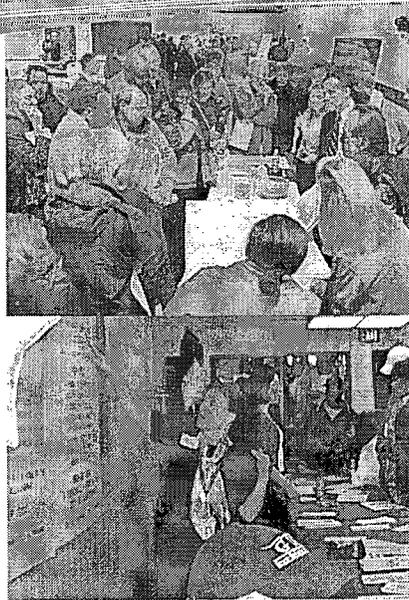


Features

page

- ii Renters**
 Eight-unit affordable senior rental project completed at Beasley Square
- iii Homeowners**
 Seven low- to moderate-income homeowners provided assistance
- iii Homebuyers**
 Downpayment and closing cost assisted 28 low-income households
- iv Homeless Persons**
 85 households assisted to stop immediate eviction or foreclosure

 547 homeless persons assisted through Winter Shelter Program
- vii Fair Housing**
 One round of fair housing testing conducted to determine the presences of discrimination in the housing industry



this issue Page

What is the CAPER	i
Preparing the CAPER	i
Affordable Housing Performance	ii - iii
Homeless and Special Needs Housing Performance	iv - vi
Non-Housing Community Development Performance	vii
Evaluation of Past Performance	vii
CDBG and HOME Funded Programs	viii
Geographic Distribution	viii
Public Comment Period	viii

What is the Consolidated Annual Performance Evaluation Report (CAPER)

The CAPER describes the use of federal, state, City and private funds to provide affordable housing and supportive services for extremely low-, low-, and moderate-income residents of the City in furtherance of the Consolidated Plan. It measures how well program activities and financial goals were accomplished as expected and outlined in the Action Plan.

This CAPER combines narrative reporting with financial reports, and covers the City's housing and community development activities for the period July 1, 2010 to June 30, 2011 (City FY 2011).

The U.S. Department of Housing and Urban Development (HUD) requires

localities receiving federal funds, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), to complete and submit the CAPER each year as a condition of receipt of funds.

The City of Alexandria 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.

Preparing the CAPER

The CAPER was prepared according to instructions issued by HUD. Preparation of the report, coordinated by the Office of Housing, was a collaborative effort on the part of agencies responsible for affordable housing and other community development programs in the City, including the Alexandria Health Department; the City's Department of Code Administration; the City's Finance Department; the City's Department of Community and Human Services; and the Alexandria Redevelopment and Housing Authority (ARHA). Nonprofit housing, homeless shelters, supportive housing providers and community development organizations were also consulted in preparing the report.



Renters

5-Year Goal: Preserve and maintain the existing supply of affordable housing and achieve a net increase

The City's primary objective involving the use of federal resources for affordable rental units is to maintain the supply of a minimum of 1,150 subsidized (publicly-assisted) rental units, as governed by Resolution 830.

During City FY 2011, ARHA continued to operate its public and replacement housing program and continued to administer the Section 8 Housing Choice Voucher program. Private housing providers operated 2,560 housing units with project-based Section 8, Section 236, assistance under the Tax-Exempt Bond and/or Low Income Housing Tax Credit Programs, or from state and/or local sources.

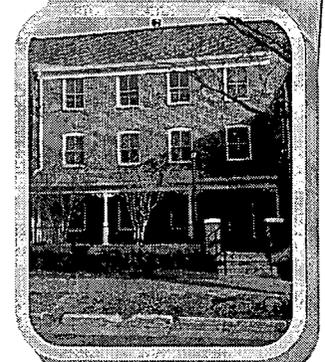
The construction on the first phase of the redevelopment work of James Bland (18 public

housing units) was also completed in FY 2011. Demolition of the second phase began and construction of 18 public housing units is expected to begin in the fall of 2011.

The City expended \$197,527 from the Housing Trust Fund to complete construction of 8 units at Beasley Square, bringing the City's total investment in the project to \$1,139,000. Construction of Beasley Square (funded with HOF in 2008 and 2010), an eight-unit affordable senior rental project, was substantially completed in February 2011. The project is currently in the process of being leased to income/age eligible residents. As of June 30, five residents had taken occupancy. It is anticipated that most of the new tenants will have Housing Choice Vouchers.

James Bland Redevelopment, First Phase

Eight rental units at Beasley Square completed during FY 2011 to house income/age eligible residents in the City of Alexandria.



