voucher program administered by Northern Virginia Family Services (funds are managed and distributed by the Northern Virginia Regional Commission; and
2. Provide short-term security deposit assistance to 12 Alexandria households.

Non-Housing Community Development

1. Provide job training to 1,500 residents, including persons with incomes at or below HUD's moderate-income limits through the DCHS Workforce Development Center; and
2. Provide microenterprise loans to 33 small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas, and create 15 and retain 19 jobs under the ECDC Enterprise Development Group Microenterprise Loan Program.

The FFY 2016 Continuing Appropriations Bill

Due to the signing of a Continuing Resolution during the fall of 2016, HUD cannot provide the FFY 2017 allocations amounts for grantees to use for planning purposes in developing the action plans at this time. Therefore, the City of Alexandria's FY 2018 CDBG and HOME funding levels presented in this draft document are based on the Federal Fiscal Year (FFY) 2016 Approved Budget. The budgets of the proposed activities that are provided on page 10 of this document will be increased or decreased from the estimated funding levels to match the actual FFY 2017 formula program allocation amounts when announced by HUD later this spring.

Other Major Federally-Funded Housing Programs

Program	Proposed CFY 2018 Federal Funding	CFY 2018 Performance Measure
Housing Opportunities Fund (HOF)	$375,000 (HOME)	5 Housing Units
Home Rehabilitation Loan Program	$1,073,937 (New CDBG - $513,937; CDBG Carryover - $360,000; Program Income - $200,000)	8 Households
Flexible Homeownership Assistance Program	$150,000 (HOME Program Income - $100,000; CDBG Program Income - $50,000)	2 Households (Total of 6 with state or local funds)
Alexandria Neighborhood Stabilization Program	*HOME funding revolves within the program.*	2 Households
Rental Accessibility Modification Program	$28,750 (New CDBG)	1 Household
Eviction Assistance and Furniture Storage Program	$1,200 (CDBG Carryover)	19 Households
Transitional Assistance Program	$50,000 (New CDBG)	47 Households
Winter Shelter	$20,000 (New CDBG)	278 Households
Fair Housing Testing	$21,864 (New CDBG)	One Round of Testing
Program Administration	$173,640 (New CDBG - $153,043; New HOME - $20,597)	n/a

Other Major Federally-Funded Housing Programs

Program	Projected CFY 2018 Federal Funding	CFY 2018 Performance Measure
Public and Replacement Housing	$4.03 Million	1,150 Units
Housing Choice Voucher Program	$21.4 Million	1,500, *from voucher allocation of 1,926*
Privately-Owned Subsidized Rental Units	LIHTC, Tax-Exempt Bonds, Section 8 Project Based	2,754 Units
Rapid Re-Housing	$175,397	90 Households
Continuum of Care (CoC)	$808,196	59 Households
HOPWA (Long-term Tenant-Based)	$129,965	11 Vouchers
Ryan White Comprehensive AIDS Response Emergency (CARE)	$530,710 (Alexandria)	174 Persons

The Draft CFY 2018 Action Plan is made available for public comment from Thursday, March 30, 2017 through Monday, May 1, 2017. A public hearing will be held Thursday, April 20 at the Alexandria Housing Affordability Advisory Committee meeting, Room 2000, City Hall beginning at 7 p.m., and before City Council on Saturday, April 22, City Council Chambers, second floor, beginning at 9:30 a.m., Alexandria City Hall, 301 King Street, Alexandria, Virginia. Copies of the 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; 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 provided in a format accessible to persons with disabilities, upon request. For more information about the Plan or City housing programs, email Cindy Metcalf at cindy.metcalf@alexandriava.gov or call 703-746-4990.