

# City of Alexandria, Virginia



## City FY 2014 CAPER

Consolidated Annual Performance and  
Evaluation Report

for

Housing and Community Development

### Office of Housing

421 King Street, Suite 200  
Alexandria, VA 22314  
Phone: 703.746.4990  
Website: [alexandriava.gov/Housing](http://alexandriava.gov/Housing)

# CITIZEN SUMMARY

CITY OF ALEXANDRIA , VA  
FY 2014 CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT (CAPER)

ISSUE 4, PAGE I

## 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.

The CAPER combines narrative reporting with financial reports, and covers the City's housing and community development activities for the period July 1, 2013 to June 30, 2014 (City FY 2014). 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 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.

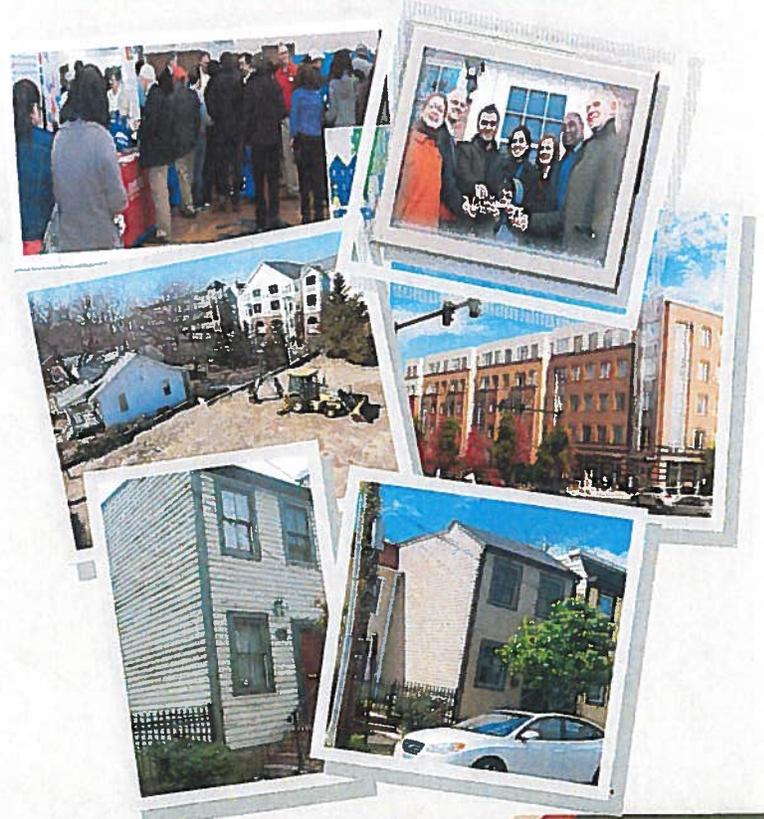
The City of Alexandria is an entitlement grantee under the CDBG and HOME programs, but not under the ESG and HOPWA programs. However, the City receives ESG funds through the state's allocation and City residents can access HOPWA funds from a HUD allocation to the entire Washington DC metropolitan area.

## 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 Community and Human Services (DCHS), Finance Department, and Planning and Zoning Department; Alexandria Health Department; and the Alexandria Redevelopment and Housing Authority (ARHA). Providers for nonprofit housing, homeless shelters, supportive housing, and community development organizations, were also consulted in preparing the report.

## INSIDE THIS ISSUE

Topics	Page
What is the CAPER?	I
Preparing the CAPER	I
Affordable Housing Needs 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



# RENTERS

## HUD PERFORMANCE MEASURES

PROVIDE AND PRESERVE DECENT HOUSING WITH IMPROVED AFFORDABILITY

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



Old Town Commons



AHC, Inc. East Reed Project

One of the primary objectives 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 2014, 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 with 1,472 vouchers leased. Private housing providers operated 2,566 housing units with project-based Section 8, Section 236, assistance under the Tax-Exempt Bond and/or Low Income Housing Tax Credit (LIHTC) programs, or from state and/or local sources.

Construction of 12 ARHA units in Blocks D and 12 ARHA townhomes in Block F of the James Bland Redevelopment Site Plan continued during FY 2014. The 42 ARHA multi-family units in Block F were completed and are now occupied.

The City Council approved a predevelopment loan to AHC, Inc. to acquire and redevelop the St. James site located at 5000 and 5001 Echols Avenue into a 92-unit affordable housing property. AHC, Inc. submitted a Concept 1 application to the City in FY 2014. Subject to an award of 9% LIHTC, AHC, Inc. will begin construction in 2016. During the reporting period, AHC, Inc. also began construction of the 78-unit affordable housing project at East Reed Avenue, and Wesley Housing was approved for funding to rehabilitate 28 units at Lynhaven Apartments.

### Objectives and Performance Measures

Objectives	Source of Funds	FY 2014 Expected Accomplishments	FY 2014 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	2,566 Privately-Owned Rental Units	2,566 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	1,550 Housing Choice Vouchers Budgeted	1,472 Housing Choice Vouchers Leased
Develop/preserve rental housing units affordable to households at or below the limit used for Low Income Housing Tax Credit program at 60% AMI through new development or preservation of existing affordable market rate rental housing	Federal, State, Local, Private, and Developer Contributions	78 affordable housing units to be under construction	Total Units -- 106 78 affordable housing units began construction; funding approved to rehab 28 units
Secure set-aside affordable rental units in new developments	Developer Contributions	Secure pledges of affordable set-aside rental units in new development—TBD	24 units—Pledged

# HOMEOWNERS AND HOMEBUYERS

## HUD PERFORMANCE MEASURES

PROVIDE AND PRESERVE DECENT HOUSING WITH IMPROVED AFFORDABILITY

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

### 2014 Housing Expo

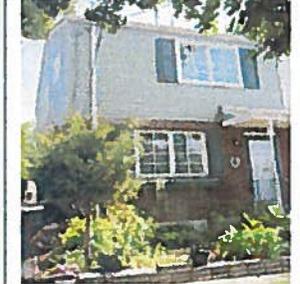
The 4th Annual Northern Virginia Housing Expo took place during FY 2014. This event, hosted by AHOME Foundation, Inc. and in cooperation with representatives from the cities of Alexandria and Falls Church; the Town of Herndon; and Arlington, Fairfax and Loudoun counties, showcased opportunities for renters, first-time homebuyers and existing homeowners. The event provided information to more than 830 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.

During FY 2014, the City provided a revised limited program to address the needs of homebuyers and continued to provide the existing homeowners program for Alexandrians with incomes at or below HUD's moderate-income limits. These programs include the following:

**Flexible Homeownership Assistance Program** — 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 other special projects. Special assistance to City and ACPS employees is also available under this program.

**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.

**Alexandria Neighborhood Stabilization Program** — Provides funding to Rebuilding Together Alexandria (RTA) for the acquisition and rehabilitation of housing units, which units are sold to eligible first-time homebuyers. Funding will also be provided to assist first-time, low-to moderate-income homebuyers with the purchase of these units.



### Objectives and Performance Measures

Objectives	Source of Funds	FY 2014 Expected Accomplishments	FY 2014 Actual Accomplishments
<b>Home Rehabilitation Loan Program</b>	CDBG and HOME	Assist 9 households Complete 9 projects	Assisted 8 households Completed 7 projects
<b>Flexible Homeownership Assistance Program</b>	CDBG, HOME, and Housing Trust Fund (HTF)	Assist 4 households	Assisted 4 households
<b>Alexandria Neighborhood Stabilization Program</b>	CDBG and HOME	Acquire and rehabilitate 2 to 6 housing units	Acquired and rehabilitated 5 housing units

# HOMELESS PERSONS

## HUD PERFORMANCE MEASURES

PROVIDE DECENT HOUSING AND IMPROVED AFFORDABILITY AND/OR ACCESSIBILITY

**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.

Each year, members of The Partnership to Prevent and End Homelessness in the City of Alexandria participate in a HUD Continuum of Care (CoC) Program competition and submit a collaborative

application to obtain funding for projects that provide housing and services to individuals and families experiencing or at-risk of homelessness. In preparation for the application submission, The Partnership members conduct a one-day "point-in-time" count of the homeless individuals in a variety of settings.

The 2014 count conducted for the night of January 29 identified a total of 267 persons experiencing homelessness (single adults and persons in families with minor children).

### Homeless Services Centralized Intake System

In 2014, The Partnership to Prevent and End Homelessness in the City of Alexandria continued to utilize its Homeless Services Centralized Intake System for individual and families. The System 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. During FY 2014, 461 individuals and 123 families were assessed.

### Objectives and Performance Measures

Objectives	Source of Funds	FY 2014 Expected Accomplishments	FY 2014 Actual Accomplishments
<b>Transitional Housing Program</b> Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and emergency housing payments to move into affordable housing	CDBG	Assist 30 households	Assisted 35 households
<b>Winter Shelter Program</b> Provides shelter and services to homeless persons unwilling or unable to adjust to a structured case management program during the winter months when living out doors presents serious health hazards through exposure, or to families facing homelessness that have no housing options	CDBG, Local, and Private	Assist 250 persons	Assisted 358 persons
<b>Eviction Assistance and Furniture Storage Program</b> Provides for the transportation and up to 60 days storage of possessions of households that are about to be evicted and that lack a suitable place to store such items	CDBG	Households Assisted: TBD	Assisted 21 households
<b>Transitional Assistance Program</b> Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing	CDBG	Assist 30 households	Assisted 45 households
<b>Transitional Housing</b> Provides transitional housing operated by non-profit providers	ESG, SSG, State, Private, and Client Fees	Assist 24 Households	Assisted 26 Households
<b>Emergency Shelter</b> Continue to provide beds for emergency shelter	ESG, SSG, CDBG, City and Private Funds	Provide 145 Beds	Provided 145 Beds
<b>Safe Haven</b> Continue to provide permanent supportive housing for chronically homeless persons	Federal and City Funds	Provide 12 Beds	Provided 12 Beds

# ELDERLY AND FRAIL ELDERLY PERSONS

## HUD PERFORMANCE MEASURES

PROVIDE DECENT HOUSING AND IMPROVED AFFORDABILITY AND/OR ACCESSIBILITY

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

During FY 2014, the City continued to promote housing affordability to assist low-income elderly and frail elderly renters and homeowners. The following programs continued to be offered by the City:

**Rent Relief Program** - Provides rent assistance to income-eligible elderly and

disabled renters who are not participating in programs subsidized with federal or state funds.

