SEPTEMBER 2016

Home Rehabilitation Loan Program Construction Project

Citizen Summary

Draft FY 2016 CAPER FOR HOUSING AND COMMUNITY DEVELOPMENT

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ISSUE #1

The Consolidated Annual Performance and Evaluation Report (CAPER)

The City's Consolidated Annual Performance and Evaluation Report (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 Alexandria in furtherance of the FY 2016-2020 Consolidated Plan. It measures how well program activities and financial goals were accomplished as outlined in the FY 2016 Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD).

The City FY 2016 CAPER combines narrative reporting with financial reports, and covers the City's housing and community development activities for the period July 1, 2015 to June 30, 2016. HUD requires localities receiving federal funds, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions 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 City residents can access HOPWA funds through 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 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.

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Goals and Outcomes

The City of Alexandria did very well in meeting its City FY 2016 goals while utilizing its federal Home Investment Partnership Program (HOME) and Community Development Block Grant (CDBG) program funds, along with other federal, state and local funds.

The goals were established to address the housing needs of the City's low- and moderate-income households as indicated in the City's FY 2016 Action Plan of the FY 2016-2020 Consolidated Plan.

Here's our progress in carrying out the City's FY 2016 Action Plan:

Renters

Preserving and creating affordable rental housing

109%
accomplishment in providing Tenant-based Rental Housing Choice Vouchers to 1,638 households with incomes at or below HUD's moderate-income limits in the Housing Choice Voucher Program (administered by [ARHA]);

100%
accomplishment in preserving and maintaining the existing supply of ARHA's 1,150 public housing and replacement units; and

100%
accomplishment in preserving the 28 units at the Lynhaven Apartments through rehabilitation for renters with incomes at or below HUD's moderate-income limits (partially funded by the Office of Housing).

Homeowners

Improving living conditions and maintaining affordability

54%
accomplishment in providing no-interest, rehabilitation loans to existing homeowners with incomes at or below HUD's moderate-income limits through the Home Rehabilitation Loan Program (HRLP)--6 loans were granted and 10 loans were in process for approval (administered by the Office of Housing); and

12%
accomplishment in completing 1 rehabilitation construction project through HRLP--Due to delay in construction, most of HRLP projects began at the end of the City's fiscal year. These projects will be reported during the next reporting period (administered by the Office of Housing).

Homebuyers

Providing Affordable Homeownership Opportunities

128%
accomplishment in assisting 9 first-time homebuyer households with incomes at or below HUD's moderate-income limits through the Flexible Homeownership Assistance Program (administered by the Office of Housing); and

50%
accomplishment in assisting 2 first-time, low-to moderate-income homebuyers with the purchase of previously assisted resale-restricted units provided through the Alexandria Neighborhood Stabilization Program (administered by the Office of Housing in partnership with Building Together Alexandria). Three households were also assisted through the Neighborhood Stabilization Program funded by the state.

Persons who are Homeless or who are at Risk of Homelessness

Providing Homeless Intervention and Prevention Services

211%
accomplishment in providing security deposits and rental assistance to 95 at-risk homeless individuals through the Transitional Assistance Program (TAP) (Administered by the Department of Community and Human Services [DCHS]);

100%
accomplishment in assisting 15 households facing eviction with storage and emergency shelter through the Eviction and Storage Program (administered by DCHS); and

82%
accomplishment in assisting 246 homeless persons with seasonal shelter through the Winter Shelter Program (administered by Carpenter's Shelter).

Goals and Outcomes

Progress in carrying out the City's FY 2016 Action Plan in other categories funded with other federal, state or local funds:

Non-Homeless Persons with Special Needs

Relieving the Housing Cost Burden for Elderly and Frail Elderly Persons, and Persons with Physical and Sensory Disabilities

110%
accomplishment in relieving the housing cost burden for 30 elderly, 42 disabled and 16 elderly-disabled persons through the Rent Relief program (administered by DCHS);

73%
accomplishment in relieving the housing cost burden for 915 income-eligible and/or disabled homeowners, and 88 disabled veteran homeowners through the Real Property Tax Relief Program (administered by the Department of Finance); and

66%
accomplishment for the Rental Accessibility and Modification Program (RAMP) and 100% for the mini-RAMP in modifying privately-owned rental units for 2 and 3 (respectively) disable renter households with incomes at or below HUD's moderate-income limits (administered by the Office of Housing).

