CITIZEN SUMMARY

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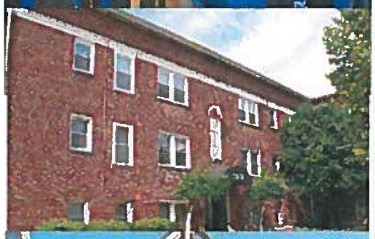
Report on the 2nd Year of the
Five-Year Consolidated Plan
July 2010—June 2015



City of Alexandria FY 2012 Consolidated Annual Performance Evaluation Report (CAPER) July 1, 2011-June 30, 2012

WHAT IS THE 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, 2011 to June 30, 2012 (City FY 2012). The U.S. Department of Housing and Urban Development 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 City residents can access 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 City's Department of Code Administration, Finance Department and Department of Community and Human Services; the Alexandria Health Department Alexandria; and the Alexandria Redevelopment and Housing Authority (ARHA). Nonprofit housing, homeless shelter, and supportive housing providers and community development organizations were also consulted in preparing the report.

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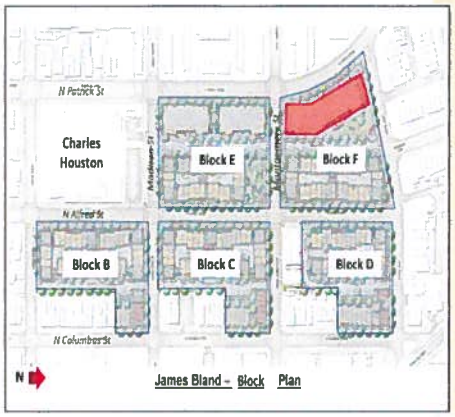
RENTERS

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

Old Town Commons



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 2012, the Alexandria Redevelopment and Housing Authority (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 second phase (Block B) of the redevelopment work of James Bland (18 public housing units) was completed, and the final 14 of 16 ARHA units were replaced offsite at various locations within the City.

Also in FY 2012, a total of 176 affordable rental units received physical preservation assistance through predevelopment and/or rehabilitation loans for two apartment complexes.

HUD Performance Measure:
Provide and preserve decent housing with improved affordability

Objectives and Performance Measures

Objectives	Source of Funding	FY 2012 Expected Accomplishments	FY 2012 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	Federal, State and Local	2,560 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	1,450 Housing Choice Vouchers	1,550 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 (in one complex)	176 Rental Housing Units (in two complexes)
Secure set-aside affordable rental units in new developments	Developer Contributions	6 Rental Units	0 Rental Units

HOMEOWNERS AND HOMEBUYRS

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 2012, 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.

2012 Housing Expo

The 2012 Northern Virginia Housing Opportunities Expo, hosted by Northern Virginia Affordable Housing Alliance , Cities of Alexandria and Falls Church, the Town of Herndon, and Arlington, Fairfax and Loudoun Counties, showcased opportunities for both renters and first-time homebuyers, as well as existing homeowners, with incomes up to 100% of the area median income, and provided information such as the homebuying process, affordable housing opportunities, affordable financing, and home repairs. The Expo provided workshops in English, Spanish, Vietnamese, Korean, and Amharic and was attended by approximately 600 people.

HUD Performance Measure: Provide and preserve decent housing with improved affordability

Objectives and Performance Measures

Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 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 9 households	Assisted 9 households
Homeownership Assistance Program Provide financial assistance to households meeting income and other eligibility criteria to secure ownership housing	CDBG ,HOME, and Housing Trust Fund (HTF)	Assist 18 households	Assisted 30 households

Homeless Services Centralized Intake System

In April 2012, the City of Alexandria Continuum of Care began the process of developing a Homeless Services Centralized Intake System for individuals and families. The Homeless Services Centralized Intake System efficiently and effectively assesses the needs of persons seeking shelter and screens for diversion services creating an opportunity to address the housing crisis with targeted assistance while averting unnecessary entry into the shelter system.

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 Coordinating Committee (HSCC), now know as The Partnership to Prevent and End Homelessness in the City of Alexandria, referred to as The Partnership, 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, The Partnership 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.

For more information on The Partnership see the City's Draft FY 2012 CAPER. See page vii for information on accessing the complete document.

HUD Performance Measure: Provide decent housing with improved affordability and/or accessibility

Objectives and Performance Measures			
Objectives	**Source of Funds**	**FY 2012 Expected Accomplishments**	**FY 2012 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 45 households	Assisted 34 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 40 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 outdoors presents serious health hazards through exposure	CDBG, Local, and Private	Assist 319 persons	Assisted 284 persons
Transitional Housing Continue to provide five transitional housing programs—four facility based and one tenant-based	ESG, SSG, State, Private, and Client Fees	Total Units: 36	Total Units: 36
Emergency Shelter Continue to provide beds for emergency shelter	ESG, SSG, CDBG, City and Private Funds	Total Beds: 176	Total Beds: 176
Safe Haven Continue to provide permanent supportive housing for the chronic homeless	Federal and City Funds	Total Beds: 12	Total Beds: 12

ELERLY 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 2012, 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 subsubsidized 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.