HUD
Performance
Measure
Provide and
preserve decent
housing with
improved
affordability

Objectives and Performance Measures

Objectives	Source of Funding	FY 2011 Expected Accomplishments	FY 2011 Actual Accomplishments
Preserve and maintain the existing supply of public housing for households at or below HUD's moderate-income limits	Public Housing	1,150 Public Housing Units	1,150 Public Housing Units
Preserve and maintain the existing supply of privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits	Public Housing	2,543 Privately-Owned Rental Units	2,560 Privately-Owned Rental Units
Provide tenant-based rental housing subsidies to households that are at or below HUD's moderate-income limits	Section 8 Housing Vouchers	1,634 Housing Choice Vouchers	1,597 Housing Choice Vouchers
Develop/preserve rental housing units affordable to households at or below the limit used for Low Income Housing Tax Credit program of 60% of AMI through new development or preservation of existing affordable market rate rental housing	Federal, State, Local, Private, and Developer Contributions	20 Rental Housing Units	52 Rental Housing Units
Secure set-aside affordable rental units in new developments	Developer Contributions	10 Rental Units	0 Rental Units

Homeowners and Homebuyers

5-Year Goals: Improve living conditions and maintain affordability for existing homeowners within HUD’s moderate-income limits; and provide education, training and affordable home ownership opportunities to City residents and employees working within the City with incomes at or below the HUD moderate-income limits

During FY 2011, the City continued to offer federally-funded programs to meet the needs of homeowners and homebuyers in Alexandria with incomes at or below HUD’s moderate-income limits. These programs include the following:

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.

Homeownership Assistance Program

Provides 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.



**HUD
Performance
Measure**
Provide and
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affordability

Objectives and Performance Measures

Objectives	Source of Funds	FY 2011 Expected Accomplishments	FY 2011 Actual Accomplishments
Home Rehabilitation Loan Program Provide no-interest rehabilitation loans to homeowner households with incomes at or below HUD’s moderate-income limits	CDBG and HOME	Assist 10 households	Assisted 7 households
Homeownership Assistance Program Provide financial assistance to households meeting income and other eligibility criteria to secure ownership housing	CDBG and HOME	Assist 26 households	Assisted 25 households (3 households assisted under NSP1)
Neighborhood Stabilization Program Stabilize neighborhoods and stem the decline of house values of neighboring homes	Federal NSP1	Acquire 2 Units Rehabilitate 2 Units Re-sell 2 units to income eligible homebuyers	Acquired 6 Units Rehabilitated 6 Units Re-sold 6 units to income eligible homebuyers

Homeless Persons

5-Year Goals: Provide programs and services to prevent homelessness; coordinate programs and services to address the individual needs of homeless individuals and families; provide emergency shelter facilities and transitional housing; and provide transitional and permanent supportive housing for homeless families and individuals



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.

A Continuum of Care document was developed by the Homeless Services

Coordinating Committee (HSCC) and is revised each year for submission to HUD so that agencies and organizations serving the homeless in Alexandria will be eligible for federal homeless-services funding. In preparation for the development of each year's Continuum of Care, HSCC conducts a one-day "point-in-time" count of the homeless in a variety of settings. The City Council has also adopted a 10-Year Plan to End Homelessness, including Chronic Homelessness.

HUD

Performance

Measure

Provide

decent housing
with improved
affordability
and/or
accessibility

Objectives and Performance Measures

Objectives	Source of Funds	FY 2011 Expected Accomplishments	FY 2011 Actual Accomplishments
Eviction Storage Program Provide for the transportation and up to 60 days storage of possessions of 50 households that are about to be evicted and that lack a suitable place to store such items	CDBG	Assist 50 households	Assisted 85 households
Transitional Housing Program Provide 60 homeless households residing in shelters or overcrowded situations with budget/housing counseling and emergency housing payments to move into affordable housing	CDBG	Assist 60 households	Assisted 33 households
Winter Shelter Program Provides shelter and services to homeless persons unwilling or unable to adjust to a structured case management program during a time of year when living out doors presents serious health hazards through exposure	CDBG	Assist 306 persons	Assisted 547 persons
Transitional Housing Continue to provide five transitional housing programs—four facility based and one tenant-based	ESG, SSG, State; Private; and Client Fees	Annual Units: 34	Annual Units: 36
Emergency Shelter Continue to provide beds for emergency shelter	ESG, SSG, CDBG, City and Private Funds	Annual Beds: 178	Annual Beds: 176
Safe Haven Continue to provide permanent supportive housing for chronic homeless	Federal and City Funds	Annual Beds: 12	Annual Beds: 12

Elderly and Frail Elderly Persons

5-Year Goal: Promote housing stability for elderly renters and homeowners and enable elderly persons to age successfully in place

During FY 2011, the City continued to promote housing affordability to assist lower-income elderly and frail elderly renters and homeowners. The following programs continued to be offered through the City:

Rent Relief Program- Provides rent assistance to income eligible elderly renters who are not participating in programs subsidized with federal or state funds.