Providing Beds and Housing for Persons with Mental Illness, Intellectual Disabilities and Substance Use Disorders

100%
accomplishment in providing 25 beds in 19 units of facility-based permanent supportive housing, including 8 beds in 3 family units, for homeless persons with mental illness, intellectual disabilities and/or substance abuse (administered by DCHS); and

100%
accomplishment in providing 12 Safe Haven beds in 3 units for homeless single men and women (9 beds designated for chronically-homeless individuals) with mental illness, intellectual disabilities and/or substance abuse (administered by DCHS).

Providing Housing Assistance for Persons with HIV/AIDS

118%
accomplishment in providing Tenant-based Rental Assistance vouchers to 13 Alexandria households along with 100% in providing short-term security deposits to 4 persons living with HIV/AIDS (administered by Northern Virginia Family Services).

Non-Housing Community Development Accomplishments

Creating Economic Opportunities

90%
accomplishment in providing job training to 1,508 residents through the Workforce Development Center, which includes persons with incomes at or below HUD's moderate-income limits (administered by DCHS); and

290%
accomplishment in providing microenterprise loans to 31 small businesses owned by low-and moderate-income minority entrepreneurs located in underserved areas while creating 13 jobs and retaining 17 (administered by ECDC Enterprise Development).

CDBG, HOME, and Other Major Federal, State, and Local Fund Expenditures on Housing Programs in the City to Assist Low- and Moderate- Income Persons

HUD Performance Goals	Programs	Federal Funding Source and FY 2016 Expenditures	Expected Accomplishment	Actual Accomplishment
Preserve and/or Create Affordable Rental Housing	Housing Opportunities Fund	Federal HOME (Expended in previous years)	30 Units	28 Units
	Alexandria Neighborhood Stabilization Program	$350,000 (CDBG Program Income)	4 Households	2 Households
	Privately Owned Subsidized Rental Units	Low Income Housing Tax Credits, Tax-Exempt Bonds, Section 8 Project Based	2,533	2,533
Provide and Preserve Decent Affordable Housing	Public and Replacement Housing	$4.3M (Public Housing Capital Fund and Operating Fund)	1,150 Units	1,150 Units
	Housing Choice Voucher	$21.4M (Section 8 Housing Choice Voucher Allocation)	1,476 (vouchers currently in use)	1,638 (vouchers currently in use and in use at the end of City FY 2016)
	Long-term Tenant Based Rental Assistance	$1.2M Housing Opportunities for Persons with AIDS (HOPWA)--for Northern Virginia Metropolitan Area	9 Vouchers for Alexandria	13 Vouchers for Alexandria
	Supportive Services for Persons Living with HIV/AIDS	$684,087 Ryan White Comprehensive AIDS Response Emergency CARE (includes funding for Alexandria)	300 Persons (includes Alexandria)	373 Persons (includes Alexandria)
Improve Living Conditions/ Maintain Affordability	Home Rehabilitation Loan Program	$538,846 (CDBG Program Income - $243,396; CDBG - $295,450)	8 Construction Projects	1 Construction Project Completed (with 6 loans granted and 10 loans in process for approval)
Provide Affordable Ownership Housing Opportunities	Flexible Homeownership Assistance Program	$426,000 (CDBG Program Income – $138,000; HOME Program income – $288,000)	8 Households	9 Households
	Alexandria Neighborhood Stabilization Program	$350,000 (CDBG Program Income)	4 Households	2 Households (3 Households assisted under Neighborhood Stabilization Program, funded with state NSP funds)
Provide Accessibility Modifications	Rental Accessibility Modification Program (RAMP)	$17,298 (CDBG Program Income- $15,858; CDBG- $1,440)	3 Households	2 Households (3 Households assisted under mini-RAMP, funded with City Housing Trust Fund)
Provide Fair Housing Testing	Fair Housing Testing Program	$17,898 (CDBG Program Income-$6,141; CDBG- $11,757)	1 Round of Testing	1 Round of Testing
Provide Homeless Intervention and Prevention Services	Eviction Storage	$4,666 (CDBG Program Income - $231; CDBG - $4,435)	21 Households	15 Households
	Transitional Assistance Program	$41,768 (CDBG Program Income-$10,454; CDBG - $31,314)	45 Households	41 Households
	Winter Shelter	$20,000 (CDBG)	300 Households	226 Households