**Real 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.

**Property Tax Relief for Veterans** - Provides real estate tax exemption to federal-rated, 100% service-connected, permanently and totally disabled veteran homeowners.

### Objectives and Performance Measures

Objectives	Source of Funds	FY 2014 Expected Accomplishments	FY 2014 Actual Accomplishments
<b>Rent Relief Program</b> Relieves the housing cost burden for income-eligible elderly and/or elderly disabled renters	General Fund	Assist 45 households	Assisted 65 households
<b>Real Property Tax Relief Program</b> Relieves the housing cost burden for income-eligible elderly and/or elderly disabled homeowners	General Fund	Assist 1,248 households	Assisted 1,157 households
<b>Real Property Tax Relief for Veterans with 100% Service-connected Disability</b> Relieves the housing cost burden for federal-rated, 100% disabled elderly veteran homeowners	General Fund	Assist 29 households	Assisted 33 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 are 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 returned to its original state when the household relocates.

Programs described above under Elderly and Frail Elderly Persons also provide assistance to non-elderly, income-eligible disabled renters (Rent Relief Program) and homeowners (Real Property Tax Relief Program), as well as disabled veteran homeowners (Real Property Tax Relief for Veterans).

### Objectives and Performance Measures

Objectives	Source of Funds	FY 2014 Expected Accomplishments	FY 2014 Actual Accomplishments
<b>Rental Accessibility Modification Program (RAMP)</b>	CDBG, HTF and VHDA	Assist 3 households	Assisted 3 households
<b>Rent Relief Program</b> (income-eligible, non-elderly disabled renters)	General Fund	Assist 30 households	Assisted 34 households
<b>Real Property Tax Relief Program</b> (income-eligible, non-elderly disabled homeowners)	General Fund	Assist 76 households	Assisted 50 households
<b>Real Property Tax Relief for Veterans</b> (non-elderly federal-rated, 100% disabled veteran homeowners)	General Fund	Assist 19 households	Assisted 34 households

# HOMELESS AND SPECIAL NEEDS HOUSING PERFORMANCE 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

During FY 2014, Alexandria Community Services Board and Sheltered Homes of Alexandria operated permanent supportive housing programs that did not require persons to be homeless in 8 group homes and 34 supervised apartments, with a combined capacity of 128 beds. Programs that specifically targeted homeless persons were available in 1 group home and 19 supervised apartments (3 units were for family households) with a combined capacity of 40 transitional and permanent housing beds.

## Objectives and Performance Measures

Objectives	Source of Funds	FY 2014 Expected Accomplishments	FY 2014 Actual Accomplishments
<b>Mental Health Group Homes/Supervised Apartments</b> Continue to provide housing for persons with mental illnesses, intellectual disabilities or substance use disorders	Federal, State, and City Funds	Provide 42 Units	Provided 42 Units

# PERSONS WITH HIV AND AIDS

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

During FY 2014, Northern Virginia Family Services (NVFS) continued to offer long-term tenant-based rental assistance to persons living with HIV and 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 2014 Expected Accomplishments	FY 2014 Actual Accomplishments
<b>HOPWA Long-Term Tenant Based Rental Assistance</b> 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 8 households	Assisted 11 households
<b>HOPWA Short-Term Housing Assistance</b> Maintain 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 4 households

# NON HOUSING AND COMMUNITY DEVELOPMENT PERFORMANCE (OTHER) NON-HOUSING COMMUNITY DEVELOPMENT

HUD PERFORMANCE MEASURES: PROVIDE ECONOMIC OPPORTUNITY

PAGE VII

**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 based 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, ex-offenders, underemployed and unemployed persons. 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.

Under the City's Fair Housing Testing Program, 70 apartment complexes with 20 or more units were tested for discrimination on the basis of sexual orientation. One evidence of preferen-

tial treatment was found in one test site, which was later rested without any problems.

Also, a prior year City allocation of CDBG funds continued to support the ECDC Enterprise Development Group (EDG) Microenterprise Loan Program, which 20 loans were issued to small businesses during the reporting period.

## Objectives and Performance Measures

Objectives	Source of Funds	FY 2014 Expected Accomplishments	FY 2014 Actual Accomplishments
<b>Employment Services</b> Provide job training to citizens, including persons with incomes at or below HUD's moderate-income limits	Federal, State, and Local	Persons: 4,134	Annual Units: 16,924* *Data collected may duplicate individual counts
<b>Fair Housing Testing</b> 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
<b>Economic Development and Job Creation/Retention</b> Expand opportunities for job creation and retention	CDBG	Microenterprise Loans Issued: TBD	Microenterprise Loans Issued: 20

## EVALUATION OF PAST PERFORMANCE

The City of Alexandria did very well in exceeding or meeting its program goals during FY 2014. For example, activities that exceeded annual goals include: 140% in providing shelter and services to homeless persons who were living outdoors and facing serious health hazards; 130% in providing low-income households with rental assistance; and 105% in helping homeless households reside in shelters while providing budgeting, housing counseling and financial assistance. Activities that met 100% of the annual goal include: beginning construction for the development of 78 rental housing units for households with incomes at or below 60% the annual median income limits; providing assistance to first-time homebuyers, and assisting a non-profit organization in acquiring and rehabilitating foreclosed homes for first-time homebuyer purchases; maintaining 145 beds for homeless persons; providing eviction and furniture storage assistance to low-income households facing eviction; and maintaining the existing supply of 1,150 public housing units. Other activities that did well but did not meet 100% of the annual goal include: 88% in providing affordable home rehabilitation loans to low-income homeowners; and 75% in completing low-income home rehabilitation construction projects.

*For more information on other program goal accomplishments see the FY 2014 CAPER. See page viii of this Citizen Summary for information on accessing the complete FY 2014 CAPER report.*

## HOME EXPENDITURES, PROGRAM INCOME, AND MATCHING FUNDS

Priority Need Category	HOME Programs	Amount Expended
Administrative Expenses	Home Administration	\$39,335
Homebuyers up to City-established Maximum Income Limits	Flexible Homeownership Assistance Program (1 Household Assisted)	\$32,280
Low –and Moderate- Income Housing	Alexandria Neighborhood Stabilization Program (5 Units Acquired and Rehabbed)	\$500,000
<b>TOTAL</b>		<b>\$571,615</b>

## CDBG EXPENDITURES AND PROGRAM INCOME

Priority Need Category	CDBG Programs	Amount Expended
Administrative Expenses (including Fair Housing)	CDBG Program Administration and Fair Housing Testing	\$148,650
Homebuyers up to City-established Maximum Income Limits	Flexible Homeownership Assistance Program (3 Households Assisted)	\$124,500
Persons at Risk of Homelessness	Transitional Assistance Program, Eviction Storage Program, Winter Shelter	\$91,523
Extremely Low-, Low-, and Moderate- Income Disabled Renters	RAMP	\$27,260
Extremely Low-, Low-, and Moderate- Income Homeowners	Home Rehabilitation Loan Program (7 Homes Rehabbed)	\$799,982
Low—and Moderate— Income Renters	St. James (Predevelopment)	\$285,765
<b>TOTAL</b>		<b>\$1,477,680</b>

### CDBG and HOME Geographic Distribution

The geographic area served by programs supported with CDBG and HOME funds during City FY 2014 was the entire City, which includes areas of minority concentration.



### Public Comment Period

The FY 2014 CAPER was made available for public comments beginning Monday, September 15, 2014 and ending Monday, September 29. A staff-level public hearing was held on Thursday, September 25, in the City Council Work Room 2410 located on the second floor of Alexandria City Hall, 301 King Street, Alexandria, Virginia, beginning at 5:30 p.m. Copies of the CAPER were made available for review beginning Monday, 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. The CAPER was also made available on the City's website at [www.alexandriava.gov/Housing](http://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 CAPER was in a format accessible to persons with disabilities, upon request. Written comments could be delivered to the Office of Housing or emailed to [cindy.metcalfe@alexandriava.gov](mailto:cindy.metcalfe@alexandriava.gov).