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. Other guidelines may apply.



Objectives and Performance Measures

Objectives	Source of Funds	FY 2011 Expected Accomplishments	FY 2011 Actual Accomplishments
Rent Relief Relieve the housing cost burden for income eligible and/or disabled renters	General Fund	Assist 80 households	Assisted 101 households
Real Property Tax Relief Relieve the housing cost burden for income-eligible elderly and/or disabled homeowners per year	General Fund	Assist 1,422 households	Assisted 1,131 households

Persons with Physical and Sensory Disabilities

5-Year Goal: Promote housing stability and accessibility for disabled renters and homeowners with incomes at or below HUD's moderate-income limits

The City's objectives involving the use of resources to rehabilitate existing ownership and rental housing for accessibility purposes is intended to increase the supply of accessible housing and to improve quality of life without creating undue financial burden for persons with disabilities

whose incomes is at or below HUD's moderate-income limits. The City's Rental Accessibility Modification Program (RAMP) provides grants to assist with the costs associated with retrofitting rental units, as well as other costs that may be incurred should a landlord require that

the unit be returned to its original state when the household relocates. The Property Tax Relief Program provides forgiveness or deferral of real property taxes for income eligible homeowners who are permanently disabled. Other guidelines may apply.

Objectives and Performance Measures

Objectives	Source of Funds	FY 2011 Expected Accomplishments	FY 2011 Actual Accomplishments
RAMP Support accessibility modifications in existing privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits	CDBG and HTF	Assist 3 households	Assisted 0 households
Real Property Tax Relief Relieve the housing cost burden for income-eligible elderly and/or disabled homeowners per year	General Fund	Assist 76 households	Assisted 69 households

HUD
Performance
Measure
Provide
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Persons Affected by Mental Illness, Intellectual Disabilities and Substance Use Disorders

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

Alexandria Community Services Board and Sheltered Homes of Alexandria operate permanent supportive housing programs that are open to persons who need supportive housing in 8 group homes and 34 supervised apartments with a combined capacity of 130 beds. Another 56 transitional and permanent supportive housing beds that include 3 family households units are also available through programs that specifically target homeless persons in 1 group home and 23 supervised apartments.

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2011 Expected Accomplishments	FY 2011 Actual Accomplishments
Mental Health Group Homes/Supervised Apartments Continue to provide housing for persons with mental illnesses, intellectual disabilities or substance use disorders	Federal, State, and City Funds	Annual Units: 41	Annual Units: 41

Persons with HIV/AIDS

5-Year Goal: Continue to address the housing and supportive service needs of persons living with HIV/AIDS and their families

During FY 2011 Northern Virginia Family Services (NVFS) continued to offer long-term tenant-based rental assistance to persons living with AIDS. This program provides vouchers to eligible households living in the City of Alexandria as well as other Northern Virginia jurisdictions. NVFS also continued to offer short-term housing assistance and other housing services including housing and financial counseling and emergency utility assistance, which are provided on a regional basis and are available to Alexandrians living with HIV/AIDS.

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2011 Expected Accomplishments	FY 2011 Actual Accomplishments
HOPWA Long-Term Tenant Based Rental Assistance Maintain long-term tenant-based rental housing vouchers to provide rent subsidies to income eligible persons living with HIV/AIDS and their families	HOPWA	Assist 5 households	Assisted 6 households
HOPWA Short-Term Housing Assistance Maintain tenant-based rental housing vouchers to provide rent subsidies to income eligible persons living with HIV/AIDS and their families	HOPWA	Assist 8 households	Assisted 5 households

HUD
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Non-Housing Community Development

5-Year Goal: Improve Alexandria's economy and create jobs through a variety of economic development activities

The City provides the infrastructure services and other economic development incentives to attract businesses that will create jobs in low-income neighborhoods. 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. During the reporting period, JobLink continued to provide employment services to all persons seeking employment, including welfare recipients, persons with disabilities, refugees, youth,

ex-offenders, under-employed and unemployed persons. Also during FY 2011, the City and Alexandria Economic Development Partnership (AEDP) continued to encourage revitalization to provide employment and commercial services, technical assistance, small business financing opportunities, state tax credits and grants. A related activity is the Mount Vernon Avenue Façade Improvement Grant Program, which utilizes private monies to provide grant funding to business and

commercial property owners to enable them to improve the appearance of their buildings. Under the Fair Housing Program, tests were performed by testing teams which included a tester applying for rental housing as a household with a minor child. According to a report submitted to City Council, no evidence of disparate treatment of families with children was found in 67 rental complexes tested in FY2011.