Developing or Preserving Affordable Housing Rental Units with Nonprofits

Wesley Housing Lynhaven Apartments Ribbon Cutting Ceremony

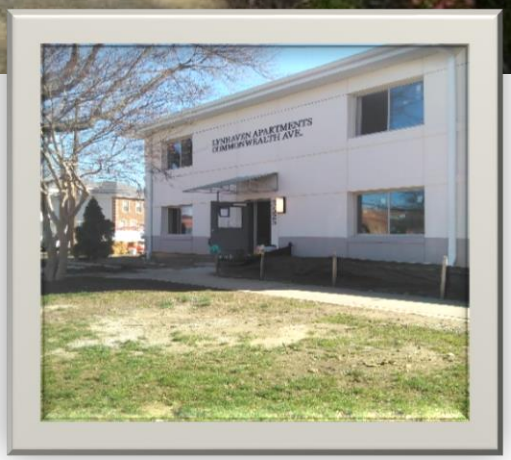
City Officials, Wesley Housing and Project Partners gathered for Lynhaven Apartments' ribbon cutting ceremony.

On July 26, Wesley Housing, City of Alexandria officials, and affordable housing advocates gathered to celebrate the completion of Lynhaven Apartments' renovation project with a ribbon cutting ceremony.

In 2014, City Council approved $1.078 million from the City's Housing Opportunities Fund (HOF) for the substantial renovation of Lynhaven's 28 units. The funds were comprised of HOME funds for $862,400 and matching funds of $215,600. The project resulted in over half of the units remaining 50% affordable for households under the area median income and the rest at 60% of the area median income for a period of 40 years.

In addition to City funds, project funding was provided by Virginia Housing Development Authority's REACH Virginia program (Resources Enabling Affordable Community Housing in Virginia) along with other private funding. All units are also assisted under the Low Income Housing Tax Credits (LIHTC).

The renovations of the 28-unit complex included both exterior, interior, and sidewalk improvements. The relocation of tenants to various housing sites in the City was implemented under the Lynhaven Relocation Plan.



City Uses of FY 2016 Federal HOME Funds to Help Nonprofits Preserve and Develop Affordable Rental Housing

During FY 2016, City Council approved a predevelopment loan to Alexandria Housing and Development Corporation (AHDC) of up to $500,000 of HOME funds and Housing Trust Fund for a proposed redevelopment of the Carpenter's Shelter site to provide a new shelter and related administrative and case management space; (about 100 affordable and workforce apartments; and 10 units of permanent supportive housing for households transitioning out of the shelter, all above underground parking). Current shelter activities are not proposed to be intensified, rather the redevelopment will help Carpenter's Shelter build a facility that models current best practices with regard to serving persons experiencing homelessness, including permanent housing options paired with case management so that clients may successfully transition out of the shelter.

Additionally, AHC was approved for a predevelopment loan of $400,000 for its Church of the Resurrection project. The project includes the development of affordable housing along with a new church.

Providing and Preserving Decent Affordable Housing

Ramsey Homes Site (15 Units)

Alexandria Redevelopment and Housing Authority

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

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

As of FY 2016, the number of vouchers currently in use is now 1,638.

ARHA is in the process of selecting a developer partner to begin development of five sites, including the ARHA Administration Office Building; Andrew Samuel Madden Homes Hopkins-Tancil; and Cameron Valley.

During FY 2016, ARHA also began the process of seeking land use approval for redevelopment of its Ramsey Homes site. The redevelopment would result in the demolition of the 15-unit site and construction of 52 new affordable housing units constructed with Low Income Housing Tax Credits and local funds. ARHA is using its development affiliate, Virginia Housing Development LLC to complete this effort.