# Table of Contents

EXECUTIVE SUMMARY/CITIZEN SUMMARY .....	i
INTRODUCTION .....	3
PREPARING THE CAPER .....	4
<b>I. SUMMARY OF PROGRESS IN CARRYING OUT THE CONSOLIDATED PLAN AND ONE-YEAR ACTION PLAN .....</b>	<b>5</b>
PLAN .....	5
A. SUMMARY OF FIVE YEAR GOALS AND OBJECTIVES .....	5
B. AVAILABLE RESOURCES AND DISTRIBUTION OF INVESTMENT .....	6
1. Federal Funds Used, Activities Undertaken, and Pattern of Investment .....	6
2. Leveraging of Non-federal Resources .....	7
3. Matching Contributions .....	8
4. Geographic Area Served .....	9
5. Actions Taken to Carry Out One-Year Action Plan .....	9
C. PROVISION OF AFFORDABLE HOUSING AND HOUSEHOLDS AND PERSONS ASSISTED .....	9
<b>II. ACTIVITIES TO MEET PRIORITY NEEDS .....</b>	<b>11</b>
A. PROGRAMS FOR EXTREMELY LOW-, LOW- and MODERATE-INCOME RENTERS .....	12
B. PROGRAMS FOR EXTREMELY LOW-, LOW- AND MODERATE-INCOME HOMEOWNERS .....	14
C. PROGRAMS FOR LOW- AND MODERATE -INCOME HOMEBUYERS .....	16
D. EMERGENCY SHELTER, TRANSITIONAL HOUSING AND SERVICES FOR HOMELESS PERSONS AND PERSONS THREATENED WITH HOMELESSNESS .....	20
HMIS .....	22
Prevention and Intervention .....	22
Transitional Housing .....	24
Emergency Shelter .....	24
Other Supportive Services .....	26
Continuum of Care .....	28
Ten-Year Plan to End Chronic Homelessness .....	28
E. HOUSING FOR NON-HOMELESS PERSONS WITH SPECIAL NEEDS .....	29
1. The Elderly and Frail Elderly .....	30
2. Persons with Physical and Sensory Disabilities .....	33
3. Persons with Mental/Developmental Disabilities and/or Substance Abuses .....	34
4. Persons Living with HIV/AIDS .....	37
F. ECONOMIC DEVELOPMENT ACTIVITIES .....	39
G. NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES .....	40
<b>III. OTHER ACTIONS TAKEN .....</b>	<b>42</b>
A. ACTIONS TO FOSTER AND MAINTAIN AFFORDABLE HOUSING .....	42
B. ACTIONS TAKEN TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS .....	46
C. ACTIONS TO REMOVE BARRIERS TO AFFORDABLE HOUSING .....	46
D. AFFIRMATIVELY FURTHERING FAIR HOUSING .....	48
E. ACTIONS TO DEVELOP THE INSTITUTIONAL STRUCTURE .....	49
F. COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES .....	49
G. FOSTERING OF PUBLIC HOUSING IMPROVEMENTS .....	49

H. PUBLIC HOUSING RESIDENT INITIATIVES .....	50
I. LEAD-BASED PAINT HAZARD REDUCTION .....	50
J. ACTIONS TO REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES .....	51
K. OTHER ISSUES OF CONCERN TO HUD.....	51
Anti-Displacement and Relocation.....	51
Economic Development and Job Creation/Retention Using CDBG Funds.....	52
 IV. SUMMARY OF CDBG AND HOME EXPENDITURES AND HOME REQUIREMENTS .....	 53
A. CDBG EXPENDITURES AND PROGRAM INCOME .....	54
B. HOME EXPENDITURES .....	55
1. HOME Expenditures and Accomplishments by Tenure .....	55
2. Affirmative Marketing of HOME Projects and Programs .....	55
3. Outreach to Minority and Women-Owned Businesses.....	56
C. INSPECTION OF HOME-ASSISTED RENTAL HOUSING.....	57
V. SELF-EVALUATION .....	58

**APPENDIX I: PERFORMANCE/FINANCIAL REPORTS**

1. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT SUMMARY OF ACCOMPLISHMENTS
2. CDBG FINANCIAL SUMMARY REPORT

**APPENDIX II: OTHER HUD REPORTS**

1. HOME MATCH REPORT
2. HOME PROGRAM ANNUAL PERFORMANCE REPORT
3. HUD TABLES 1C and 2C

**APPENDIX III: MAPS**

- Figure 1 – Census Block Groups with the Highest Concentrations of Low/Moderate Income Persons  
Figure 2 - Geographic Distribution of Selected Housing Expenditures  
Figure 3 - Status of Pledged Affordable Housing Units as of June 2014

**APPENDIX IV: PUBLIC NOTICE**

- Figure 1 – English Ad  
Figure 2 – Spanish Ad

**APPENDIX V: SECTION 3: SUMMARY REPORT**

Economic Opportunities for  
Low- and Very Low Income Persons

# Introduction

In May 2010, the City of Alexandria adopted its fourth Five-Year Consolidated Plan for Housing and Community Development, which established priorities and objectives for housing and community development needs for the period July 1, 2010 - June 30, 2015, along with a One Year Action Plan outlining the specific activities to be carried out during the first year of that period, July 1, 2010 - June 30, 2011. Subsequent One Year Action Plans are required for each of the remaining four years. The Five-Year Consolidated Plan was approved by the U.S. Department of Housing and Urban Development (HUD) on October 21, 2010. For each year covered by the Consolidated Plan, a year-end report known as the Consolidated Annual Performance and Evaluation Report (CAPER), must be submitted to HUD to report on the year's financial and programmatic accomplishments. The CAPER describes the use of federal, state, City and private funds to provide affordable housing and support services for extremely low-, low-, and moderate-income residents of the City in furtherance of the Consolidated Plan. This CAPER combines narrative reporting with financial reports, and covers the City's housing and community development activities for the period July 1, 2013 to June 30, 2014 (City FY 2014), the fourth year of the Consolidated Plan period.

**Section I, Summary of Progress in Carrying Out the Consolidated Plan and One-Year Action Plan**, summarizes the City's progress in meeting the objectives formulated in the Five-Year Consolidated Plan and the One-Year Action Plan for the year ending June 30, 2014. This section discusses the sources and amounts of federal funding available and used, activities undertaken, number of households or persons assisted, and the geographic distribution of expenditures during the reporting period. Information on the use of non-federal funds is also included.

**Section II, Activities to Meet Priority Needs**, identifies the specific funding sources accessed, amounts expended and activities undertaken to address the needs of six priority household groups established in the City's Five-Year Consolidated Plan: extremely low-, low-, and moderate-income renters; low- and moderate-income homeowners; low- and moderate- income homebuyers; homeless persons and those threatened with homelessness; and non-homeless persons with special needs. Part II also identifies the funding sources and activities for federally-funded economic development activities.

**Section III, Other Actions Taken**, discusses the actions taken on several issues of particular concern to HUD; public policies that impact the availability of affordable housing; how the institutional structure addresses gaps in the delivery system for providing affordable and supportive housing; intergovernmental cooperation; public housing improvements; public housing resident initiatives; efforts regarding lead-based paint hazard reduction; code enforcement; efforts to promote fair housing, and actions to reduce poverty.

**Section IV, Summary of CDBG and HOME Expenditures and HOME Requirements**, summarizes the City's expenditure of CDBG and HOME funds and receipt of program income for the reporting period, provides information on the City's affirmative marketing efforts and outreach efforts with regard to women and minority businesses and contractors, and describes inspection results for any rental units that may have been supported with HOME funds during the reporting period.

**Section V, Self-Evaluation**, is a self-evaluation of the City's experience with the Consolidated Planning process, as well as with administering federally-funded programs and of the City's status in implementing a Performance Measurement System.

## 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 shelter, supportive housing providers and community development organizations were also consulted in preparing the report.

The incomes of beneficiaries included in the CAPER were categorized based on HUD-established income limits, which are updated each year. Effective December 18, 2013 the HUD-established median family income for the Washington, D.C. metropolitan area is \$107,000 and the HUD income limits for various targeted household groups are as follows:

Income Category	Number of Persons							
	1	2	3	4	5	6	7	8
Extremely Low (30% of median)	\$22,500	\$25,700	\$28,900	<b>\$32,100</b>	\$34,700	\$37,250	\$39,850	\$42,400
Low (Section 8 very low income limits; 50% of median)	\$37,450	\$42,800	\$48,150	<b>\$53,500</b>	\$57,800	\$62,100	\$66,350	\$70,650
Tax Credit (60% of median)	\$44,940	\$51,360	\$57,780	<b>\$64,200</b>	\$69,360	\$74,520	\$79,620	\$84,780
Moderate (Section 8 low income limits)	\$47,950	\$54,800	\$61,650	<b>\$68,500</b>	\$74,000	\$79,500	\$84,950	\$90,450
Homeownership Assistance Program Limits Only (Mathematical 80% AMI) <sup>4</sup>	\$59,9250	\$68,500	\$77,050	<b>\$85,600</b>	\$92,450	\$99,300	\$106,150	\$113,000
100% Area Median Income	\$75,900	\$85,600	\$96,300	<b>\$107,000</b>	\$115,600	\$124,150	\$133,700	\$141,300
2014 Median Family Income, Washington, D.C. Metropolitan Statistical Area (MSA): \$107,000								

Comments or questions concerning this report should be directed to the Alexandria Office of Housing. The Office of Housing can be reached in writing at 421 King Street, Suite 200, Alexandria, Virginia, 22314, by phone at (703) 746-4990, or by e-mail to [cindy.metcalf@alexandriava.gov](mailto:cindy.metcalf@alexandriava.gov).

<sup>4</sup> HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the eligibility limits for the CDBG and HOME programs from 80% of area median to the mathematical 80% of the median.

# Section I.

## Summary of Progress in Carrying out the Consolidated Plan and Action Plan

### A. Summary of Five-Year Goals and Objectives

A majority of the housing and community development activities benefiting low- and moderate-income persons undertaken during City FY 2014 were a continuation of programs and services from prior years. These continued activities are consistent with the goals set forth in the City FY 2011-2015 Consolidated Plan for Housing and Community Development, which was adopted by City Council on May 11, 2010 and approved by the U.S. Department of Housing and Urban Development on October 21, 2010. Eight primary goals of the City's Consolidated Plan addressed during the current reporting are listed below.

#### City Primary Goals

##### 1. Renters Households

Preserve and maintain the existing supply of affordable rental housing and achieve a net increase; and promote compliance with applicable landlord-tenant laws and regulations by both landlords and tenants. Activities undertaken related to the needs of renter households in Alexandria with incomes at or below HUD's moderate-income limits are described in Section II.A.

##### 2. Homeowners Households

Improve living conditions and maintain affordability for existing homeowners within HUD's moderate-income limits. Activities undertaken related to the needs of Alexandria homeowners with incomes at or below HUD's moderate-income limits are described in Section II.B.

##### 3. Homebuyers Households

Provide education, training and affordable homeownership opportunities to City residents and employees working within the City with incomes at or below the HUD moderate-income limits. Activities undertaken related to the needs of homebuyer households in Alexandria with incomes at or below HUD's moderate-income limits are described in Section II.C.