HUD Performance Measure:
Provide decent housing with improved affordability and/or accessibility

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
Rent Relief Relieve the housing cost burden for income eligible and/or disabled renters	General Fund	Assist 80 households	Assisted 99 households
Real Property Tax Relief Relieve the housing cost burden for income-eligible elderly and/or disabled homeowners per year	General Fund	Assist 1,282 households	Assisted 1,302 households

PERSONS WITH PHYSICAL AND SENSORY DISABILITIES

5-Year Goal: Promote housing stability and accessibility for disabled renters and homeowners with incomes at 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 are 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 re-turned 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 2012 Expected Accomplishments	FY 2012 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 4 households	Assisted 3 households
Real Property Tax Relief Relieve the housing cost burden for income eligible disabled homeowners per year	General Fund	Assist 75 households	Assisted 69 households

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 128 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.

HUD Performance Measure:
Provide decent housing with improved affordability and/or accessibility

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
Mental Health Group Homes/Supervised Apartments Continue to provide housing for persons with mental illnesses, intellectual disability ties or substance use disorders	Federal, State, and City Funds	Total Units: 41	Total 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 2012 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 2012 Expected Accomplishments	FY 2012 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 6 households	Assisted 10 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

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, *Job*Link continued to provide employment services to all persons seeking employment, including welfare recipients, ex-offenders, under-employed and unemployed persons.

Also during FY 2012, 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 one African American and one White tester. No evidence of disparate treatment was found in three condominium buildings and five communities selling single family homes and town-homes.

HUD Performance Measure: Provide Economic Opportunity

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 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: 3,102	Annual Units: 4,859
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 2012. For example, activities that exceeded annual goals include: 200% in preserving rental units through acquisition and rehabilitation of affordable housing; 160% in providing homeownership assistance; 156% in providing job training to low income residents; 123% in relieving the housing cost burden for income-eligible elderly and/or disabled homeowners; and 101% in relieving the cost burden of income eligible and/or disabled renters. Activities that met annual goals include: 100% in conducting fair housing testing; and 100% in providing transitional housing programs. Other activities that did well but did not meet 100% of the annual goal include: 92% in relieving the housing cost burden for income eligible elderly and/or disabled homeowners —due to the sale of homes or transfer of Real Property Tax Relief recipients to the Disabled Veterans Exemption Program; 89% in providing shelter and services to homeless persons living outdoors and exposed to serious health hazards; 83% in providing assistance to households residing in shelters to move into affordable housing—households that met eligibility requirements were assisted through other federal programs; 75% in supporting accessibility modifications in existing privately-owned rental housing units occupied by eligible disabled renters– one project initiated during the reporting period is still in progress; and 75% in providing storage of items and transportation for households about to be evicted —applications were fewer than anticipated.

For more information on other program goal accomplishments see FY 2012 CAPER. See page vii for information on accessing the complete document.

HOME EXPENDITURES, PROGRAM INCOME, AND MATCHING FUNDS

Priority Need Category	HOME Programs	Amount Expended
Administrative Expenses	Home Administration	$81,932
Low– and Moderate-Income Homebuyers	Homeownership Assistance Program (21 Households Assisted)	$983,797 (HOME Grant - $659,560; HOME Program Income-$159,347; General Fund Match - $164,890)
Extremely Low-, Low-, and Moderate-Income Renters	HOME Housing Development Assistance Program (166 HOME Units)	$494,447 (HOME Grant - $395,558; General Fund Match—$98,889)
Total		**$1,560,176**

CDBG EXPENDITURES AND PROGRAM INCOME

Priority Need Category	CDBG Programs	Amount Expended
Administrative Expenses (including Fair Housing)	CDBG Program Administration Fair Housing Testing	$263,692
Extremely Low-, Low-, and Moderate-Income Homeowners	Homeownership Assistance Program (1 household Assisted)	$162,990 (CDBG Grant—$142,249; CDBG Program Income—$20,741)
Persons at Risk of Homelessness	Transitional Assistance Program, Eviction Storage Program, Winter Overflow	$79,629
Extremely Low-, Low-, and Moderate-Income Renters	RAMP (includes architectural fees) (1 Household Assisted)	$82,506
Extremely Low-, Low-, and Moderate-Income Homeowners	Home Rehabilitation Loan Program (9 Loans Granted)	$575,342 (CDBG—$218,534; CDBG Program Income—$356,808)
Total		**$1,164,159**

CDBG and HOME Geographic Distribution

The geographic area served by programs supported with CDBG and HOME funds during City FY 2012 was the entire City of Alexandria, which includes areas of minority concentration.

Public Comment Period

The Draft FY 2012 CAPER was made available for public comment beginning Thursday, September 13, 2012 and ending Thursday, September 27. A staff-level public hearing was held on Monday, September 24 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 was made available for review beginning Thursday, September 13 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 27. The Draft CAPER was also made available on the City's website at www.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 was is a format accessible to persons with disabilities, upon request. Written comments could be delivered to the Office of Housing or emailed to cindy.metcalf@alexandriava.gov.