Improving Living Conditions and Maintaining Affordability

While the Consolidated Plan shows extremely low-income homeowners as having the greatest substandard housing problems, the Plan identified homeowners in all income ranges (extremely low to high) as having a housing problem due to over crowdedness or due to housing cost burdens (paying over 30% or 50% of their income on monthly housing cost). The City continues to work to address these specific homeowners' housing needs. During FY 2016, the City's Home Rehabilitation Loan Program (HRLP) loan limits were increased to account for the rising high labor and supplies/material costs associated with repairing program eligible homeowners' homes and to help a wider income range of homeowners take advantage of the program, making it more affordable to address their housing code violations.

Home Rehabilitation Loan Program (HRLP)

HRLP provides no-interest, deferred payment loans to low-and moderate-income homeowners for home rehabilitation activities that include accessibility modifications, correction of code and safety violations, and energy efficiency improvements. During FY 2016 one construction project was completed.

Office of Housing staff participate in the 2016 Northern Virginia Housing Expo

During FY 2016, 9 eligible first-time homebuyers were assisted under the Flexible Homeownership Assistance Program to purchase homes in the City.

Providing Affordable Ownership Housing Opportunities

The Flexible Homeownership Assistance Program (FHAP) provides deferred-payment second trust loans of up to $50,000 for down payment and closing cost assistance to income qualified, first-time homebuyer households, specifically for resale of previously-assisted, resale-restricted units and special projects. During FY 2016, 9 eligible first-time homebuyers were assisted through FHAP. Participants in the City's Flexible Homeownership Assistance Program (FHAP) are required to complete a Virginia Housing Development Authority (VHDA) pre-purchase training class. Successfully completing a VHDA pre-purchase training gives first-time homebuyers access to VHDA's below-market interest rates.

Alexandria Neighborhood Stabilization Program

Under the Alexandria Neighborhood Stabilization Program (ANSP), the City provides funding to Rebuilding Together Alexandria to purchase foreclosed or short-sale properties. The properties are then renovated and sold to income-eligible, qualifying homebuyers. By leveraging volunteer labor and funds through existing City home purchase programs, RTA is able to help families buy homes across the City. During FY 2016, five eligible first-time homebuyers were qualified to purchase homes renovated through ANSP.

2016 Housing Expo

The 6th Annual Northern Virginia Housing Expo took place in March 2016. This regional event, hosted by AHOME Foundation, Inc. and in cooperation with representatives from the cities of Alexandria and Falls Church; the Town of Herndon; and Arlington, Fairfax and Loudoun counties, showcased opportunities for renters, first-time homebuyers and existing homeowners. The event provided information to more than 800 participants on subjects such as the homebuying process, affordable housing opportunities, and affordable housing financing. Participants were also given advice on credit scoring and reports, energy efficiency, and household budgeting.

Providing Accessibility Modifications

Rental Accessibility Modification Program (RAMP)

The Rental Accessibility Modification Program (RAMP) provides assistance to low- and moderate- income tenants with physical disabilities in completing accessibility modifications to their residences. RAMP targets physically-disabled renters meeting the federal section 8 Low Income limits. The City provides grants of up to $50,000 for primary residence modifications necessary to accommodate the particular circumstances of the disabled member of the household. The program also provides "mini-grants" to assist households needing limited modifications of up to $1,500. Landlords are encouraged to designate modifications to be permanent improvements to the rehabilitated rental property. During FY 2016, 2 households were assisted through the RAMP program and 3 households were assisted through the mini-RAMP program.

Providing Fair Housing Testing

In addition to state and federal laws which prohibit discrimination based on race, ancestry or origin (among other things), the City Code expressly prohibits discrimination with regard to housing, public accommodations, employment, health and social services, credit, education and City contracts.