##### 4. Persons who are Homeless or Threatened with Homelessness

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. Activities undertaken related to the needs of homeless persons and those threatened with homelessness are described in Section II.D.

##### 5. Elderly and Frail Elderly Households

Promote housing stability for elderly renters and homeowners and enable elderly persons to age successfully in place. Activities undertaken related to the elderly and frail elderly households are described in Section II.E.1.

##### 6. Persons with Physical Disabilities

Promote housing stability and accessibility for disabled renters and homeowners with incomes at or below HUD's moderate-income limits. Activities undertaken related to non-elderly persons with disabilities are described in Section II. E.2.

##### 7. Persons Affected by Mental Illness, Intellectual Disabilities and Substance Abuse

Deliver compassionate best-practice services that measurably improve the quality of life for the neediest Alexandrians affected by mental illness, intellectual disabilities, and substance abuse. Activities undertaken related to persons affected by mental illness, intellectual disabilities or substance abuse are described in Section II.D.

##### 8. Persons Living with HIV/AIDS

Continue to address the housing and supportive service needs of persons living with HIV/AIDS and their families. Activities undertaken related to persons living with HIV/AIDS are described in Section II.F.2.

## **B. Available Resources and Distribution of Investment**

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This section summarizes the efforts of the City and other entities to carry out the City's FY 2014 One-Year Action Plan. It discusses the total amount of funds used during the year, the types of activities undertaken, the distribution of funds among the activities undertaken, non-federal funds leveraged, matching funds contributed, and the geographic areas served. Performance in each of these areas is compared to the targets established in the City's FY 2014 Action Plan. A detailed description of each of these items in relation to the priority needs categories identified in the One-Year Action Plan is provided in Section II.

### **1. Federal Funds Used and Pattern of Investment**

For the period July 1, 2013 through June 30, 2014, over \$38 million in federal funding was available to the City and other entities in Alexandria through new awards and carryover monies. City agencies were awarded or had available to them over \$6.9 million; the Alexandria Redevelopment and Housing Authority (ARHA) had available about \$30 million in new monies and continuing assistance; and over \$1 million was granted or available to other entities.

Federal funding for housing and community development activities was received under 25 programs during the reporting period. City entities received funding under 16 of these federal programs. ARHA received funding under 2 of the programs and private non-profits received funding under 7 of the federal programs. One federal program provided funding to both the City and private non-profit. Details on the distribution of federal resources are provided in Section II under each of the program/activities category.

Approximately \$36 million in federal funds were expended during the reporting period. Nearly all of the remaining funds have been budgeted for particular programs or committed to specific projects, but have not yet been expended. The majority of the total federal funds expended (93%) supported rent subsidies, primarily provided through Section 8 vouchers. The table below shows the actual percentage distribution of federal funds received and expended among the activities undertaken by the City, by other entities and in total.

## Distribution of Extended Activity

Actual Percentage Distribution of Federal Funds Received and Expended among the Activities  
Undertaken by the City, by other Entities and in Total

Type of Activity*	City Expenditures	Expenditures by Other Entities	Total Expenditures
Acquisition	7%	0%	3%
New Construction	0%	0%	0%
Rehabilitation	21%	4%	2%
Tenant/Rental	0%	93%	84%
Homebuyer Assistance	14%	0%	2%
Homeless Services	17%	1%	3%
Homeless Shelter (Operating)	0%	0%	0%
Support Facilities and Services	1%	2%	2%
Planning	4%	0%	0%
Other (Fair Housing, Economic Development, Non-Housing Community Development)	36%	0%	4%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

### 2. Leveraging of Non-Federal Resources

Approximately \$25 million in state, local and private funds were spent in conjunction with federal monies. Approximately 66% of these leveraged resources originated from local monies, 20% were private, 12% were state, and less than 2.3% were other state, city or private funds. The majority of non-federal resources spent in conjunction with federal funds benefited persons with mental disabilities and/or substance abuse, and homeless persons and those threatened with homelessness. In addition to the state, local and private monies spent in conjunction with federal funds, \$3,719,098 in local revenue was foregone to support housing and community development activities included in this report that did not involve federal monies.

### 3. Matching Contributions

During the reporting period, three federal programs had matching fund requirements that were met with over \$1 million in local and private funds, as described below:

Funding Recipient	Federal Funds Expended City FY 2014	Match by Source
<b>HOME</b>		
City of Alexandria	\$221,050 (excludes program income)	<b>\$55,263</b> City General Fund
<b>Emergency Solution Grant Program (ESG)</b>		
Private Service Providers	\$150,000	<b>\$946,000</b> Private Monies
<b>Supportive Housing Program (SHP) – Transitional Housing</b>		
City of Alexandria Department of Community and Human Services – MH/ID/SA	<b>\$98,150</b> Operating- \$20,696 Supportive Services- \$107,266	<b>\$272,778</b> Client Fees-\$5,417 City General Fund - \$267,361 State - \$0
<b>Supportive Housing Program (SHP) - Permanent Housing</b>		
City of Alexandria Department of Community and Human Services - MH/ID/SA	<b>\$131,641</b> Operating- \$36,124 Supportive Services- \$95,517	<b>\$147,805</b> City General Fund - \$117,575 Client Fees-\$30,230
Sheltered Homes of Alexandria (SHA)	<b>\$143,031</b> Operating- \$30,787 Supportive Services- \$112,244	<b>\$373,874</b> Client Fees-\$3,463 City General Fund-\$370,411
<b>TOTAL MATCH</b>		<b>\$ 1,795,720</b>

#### **4. Geographic Area Served**

Assistance provided through the CDBG and HOME programs during the reporting period was available to any eligible household residing within City limits. For homeownership assistance only, eligible households also included those with a household member working within the City limits. All homes purchased were required to be within the City limits.

#### **5. Actions Taken to Carry Out One-Year Action Plan**

The City has actively endeavored to carry out the priority activities of the fourth year of the City's FY 2011-2015 Consolidated Plan as identified in the Action Plan for the period July 1, 2013 through June 30, 2014 and described in Section II of this report. Certificates of Consistency are provided to ARHA, City Departments, and private non-profit providers whose funding applications are found to be consistent with the Consolidated Plan. In City FY 2014, Certificates of Consistency were provided to ARHA for the Housing Family Self-Sufficiency Coordinator's salary and the Annual Agency Plan for Fiscal Year 2014.

### **C. Provision of Affordable Housing: Households and Persons Assisted**

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A total of 424 extremely low-, low- and moderate-income households were served through housing-related activities supported in whole or part by federal CDBG or HOME program funds in the City of Alexandria. Of these, 14 extremely low-, low- and moderate-income households were assisted in ways that meet HUD's definition of "assisted" for CAPER purposes<sup>2</sup>, including 7 homeowner households, 4 homebuyer households and 3 renter households. The remaining 410 beneficiaries were homeless households served through the Transitional Assistance Program (consisting of 45 households and 136 individuals-- 103 were extremely low-income individuals, 32 were low-income individuals, and 1 was a moderate income individual), the Winter Shelter program coordinated by Carpenter's Shelter (consisting of 344 households and 358 extremely low-income individuals), and the Eviction Assistance and Furniture Storage Program (consisting of 21 households and 44 extremely low-income individuals).

Of the 14 households meeting HUD's criteria for assistance, 21% (3) had extremely low- or low-incomes and 43% (6) were female-headed. A comparison of actual accomplishments to the goals established for the reporting period may be found in Appendix I, Part I.

Persons with "worst case" housing needs<sup>3</sup> were assisted through the City's Transitional Assistance Program, Eviction Storage, and Emergency Solution Grants. These programs are detailed in Section II, "Programs and Services for Homeless Persons and Persons Threatened with Homelessness."

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<sup>2</sup> For the purpose of identification of goals, HUD defines an assisted household or person as one who, during the period covered by the One-Year Action Plan, received benefits through federal funds, either alone or in conjunction with the investment of other public or private funds. A renter is benefited if the household or person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance as a newly assisted household. An existing homeowner is benefited during the year if the home's rehabilitation is completed, and a first-time homebuyer is assisted if the home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional (12-24 months) or permanent housing. A non-homeless person with special needs is considered as being benefited only if the provision of supportive services is linked to the acquisition, rehabilitation or new construction of a housing unit and/or the provision of rental assistance during the year.

<sup>3</sup> HUD defines worst-case housing needs as low-income households that are paying more than 50% of their income for rent, living in seriously substandard housing (defined to include homeless people), or involuntarily displaced.

City support in meeting the housing needs of elderly persons and persons with disabilities was primarily provided through programs administered by the City's Department of Community Human Services. Additional City assistance was provided through the Rent Relief Program, which is administered by the City's Department of Community and Human Services, and through the Real Property Tax Relief Program for the Elderly and Disabled, and Disabled Veterans, which are offered through the City's Finance Department. These programs are detailed in Section II, "Programs and Services for Non-Homeless Persons with Special Needs."

# Section II.

## Activities to Meet Priorities

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In its One-Year Action Plan for City FY 2014, the City established priorities for providing housing assistance to seven categories of persons:

- ◆ extremely low- and low-income renters;
- ◆ moderate-income renters;
- ◆ low- and moderate-income homeowners;
- ◆ low- and moderate-income homebuyers;
- ◆ homeless persons and those threatened with homelessness;
- ◆ non-homeless persons with special needs (includes the elderly and frail elderly; persons with physical disabilities; persons with mental illness, intellectual disabilities and/or substance abuse); and
- ◆ persons living with or affected by HIV/AIDS.

This section of the CAPER describes the activities undertaken, programs used, and amount of federal, state, local and/or private funds committed and expended to assist each of these priority household groups during the reporting period. Note that the discussion of extremely low-, low- and moderate-income renters has been combined to avoid repetition, given that the programs discussed may provide housing to all three income categories.