HUD
Performance
Measure
 Provide
 economic
 opportunity

Objectives and Performance Measures

Objectives	Source of Funds	FY 2011 Expected Accomplishments	FY 2011 Actual Accomplishments
Employment Services Provide job training to citizens including persons with incomes at or below HUD's moderate income limits	Federal, State, and Local	Persons: 4,250	Persons: 4,605
Fair Housing Testing Continue to conduct fair housing testing to determine the presence of discrimination in the housing industry	CDBG	1 round of testing	1 round of testing

EVALUATION OF PAST PERFORMANCE

The City of Alexandria did well in exceeding or meeting its program goals during FY 2011. For example, activities that exceeded annual goals include: 260% in rental units through acquisition and preservation of affordable housing; 170% in providing transportation and storage assistance to households who are about to be evicted; 170% in providing shelter and services to homeless persons; and 108% in providing job training to low income citizens. Activities that met annual goals include: 100% in homeownership assistance; 100% in providing permanent and supportive housing or low-income persons with mental illness, intellectual disabilities and/or substance use disorders; and 100% of public housing units (1,150) preserved and maintained. Other activities that did well but did not meet 100% of the annual goal include: 70% in providing home rehabilitation assistance to eligible homeowners due to loan cancellation or rehab work still in progress; and 79% in relieving the cost burden of income eligible and or disabled renters due to the transfer of taxpayers from the Elderly or Totally Disabled Tax Relief Program to the Disabled Veterans Exemption, taxpayers with higher income ranges denied because of income increases, or deaths and sale of properties. For more information on other program goal accomplishments see the FY 2011 CAPER document.

HOME Expenditures, Program Income, and Matching Funds

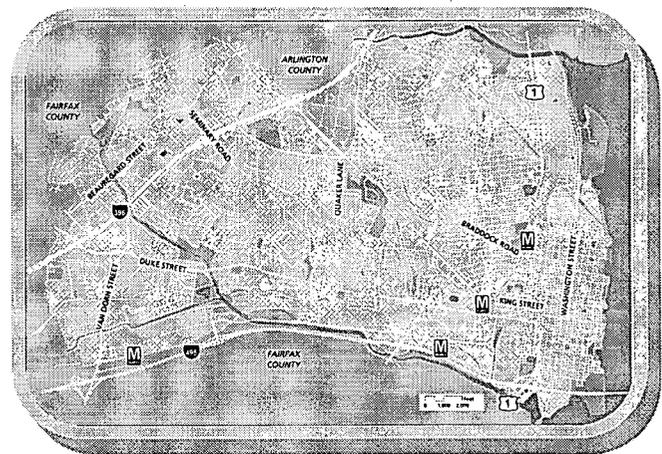
Priority Need Category	HOME Programs	Amount Expended
Administrative Expenses	Home Administration	\$85,778
Low- and Moderate-Income Homebuyers	Homeownership Assistance Program	\$562,807 (HOME Grant - \$260,172; HOME Program Income - \$237,592; General Fund Match - \$65,043)
Total		\$648,585

CDBG Expenditures and Program Income

Priority Need Category	CDBG Programs	Amount Expended
Administrative Expenses (including Fair Housing)	CDBG Program Administration, Public Information, Fair Housing Testing	\$276,416
Extremely Low-, Low-, and Moderate-Income Homeowners	Homeownership Assistance Program	\$524,211 (CDBG Grant - \$399,067; CDBG Program Income - \$125,144)
Persons at Risk of Homelessness	Transitional Assistance Program, Eviction Storage Program, Winter Overflow	\$88,584
Extremely Low-, Low-, and Moderate-Income Renters	RAMP (includes fees)	\$1,133
Extremely Low-, Low-, and Moderate-Income Homeowners	Home Rehabilitation Loan Program	\$584,466 (CDBG - \$338,865; CDBG Program Income - \$245,601)
Total		\$1,447,810

CDBG and HOME Geographic Distribution

The geographic area served by programs supported with CDBG and HOME funds during City FY 2011 was the entire City of Alexandria, which includes areas of minority concentration.



Public Comment Period

The FY 2011 CAPER is available for public comment beginning Thursday, September 15, 2011 and ending Thursday, September 29, 2011. A departmental public hearing will be held Thursday, September 22 in the City Hall, Sister Cities Conference Room, located on the first floor of Alexandria City Hall, 301 King Street, Alexandria, Virginia, beginning at 6 p.m. Copies of the Draft CAPER available for reviewed beginning Thursday, September 15 at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday and ending Thursday, September 29, 2011. The CAPER will be made available on the City's website at alexandriava.gov/City/Housing and for review 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 CAPER will be in a format accessible to persons with disabilities, upon request. Written comments can be delivered to the Office of Housing or emailed to eric.keeler@alexandriava.gov.