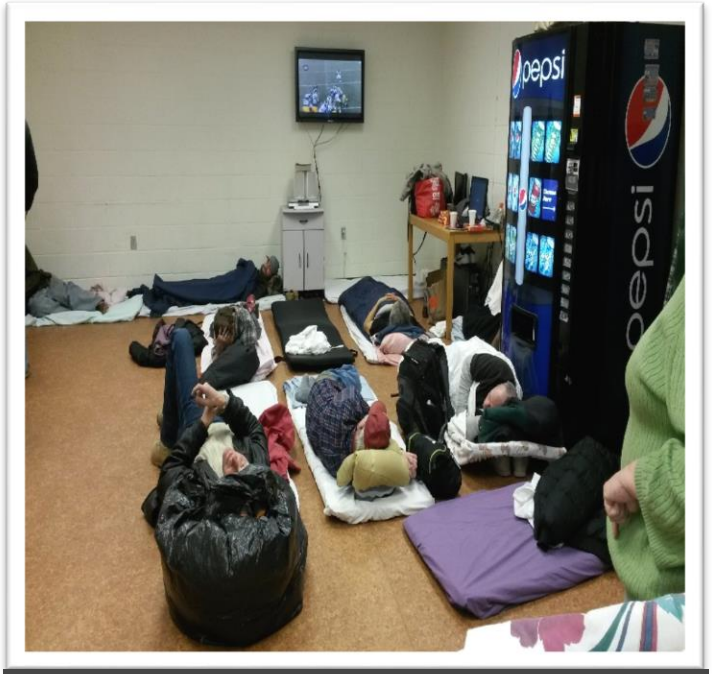
The City conducts fair housing testing to determine the presence of discrimination in the housing industry. Paid testers have tested apartment complexes, realtors, and mortgage lenders for discrimination based on race, familial status and disabilities. Follow-up measures to the testing include training for apartment managers and owners.

The City provides fair housing training to apartment managers and real estate professionals through its Annual Apartment Managers' Seminar. City staff also provide on-site fair housing training to industry professionals upon request.

Providing Homeless Intervention and Prevention Services

The City's public and private homeless service providers offer a comprehensive array of services and operate facilities to house those experiencing homelessness through a continuum of care (CoC) system. The system is designed to address the diverse needs of persons in the City who are homeless or threatened with homelessness. Through case management, education and training, and a range of other supportive services, the goal of the programs is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness.

During FY 2016, CDBG funds were expended in three programs to assist in providing homeless and prevention services in the City. These programs included the Eviction Storage program, the Transitional Assistance Program (TAP), and the Winter Shelter program. The Eviction Storage program provided services to 15 households, TAP provided services to 41 households, and the Winter Shelter program provided services to 226 households.



Carpenter's Shelter's Winter Shelter Program

Eviction Storage Program

The City's Eviction Storage program provides furniture storage and emergency shelter referrals for eligible low-income households facing immediate eviction. During FY 2016, 15 households, including 41 individuals were assisted through the Eviction Storage program.

Transitional Assistance Program

The goal of the Transitional Assistance Program (TAP) is to alleviate and/or prevent homelessness of single individuals, couples, and families with children. TAP provides financial assistance to eligible Alexandria households at risk of becoming homeless or experiencing homelessness to obtain permanent and affordable rental housing, and as needed, housing, utility, and budget counseling to ensure future stability. During FY 2016 41 households, including 95 individuals, were assisted through TAP.

Winter Shelter Program

The Winter Shelter provides a safe refuge from illness, injury and death during inclement weather. The shelter doors are open to anyone in need of shelter during the winter months. Winter Shelter is weather dependent for the months of November and April and open every day beginning December to March. During FY 2016, 226 households, including 246 individuals, were provided shelter through the Winter Shelter program.

CDBG and HOME Geographic Distribution

The geographic area served by programs supported with CDBG and HOME funds during City FY 2016 was the entire City, which includes areas of minority concentration.

Public Comment Period

The Draft FY 2016 CAPER is made available for public comment beginning Friday, September 9 and ending Friday, September 23. A staff-level public hearing will be held on Thursday, September 22, in City Hall, Sister Cities Room 1101 located at 301 King Street, Alexandria, Virginia, beginning at 5:30 p.m. Copies of the Draft CAPER will be made available for review beginning Friday, September 9 at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday and ending Friday, September 23. The Draft CAPER will also be made available on the City's Web site at alexandriava.gov/Housing and for review at the following 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 CAPER will be in a format accessible to persons with disabilities, upon request. Written comments should be delivered to the Office of Housing or emailed to cindy.metcalf@alexandriava.gov.

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Draft FY 2016 CAPER

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