## Renters

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### A. Programs for Extremely Low-, Low- and Moderate- Income Renters

**Five-Year Goals and Objectives:** The primary goal of the City's housing and supportive services is to promote self-sufficiency and progression from assisted rental housing to eventual homeownership. For renter households at the upper end of the low- to moderate-income range, homeownership is a primary strategy and is discussed in detail under programs for homebuyers in Section II.C. Acquisition and rehabilitation are primary strategies for assisting extremely low-, low-, and moderate-income renters. The maintenance and preservation of the City's 1,150 Resolution 830 publicly assisted rental-housing units is another strategy for assisting these target groups. Support facilities and services are a primary strategy for extremely low- and low-income renter households and a secondary strategy for moderate-income households, as households in these income groups often need various forms of non-housing related assistance.

**One-Year Accomplishments:** During City FY 2014, 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 2,566 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.

**Use of Resources:** The following resources were expended during this reporting period to assist extremely low-, low-, and moderate-income renters to obtain and retain affordable permanent housing:

City FY 2014 Expenditures to Assist Extremely Low-, Low- and Moderate-Income Renters			
	SOURCE	RECIPIENT	\$EXPENDED
<b>Federal</b>			
	Section 8 Vouchers	ARHA	\$ 22,500,000
	Section 8 Moderate Rehabilitation	ARHA	\$ 1,300,000
	Public Housing Operating Fund	ARHA	\$ 6,500,000
	Public Housing Capital Fund	ARHA	\$ 384,000
	Public Housing Supportive Services	ARHA	\$ 194,000
	Community Development Block Grant (CDBG)	AHC, Inc.	\$ 285,765
	<b>Federal Subtotal</b>		<b>\$ 31,163,765</b>
<b>City</b>			
	General Fund	AHC, Inc.	\$ 174,235
	<b>City Subtotal</b>		<b>\$ 174,235</b>
	<b>GRAND TOTAL</b>		<b>\$ 31,338,000</b>

**Programs/Activities:** City FY 2014 programs and/or activities for extremely low-, low- and moderate-income renters are as follows:

<p align="center"><b>Program/Activity: Public Housing and Public Housing Replacement Units</b></p> <p><b>Provider(s):</b> ARHA, except for one complex owned by Freeman and Mays located on ARHA-owned land.</p> <p><b>Target Population:</b> Extremely Low- to Moderate-Income Renters</p> <p><b>Provider(s):</b> ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)</p> <p><b>Target Population:</b> Extremely Low- to Moderate-Income Renters</p> <p><b>Program/Activity Description:</b> Federally-assisted public housing units and other publicly-assisted units developed or acquired to replace such units - In accordance with Resolution 830, 1,150 such units are maintained in the City, of which 839 are Public Housing units, 109 are Section 8 Moderate Rehabilitation units, 60 are Low-Income Housing Tax Credit (LIHTC) units, 90 are Section 8 New Construction units reserved for elderly income eligible renters, and 52 are units reserved for voucher holders in an ARHA-owned property.</p> <p><b>Funds Expended (By Source):</b> Total- \$8.1 million [(January - December 2013)- Section 8 Moderate Rehabilitation - \$1.3 million; Public Housing Capital Fund - \$384,000; Public Housing Operating Fund- \$6.5 million]</p> <p><b>Service Accomplishments:</b> Units Available -1,150 (Average turnover for Public Housing and Section 8 Moderate Rehabilitation units is 12-15 per year).</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.</p>
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**Program/Activity: Section 8 Housing Choice Voucher Program**

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Tenant-based rental housing subsidies for income-eligible households renting private-market units

**Funds Expended (By Source):** Section 8/Housing Voucher - \$22.5 million (January -December 2013)

**Service Accomplishments:** Vouchers Allocated - 1,926 (Average Turnover is 3%)\*

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.

*\*The number of units under lease may be limited to less than 1,926 based on budget constraints. The estimated number of vouchers that can be funded is 1,550 with existing funding levels. 1,472 vouchers leased.*

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.

**Program/Activity: Affordable Rental Housing Development Initiatives**

**Provider(s):** City Office of Housing and Private Entities

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Initiative to develop or preserve affordable rental units depending on availability of funds.

**Funds Expended (By Source):** TOTAL – \$460,000 (CDBG - \$285,765; General Fund - \$174,235)

**Service Accomplishments:** Funds provided to AHC, Inc. – St. James for predevelopment and acquisition financing; funds provided to Wesley Housing for rehabilitation of 28 units at Lynhaven Apartments

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** None

**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

**Program/Activity: Affordable Rental Housing Set-Aside Units in New Developments**

**Provider(s):** Private developers pursuant to City policy administered by the City's Office of Housing

**Target Population:** Low- and Moderate-Income Renters

**Program/Activity Description:** In accordance with established City policies and practices, new housing developers provide affordable set-aside sales or rental units to income-eligible households, either on a mandatory (pursuant to Zoning Ordinance when bonus density or height are involved) or voluntary basis.

**Funds Expended (By Source):** N/A.

**Service Accomplishments:** Rental Units Previously Pledged Under Construction – 141 (Braddock Metro Place Development – 10 Units; Potomac Yard Landbay J – 8 Units; Giant at Potomac Yard – 12 Units; Jackson Crossing – 78 Units, Park Meridian – 33 Units); New Units Pledged through Development Special Use Permit (DSUP) – 24 (Hunting Terrace Redevelopment)

**Geographic Distribution:** See Appendix III, Figure 3

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Section 8 Security Deposit Loan Program**

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Revolving loan fund established during City FY 2002 and partially funded with City Housing Trust Fund monies that provides loans for security deposits to Section 8 voucher program participants

**Funds Expended (By Source):** TOTAL - \$0

**Service Accomplishments:** Section 8 Security Deposit Loans Made - 0

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Supportive Services for ARHA-Assisted Households**

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Social services for ARHA residents

**Funds Expended (By Source):** Public Housing \$194,000

**Service Accomplishments:** Continued social services for ARHA residents

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Supportive City services are available for all ARHA residents.

*For more information on the development and or preservation of affordable rental (and sales) housing, see Sections III.A and III.F below. For information on assistance with accessibility modifications for income-eligible renters with disabilities see Section II.E.*

*The City's Office of Housing handled 1,215 landlord/tenant complaints during City FY 2014.*

## Homeowners

### B. Programs for Extremely Low-, Low- and Moderate-Income Homeowners

**Five-Year Goals and Objectives:** Rehabilitation is the primary strategy for assisting low- and moderate-income homeowners. The City continued to spend funds to assist these owners, primarily through its Home Rehabilitation Loan Program. The City estimated that 50 housing units would be rehabilitated during the five-year period of the City FY 2011-2015 Consolidated Plan.

**One-Year Accomplishments:** Over the one-year period, no-interest rehabilitation loans were granted to 8 and obligated to 8 income-eligible homeowners through the Home Rehabilitation Loan Program, and the City completed the 7 home rehabilitation construction projects. Rebuilding Together Alexandria (RTA) assisted 77 elderly, disabled and/or lower-income homeowners

**Use of Resources:** The following resources were expended to assist extremely low-, low- and moderate-income homeowners during the reporting period:

**City FY 2014 Expenditures to Assist  
Extremely Low-, Low- and Moderate-Income Homeowners**

	<b>SOURCE</b>	<b>RECIPIENT</b>	<b>DOLLARS EXPENDED</b>
<b>Federal</b>	Community Development Block Grant (CDBG) Program	City	\$ 332,183
	Community Development Block Grant (CDBG) Program/ Program Income	City	\$ 467,799
	<b>Federal Subtotal</b>		<b>\$ 799,982</b>
<b>State</b>	Neighborhood Stabilization Program (NSP)	RTA	\$ 2,603
	<b>State Subtotal</b>		<b>\$ 2,603</b>
<b>City</b>	City Housing Trust Fund	RTA	\$ 50,000
	City General Fund through the Community Partnership Fund	RTA	\$ 10,000
	CDBG Funds (through City)	RTA	\$ 30,684
	HOME Funds (through City)		\$ 44,104
	<b>City Subtotal</b>		<b>\$ 134,788</b>
<b>Private</b>	Private Monies and In-Kind Donations	RTA	\$ 901,900
	<b>Private Subtotal</b>		<b>\$ 901,900</b>
<b>GRAND TOTAL</b>			<b>\$ 1,839,273</b>

**Programs/Activities:** City FY 2014 programs and/or activities for existing low- and moderate-income homeowners are as follows:

**FY 2014 Programs/Activities for  
Existing Low-and Moderate-Income Homeowners**

**Program/Activity: Home Rehabilitation Loan Program**

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Extremely Low- to Moderate-Income Homeowners

**Program/Activity Description:** Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. Includes energy-efficiency improvements and may sometimes include historic preservation activities.

**Funds Expended (By Source):** TOTAL -799,982 [CDBG- \$332,183; CDBG Program Income - \$467,799]

**Service Accomplishments:** Loans Granted – 8; Rehabilitation Construction Projects Completed – 7; Loans Obligated –8. For information on marketing and outreach efforts undertaken in connection with this activity, see Section IV.B. *For demographic data on beneficiaries of CDBG/HOME expenditures, see Appendix I.*

**Geographic Distribution:** Citywide - (see Figure 1 in Appendix III).

**Leveraging of Federal Funds:** None

**Program/Activity: Rebuilding Together Alexandria - National Rebuilding Day Activities**

**Provider(s):** Rebuilding Together Alexandria (RTA)

**Target Population:** Low-to Moderate-Income Elderly, Low-to Moderate-Income Disabled, or Low-to Moderate-Income Homeowners

**Program/Activity Description:** Provides home improvement and repair services to lower-income elderly and/or disabled or lower-income City homeowners, primarily using volunteer labor. Also provides repairs to non-profit facilities.

**Funds Expended (By Source):** TOTAL - \$1,039,291 [City Housing Trust Fund - \$50,000; City General Fund through the Community Partnership Fund - \$10,000; CDBG (through City) \$30,684; HOME (through City allocation) \$44,104; NSP \$2,603; Private Monies-\$543,816; In-Kind Donations - \$358,084]

**Service Accomplishments:** Households Assisted – 77; Shelter Facilities Assisted - 2. All 77 households were extremely low- to moderate-income households. Of the 77 households, 6 were non-elderly (elderly is defined as age 62 and over), and 41 reported households with disabilities.

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$961,900 in non-federal funds.

## Homebuyers

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### C. Programs for Low- and Moderate- Income Homebuyers

**Five-Year Goals and Objectives:** Providing affordable homeownership opportunities for low- and moderate-income residents is one of the City's highest housing priorities, and home purchase assistance activities for first-time homebuyers is a primary strategy. The Five-Year Consolidated Plan includes housing rehabilitation in connection with conversion from rental to homeownership as a secondary strategy for assisting homebuyers. Other City strategies to assist these target groups include homeownership counseling services and the provision of price discounts in new developments.

**One-Year Accomplishments:** Over the one-year period, the City assisted 4 households under its Flexible Homeownership Assistance Program (FHAP), acquired 5 units under the Alexandria Neighborhood Stabilization Program (ANSP), in which 3 were sold to first-time homebuyers; assisted 4 households under the Community Homeownership Revitalization Program (CHRP), and acquired 2 housing units under the Neighborhood Stabilization Program 1 (NSP1).

**Use of Resources:** The following resources were expended during the reporting period to assist low- and moderate-income homebuyers:

<b>City FY 2014 Expenditure to Assist Low- and Moderate- Income Homebuyers</b>			
	<b>SOURCE</b>	<b>RECIPIENT</b>	<b>DOLLARS EXPENDED</b>
<b>Federal</b>			
	HOME Investment Partnerships Program	ANSP	\$ 221,050
	HOME Investment Partnerships Program (Program Income)	ANSP	\$ 223,687
	HOME Investment Partnership Program (Program Income)	FLEX Homebuyer	\$ 32,280
	Community Development Block Grant (CDBG) Program	FLEX Homebuyer	\$ 58,943
	Community Development Block Grant (CDBG) Program/Income	FLEX Homebuyer	\$ 65,557
	<b>Federal Subtotal</b>		<b>\$ 601,517</b>
<b>State</b>			
	Neighborhood Stabilization Program 1 (NSP1)	RTA	\$ 492,649
	VHDA Community Homeownership Revitalization Program (CHRP)	MIHP Homebuyer	\$ 519,657
	<b>State Subtotal</b>		<b>\$ 1,012,306</b>
<b>City</b>			
	HOME Match ( General Fund)	ANSP	\$ 55,263
	Trust Fund	Counseling	\$ 1,850
	<b>City Subtotal</b>		<b>\$ 57,113</b>
	<b>Grand Total</b>		<b>\$ 1,670,936</b>

**Programs/Activities:** Programs and/or activities that took place during City FY 2014 for low- and moderate-income homebuyers are listed below:

**Program/Activity: Flexible Homeownership Assistance Program (FHAP)**

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Homebuyer up to City-established Maximum Income Limits.

**Program/Activity Description:** Provides assistance for the purchase of previously assisted resale-restricted units and for special projects through deferred-payment second trust loans for downpayment and closing cost assistance to eligible first-time homebuyer households (except as noted) as follows:

Program Offered	Household Income or other Qualifications Limits	Downpayment and closing cost assistance limit	Funding Type*
Citywide	Up to HUD 80% AMI	Up to \$50,000	Federal
Citywide	Between HUD 80% AMI and City mathematical 80%	Up to \$40,000	Federal
Citywide	Between City mathematical 80%AMI - 90%AMI	Up to \$30,000	HTF
Citywide	90% AMI - 100%	Up to \$20,000	HTF
Citywide	City or Alexandria City Public (No income restrictions; no first-time homebuyer required)	\$10,000 plus any income-qualified first-time homebuyer amount	HTF
*Federal funding restricted to mathematical 80% AMI and below			

**Funds Expended (By Source):** TOTAL - \$156,780 [CDBG Grant - \$58,943; CDBG Program Income - \$65,557; HOME Program Income - \$32,280]

**Service Accomplishments:** Households Assisted – 4 units [For demographic data on beneficiaries of CDBG/HOME expenditures, see Appendix I.]

**Geographic Distribution:** Citywide (See Figure 2 in Appendix III)

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$519,657 in VHDA Community Homeownership Revitalization Program (CHRP).

**Community Homeownership Revitalization Program (CHRP)**

**Provider(s):** City of Alexandria, Office of Housing

**Target Population:** Homebuyers with Incomes from Low to MIHP Program Limits City's

**Program/Activity Description:** This is the third year that VHDA has made funding available through the Community Homeownership Revitalization Program (CHRP) and these funds must be targeted to specific areas that are the focus of local revitalization efforts. The City's NSP target areas where these funds may be used include the Hume Springs community and two Census Tracts, 515102001.03 and 515102004.01, in the City's West End. These areas include the South Van Dorn Street area and the communities on the west side of I-395 along the southern portion of Beauregard Street.

**Funds Expended (By Source):** Total - \$519,657. The City received \$900,000 in CHRP funds in FY 2014.

**Service Accomplishments:** Household Assisted – 4

**Geographic Distribution:** Target areas identified above

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Homeownership Counseling Services**

**Provider(s):** Housing Counseling Services, Inc. under contract with the City of Alexandria Office of Housing

**Target Population:** Homebuyer up to City-established Maximum Income Limits.

**Program/Activity Description:** Homeownership training and counseling for first-time homebuyers

**Funds Expended (By Source):** City Housing Trust Fund - \$1,850

**Service Accomplishments:** Households Trained – 4

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Alexandria Neighborhood Stabilization Program**

**Provider(s):** City of Alexandria Office of Housing, Rebuilding Together Alexandria, Alexandria Housing Development Corporation

**Target Population:** Low- to Moderate- Income Housing

**Program/Activity Description:** Provide funding to Rebuilding Together Alexandria (RTA) to acquire, rehabilitate and re-sell housing units under the using CDBG and HOME program funding.

**Funds Expended (By Source):** TOTAL - \$500,000 (HOME Carryover- \$221,050; HOME Match - \$55,263; HOME Program Income - \$223,687)

**Service Accomplishments:** 5 units acquired, 5 units rehabilitated, 3 resold

**Geographic Distribution:** Citywide (See Figure 2 in Appendix III)

**Leveraging of Federal Funds:** None

**Program/Activity: Neighborhood Stabilization Program 1 (NSP1)**

**Provider(s):** City of Alexandria Office of Housing, Rebuilding Together Alexandria (RTA) and the Alexandria Housing Development Corporation

**Target Population:** Low- to Moderate-Income Housing

**Program/Activity Description:** Funding provided to RTA to acquire, rehabilitate and resale housing units.

**Funds Expended (By Source):** Total - \$392,649 (Neighborhood Stabilization Program 1- \$388,638; Federal Home Loan Bank - \$4,011)

**Service Accomplishments:** Acquired 2 units

**Geographic Distribution:** The City's NSP target areas where these funds may be used include the Hume Springs community and two Census Tracts, 515102001.03 and 515102004.01, in the City's West End. These areas include the South Van Dorn Street area and the communities on the west side of I-395 along the southern portion of Beauregard Street.

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$11,329.03 from borrowers.

**Program/Activity: Affordable Sales Housing Units in New Developments**

**Provider(s):** Private developers; administered by the City's Office of Housing

**Target Population:** Homebuyers with Incomes from Low- to City-established Levels

**Program/Activity Description:** In accordance with established City policies and practices, new housing developers provide affordable set-aside sales or rental units to income-eligible households, either on a mandatory (pursuant to Zoning Ordinance when bonus density or height are involved) or voluntary basis.

**Funds Expended (By Source):** Amount of developer subsidies used to support this program is not known until a project has been completed.

**Service Accomplishments:** Sales Units Completed – 0; Slater's Lane Condominiums – 2 Units Pledged

**Geographic Distribution:** Citywide; See Figure 3 in Appendix III

**Leveraging of Federal Funds:** N/A

*Additional information on the City's efforts to encourage the development and preservation of affordable sales (and rental) housing units is provided in Section III.A below.*

# Homeless Persons

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## D. Emergency Shelter, Transitional Housing and Services for Homeless Persons and Persons Threatened with Homelessness

### Goals and Objectives:<sup>6</sup>

- **Prevention and Intervention Services:** The City continues to focus on the prevention of homelessness by stabilizing “at-risk” families in their existing housing with financial rent or mortgage assistance and counseling. The Department of Community and Human Services will continue to stress prevention as a viable alternative to shelter placements and administer the City’s current programs and services designed to prevent homelessness.

Outreach and assessment are important components of the City’s Continuum of Care. Identification and engagement are critical in efforts to bring the chronic homeless population into mainstream programs. The Partnership to Prevent and End Homelessness in the City of Alexandria supports the continuation of these services.

- **Transitional Housing:** Transitional housing programs provide critical financial and supportive services for formerly homeless persons moving through the Continuum toward permanent housing. Plans call for continuation of existing facility-based, family-based and financial assistance programs.
- **Emergency Shelter:** The City is served by two permanent year-round emergency shelters providing a total of 145 beds. During the months of November through March a hypothermia program provides an additional 67 beds for persons unwilling or unable to access the residential shelters. In addition, specialized services are provided to victims of domestic violence and youth.
- **Permanent Supportive Housing Targeting Persons with Mental Health, Intellectual Disabilities and/or Substance Use Disorders:** The City will continue to offer permanent supportive housing and services to persons with mental health, intellectual disabilities and/or substance use disorders. The City and other entities will continue to expend resources on existing supportive housing for persons with mental health, intellectual disabilities and/or substance use disorders.
- **Permanent Housing:** Alexandria Redevelopment and Housing Authority (ARHA) provides, and will continue to provide, funding for persons in need of rental assistance and/or public housing. Homeless persons and those threatened with homelessness may also seek assistance through programs offered by the City to extremely low-, low- and moderate-income renters.

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<sup>6</sup> These priorities and objectives are from the Five-Year Consolidated Plan for July 1, 2010 through June 30, 2015. They may be different than the priority needs as determined in the Partnership to End and Prevent Homelessness Continuum of Care for any given year.

**One-Year Accomplishments:** FY 2014 service accomplishments for activities benefiting persons who are homeless or threatened with homelessness are summarized beginning on page 22.

**Use of Resources:** The following resources were expended to provide emergency shelter, transitional housing and supportive services for homeless persons and those threatened with homelessness during the reporting period:

City FY 2014 Expenditure to Provide Emergency Shelter, Transitional Housing, and Supportive Services for Homeless Persons and Those Threatened with Homelessness			
	SOURCE	RECIPIENT	DOLLARS EXPENDED
<b>Federal</b>			
	Emergency Solutions Grant (ESG)	Service Providers	\$ 190,462
	Supportive Housing Program (SHP)	AACH	\$ 143,238
	Supportive Housing Program (SHP) [Safe Haven and Transitional/Permanent Housing]	City (DCHS)	\$ 428,048
	Community Development Block Grant (CDBG) [Eviction/TAP/Winter Shelter]	City (DCHS)	\$ 91,523
	U.S. Department of Agriculture	Carpenter's Shelter	\$ 16,560
	Community Services Block Grant (CSBG)	City (DCHS)	\$ 126,248
	<b>Federal Subtotal</b>		<b>\$ 996,079</b>
<b>State</b>			
	Homeless Prevention Program (HPP)	City (DCHS)	\$ 200,000
	Homeless Prevention Program (HPP)	City (DCHS)	\$ 52,969
	Community Services Block Grant (CSBG)	City (DCHS)	\$ 7,500
	Homeless Solutions Grant (HSG)	Housing Providers	\$ 344,217
	VA Dept. of Corrections	Guest House	\$ 246,533
	VA Dept. of Behavioral Health and Disabilities	City (DCHS)	\$ 255,661
	Family Violence Prevention Funds and Victims of Crime Act	City (DCHS)	\$ 178,855
	Rapid Re-Housing Program (State ESG)	Service Provider	\$ 150,620
	<b>City Subtotal</b>		<b>\$ 1,436,355</b>
<b>City</b>			
	City General Fund	City (DCHS)	\$ 3,002,599
	City Youth Fund	Carpenter's Shelter	\$ 10,000
	Faith-Based Community Partnership Fund	City (DCHS)	\$ 106,328
	HMIS (End User)	City (DCHS)	\$ 4,365
	Community Partners	City (DCHS)	\$ 181,659
	<b>City Subtotal</b>		<b>\$ 3,304,951</b>
<b>Private</b>			
	Donations and/or Grants	Housing Providers	\$ 1,818,843
	United Way	Carpenter's Shelter	\$ 80,000
	<b>Private Subtotal</b>		<b>\$ 1,898,843</b>
<b>Other</b>			
	Other Funds (In-Kind)	Housing Providers	\$ 102,431
	Other Funds	DCHS	\$ 484,111
	<b>Other Subtotal</b>		<b>\$ 947,108</b>
	<b>GRAND TOTAL</b>		<b>\$ 8,222,770</b>

**Programs/Activities:** Programs and/or activities that took place during City FY 2014 for homeless and persons threatened with homelessness are listed below.

FY 2014 Programs/Activities for the Homeless and Persons Threatened with Homelessness
<b>Homeless Management Information System (HMIS)</b>
<b>Program/Activity: Homeless Management Information System (HMIS)</b>
<p><b>Provider(s):</b> City of Alexandria Department of Community and Human Services, and private homeless services providers</p> <p><b>Target Population:</b> Persons who are Homeless, Formerly Homeless or Threatened with Homelessness</p> <p><b>Program/Activity Description:</b> Computerized data collection system designed to capture client-level information on the characteristics and service needs of persons experiencing homelessness or at-risk of homelessness; captures system-wide inventory and capacity; FTE HMIS System Administrator</p> <p><b>Funds Expended (By Source):</b> TOTAL – \$130,346 (City General Fund - \$125,981; End-User License Fees - \$4,365)</p> <p><b>Service Accomplishments:</b> End-user training; System Administrator training; and reports training</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> N/A</p>
<b>Prevention and Intervention</b>
<b>Program/Activity: Homeless Prevention Program &amp; Emergency Solutions Grant Homeless Prevention (HPP &amp; ESGHP)</b>
<p><b>Provider(s):</b> City of Alexandria Department of Community and Human Services (DCHS)</p> <p><b>Target Population:</b> Persons at imminent risk of becoming Homelessness</p> <p><b>Program/Activity Description:</b> Provides financial assistance with rent arrearages and with current or future rent payments to families and single residents of the City facing homelessness.</p> <p><b>Funds Expended (By Source):</b> TOTAL – \$323,141 [State Homeless Prevention Program (HPP) -\$200,000; State ESG Homeless Prevention- \$52,969; City General Fund -\$70,172 ]</p> <p><b>Service Accomplishments:</b> Households – 79 (consisting of 223 persons)</p> <p>This captures the direct financial service only; does not include case management staff costs.</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> None</p>
<b>Program/Activity: Community and Emergency Services (formerly Emergency Shelter Fund-Rental Assistance)</b>
<p><b>Provider(s):</b> City of Alexandria Department of Community and Human Services (DCHS)</p> <p><b>Target Population:</b> Persons Threatened with Homelessness</p> <p><b>Program/Activity Description:</b> Provides short-term rental assistance to prevent homelessness</p> <p><b>Funds Expended (By Source):</b> TOTAL \$476,672 (City General Fund-\$236,596; Federal Community Services Block Grant (CSBG) -\$126,248; State CSBG - \$7,500; Faith-based Community Partners- \$106,328)</p> <p><b>Service Objective:</b> Households Receiving Rental Assistance - 589 consisting of approximately 1,523 persons. This captures the direct financial service only; does not include case management staff costs.</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> Federal monies utilized in connection with federally-supported residential services programs leveraged \$106,328 in non-federal funds.</p>

**Program/Activity: Transitional Assistance Program (TAP)**

**Provider(s):** City of Alexandria Department of Community and Human Services (DCHS)

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing

**Geographic Distribution:** Citywide

**Funds Expended (By Source):** Total - \$61,000 (CDBG)

**Service Objective:** Persons Served - 136 persons (from 45 households)

[For demographic data on beneficiaries of CDBG expenditures see Appendix I.]

**Leveraging of Federal Funds:** None

*The City's Department of Community and Human Services solicited \$106,328 in private donations from local charities during the reporting period, which was used as noted above to provide rental assistance.*

*During the reporting period, outreach, assessment, case management and counseling services continued to be provided as part of the service delivery of the City's emergency shelters by the City's Department of Community and Humans Services, the Alexandria Health Department and the Office of Housing, in conjunction with shelter staff. Emergency assistance and food programs supported by Catholic Charities also continued.*

**Christ House**

**Program/Activity: Christ House**

**Provider(s):** Christ House

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Christ House is a shelter and soup kitchen for men. It provides transformational services for up to six months for men who are seeking to become self-sufficient. It provides approximately 70 people a hot meal each night, 365 days of the year

**Funds Expended (By Source):** Total - \$445,000 (private donations)

**Geographic Distribution:** Eligibility is Citywide. Service Location: 131 South West Street Alexandria, VA

**Service Accomplishments:** Households – 23; Beds – 18

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity.

**Guest House**

**Program/Activity: Guest House Program**

**Provider(s):** Friends of Guest House

**Target Population:** Female ex-offenders who are homeless

**Program/Activity Description:** Provides 17 transitional housing beds in a group home setting, along with supportive services to help female ex-offenders transition to self-sufficiency. After-care services track the progress and provide follow-up services for six to twelve months after discharge. Outreach works with women not in residential program but who need housing, among other referrals.

**Funds Expended (By Source):** TOTAL - \$723,335 [City Community Partnership - \$48,581; Arlington County - \$57,431; Fairfax County - \$45,000; Virginia Department of Corrections - \$246,533; Private Funds - \$325,790]

**Service Accomplishments:** Persons Served -184 (65 of whom were Alexandrians)

**Geographic Distribution:** Citywide (clients are accepted from throughout Virginia)

**Leveraging of Federal Funds:** No Federal monies utilized in connection with this activity

## Transitional Housing

### Program/Activity: ALIVE! House

**Program/Activity:** ALIVE! House

**Provider(s):** ALIVE! House

**Target Population:** Women with children who are Homeless

**Program/Activity Description:** Provides emergency shelter to homeless families

**Funds Expended (By Source):** TOTAL - \$85,957 (Private Monies)

**Service Accomplishments:** Beds Available – 14; Persons Served – 16 (from 5 families), 4 units

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** N/A

### Program/Activity: Community Lodgings, Inc.

**Provider(s):** Community Lodgings, Inc.

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transition in place housing, case management and other supportive services to help homeless families transition from homelessness to self-sufficiency.

**Funds Expended (By Source):** Total- \$265,622 [Community Partnership: \$24,380; Private Monies - \$241,242]

**Service Accomplishments:** Persons Served – 16 people (6 families); 6 Units

**Geographic Distribution:** Eligibility is Citywide. Service Locations: City of Alexandria, 22305

**Leveraging of Federal Funds:** N/A

### Program/Activity: Adopt-A-Family Program

**Provider(s):** Arlington-Alexandria Coalition for the Homeless (AACH)

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency. Utilizes scattered market-rate rental units.

**Funds Expended (By Source):** TOTAL - \$313,199 [SHP - \$143,238; Homeless Solutions Grant - \$90,000; City Community Partnership Fund-\$30,961; Other Private Monies - \$49,000]

**Service Accomplishments:** Persons Served – 34 individuals in 13 families; 13 Units

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal funds were leveraged for approximately \$169,961.

### Program/Activity: - Cornerstone Transitional Housing Program

**Provider(s):** Salvation Army

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency. Six units available.

**Funds Expended (By Source):** Total - \$76,936 (Private)

**Service Accomplishments:** Units Available – 4; Households - 2

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** All funds are private.

## Emergency Shelter

### Program/Activity: Carpenter's Shelter

**Program/Activity:** Carpenter's Shelter

**Provider(s):** Carpenter's Shelter

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides emergency shelter and supportive services for the homeless

**Funds Expended (By Source):** TOTAL - \$1,430,297 (Federal ESG - \$150,000; US Department of Agriculture (USDA) - \$16,560; State HSG - \$150,000; City Community Partnership Fund - \$77,737; City Youth Fund - \$10,000; Workplace Giving/United Way - \$80,000; Other Private Monies - \$946,000 - this does not include WS grant]

**Service Accomplishments:** Beds Available in Shelter Program – 80; Persons Served in Shelter Program-60 (consisting of 32 families: 58 children and 302 singles); Persons Serviced through David's Place (Drop-In Center for Unsheltered Homeless) - 266

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$1,280,297 non-federal funds.

### Program/Activity: Alexandria Community Shelter (ACS)

**Program/Activity:** Alexandria Community Shelter (ACS)

**Provider(s):** New Hope Housing, Inc. (NHH) manages the Alexandria Community Shelter, under contract with the City of Alexandria.

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides temporary emergency shelter and comprehensive services to homeless families, single women and single men. Shelter case managers coordinate supportive services with Alexandria Department of Community and Human Services staff, including Behavioral Health Services, Rapid Re-Housing Services, Child Care and Child Welfare Services and Employment Services.

**Funds Expended (By Source):** TOTAL - \$912,713 (State HSG-\$96,861; City General Fund- \$754,500; Private Monies and In-Kind Contribution- \$61,352)

**Service Accomplishments:** Beds Available – 65; Persons Served – 336 unduplicated

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** None

### Program/Activity: Rapid Re-Housing Program

**Provider(s):** New Hope Housing, Inc.

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Direct rental subsidies to rapidly re-house persons experiencing homelessness.

**Funds Expended (By Source):** TOTAL: \$150,620 (State Emergency Solutions Grant)

**Service Accomplishments:** Households Assisted – 18 Households (consisting of 31 persons)

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** None

**Program/Activity: Alexandria Women's Shelter**

**Program/Activity: Alexandria Women's Shelter**

**Provider(s):** City of Alexandria Department of Community and Human Services

**Target Population:** Victims of Domestic Violence

**Program/Activity Description:** Provides emergency shelter to victims of domestic violence

**Funds Expended (By Source):** Total - \$733,711 [City General Fund - \$554,856; Family Violence Prevention Services Act (FVPSA), and Victims of Crime Act passed through the Virginia Department of Social Services 178,855]

**Service Accomplishments:** Beds – 17; Women and Children Served - 103 (from households 61 women/42 children)

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** None

**Program/Activity: Winter Shelter Program**

**Provider(s):** Carpenter's Shelter, Church of St. Clements, Alexandria Community Shelter, Fairlington Methodist Church and Alfred Street Baptist Church

**Target Population:** Persons who are Homeless

**Program/Activity Description:** 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

**Funds Expended (By Source):** Total- \$99,000 [CDBG - \$20,000; ESG - \$40,462; Homeless Solutions Grant (HSG) - \$7,356; City General Fund - \$31,182]

**Service Accomplishments:** Persons Served - 358 (from 344 households) [For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$79,000 in non-federal funds.

**Alexandria Fund for Community and Human Services**

*The City continued to support the housing and supportive services needs of homeless persons from special needs populations through the competitive Alexandria Fund for Community and Human Services. Since City FY 1999, these funds have been awarded annually to support non-profit organizations meeting the shelter, counseling and service needs of homeless families and youth.*

**Assistance from Rebuilding Together Alexandria (RTA)**

*One emergency shelter and one transitional housing facility received repair and renovation assistance from Rebuilding Together Alexandria (RTA). As most of the beneficiaries of this activity were elderly homeowners, the program is discussed in Sections II.A and II.E.1.*

**Homeless Services Centralized Intake System**

*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. During the reporting period, 461 individuals and 123 families were assessed.*

## Other Supportive Services

### Program/Activity: Eviction Assistance and Furniture Storage Program

**Provider(s):** City of Alexandria Department of Community and Human Services

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides for the transportation and up to 60 days storage of possessions of households that are about to be evicted and that lack a suitable place to store such items.

**Funds Expended (By Source):** TOTAL - \$10,523 (CDBG Carryover)

**Service Accomplishments:** Persons Assisted - 44 (from 21 households) [For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** None

## Permanent Supportive Housing

For information on permanent supportive housing programs available to homeless persons with special needs, please refer to the discussion of supportive housing facilities and services targeted to individuals with mental illness/intellectual disabilities and/or substance abuse problems that follows in Section II.E.7

## Permanent Housing

### Program/Activity: Transitional/Permanent Supportive Housing for Homeless Persons

**Provider(s):** City Department of Community and Human Services and Sheltered Homes of Alexandria, Inc. (SHA)

**Target Population:** Homeless Persons/Threatened with Homelessness with Mental Health, Intellectual Disabilities and/or Substance Use Disorders

**Program/Activity Description:** Provides transitional and affordable permanent supportive housing to clients with mental illness, mental retardation and/or chemical dependency and who are homeless or at risk of homelessness.

**Funds Expended (By Source):** TOTAL: \$1,167,279 [Department of Housing and Urban Development: \$372,823 (includes Federal SHP/Permanent Housing Program - \$274,673; Federal SHP Transitional Housing Program - \$98,150); City Funding - \$755,346; Other - \$39,110]

**Service Accomplishments:** Number of Persons Served – 47; Beds Available – 40 in 20 housing units

#### The following five projects received federal funding:

	Homeless	At Risk	Population	Setting	Persons Served
<b>Aspen (closed in FY2013)</b>					
Windsor	x	x	Sub. Abuse (men only)	Group Home	11
Notabene / Family Condos	x		MI/Sub. Abuse	Condos, 10-unit Apartment Building	18
Columbus and Wythe	x		MI/Sub. Abuse	Two-unit Apartment Building	9
Canterbury/ Mayflower	x		MI/Sub. Abuse	Condos (owned by SHA)	9

**Program/Activity: Safe Haven Facility**

**Provider(s):** City Department of Community and Human Services

**Target Population:** Homeless persons in the City who are mentally ill and/or who are mentally ill and have substance abuse problems who are homeless or chronically homeless

**Program/Activity Description:** Provides affordable permanent housing to individuals with mental illness or mental illness with substance abuse who are homeless or chronically homeless.

**Funds Expended (By Source):** Total: \$817,418 [Federal Supportive Housing Program - \$55,225; Virginia Department of Behavioral Health and Developmental Services: \$255,661, Fees: \$32,566, City: \$473,966]

**Service Accomplishments:** Provided affordable permanent housing to 19 homeless or chronically homeless individuals; Beds Available – 12 in 3 units

**Geographic Distribution:** Eligibility is Citywide. Property Location: 115 N. Patrick Street

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$762,193 in non-federal funds.

*Homeless persons and transitional housing residents may seek permanent housing under programs serving extremely low- and low-income households as discussed in Section II.A.*

**Continuum of Care – The Partnership**

**The City of Alexandria Partnership to Prevent and End Homelessness (aka The Partnership)** serves as the Continuum of Care (CoC) and is made up of public and private homeless services providers, housing advocates, and community representatives. The Partnership develops the long-term strategic plan and manages the continuous effort to address identified needs of persons experiencing homelessness; increase the availability and accessibility of existing housing and services; and broaden the opportunities for linkages with mainstream housing and services resources. The Partnership is chaired and co-chaired by non-profit representatives, which as of the end of the reporting period were the executive director of New Hope Housing, Inc., a nonprofit homeless agency under contract with the City, and the executive director of Carpenter’s Shelter, a nonprofit homeless agency in the City. The Partnership also prepares and submits to HUD the annual McKinney-Vento Homeless Assistance Act Supportive Housing Program (SHP) competitive grant application to obtain grant funding for projects that provide housing and services to individuals and families experiencing or at-risk of homelessness.

**The Point-in-Time count**, conducted annually across the nation, provides a one day snapshot of unduplicated sheltered and unsheltered individuals and families experiencing homelessness as defined by HUD. Keeping with HUD’s guidance to conduct the count within the last 10 days of January, the Metropolitan Washington Council of Governments Homeless Services Planning and Coordinating Committee (MWCOG) designates the last Wednesday of January for the Washington metropolitan region. The Partnership conducted the 2014 Point-In-Time (PIT) count of homeless persons by collecting data through the Homeless Management Information System (HMIS) and completing surveys. A manual count of unsheltered homeless persons was also conducted under the supervision of the Alexandria Community Services Board Comprehensive Recovery Team Leader. The 2014 count conducted for the night of January 29 identified a total of 267 persons (single adults and persons in families with minor children) experiencing homelessness.

## City's Ten-Year Plan to End Chronic Homelessness

### **Program/Activity: Ten-Year Plan to End Chronic Homelessness**

**Provider(s):** City Department of Community and Human Services and Carpenter's Shelter

**Target Population:** Homeless Persons/Threatened with Homelessness with Mental Health, Intellectual Disability and/or Substance Use Disorders

**Program/Activity Description:** Provides mental health assessment and early intervention work to youth, ages 6 to 18, at Carpenter's Shelter.

**Funds Expended (By Source):** TOTAL - \$10,000 (City Funding via grant from Alexandria Fund for Human Services.

**Service Accomplishments:** Continued a \$10,000 grant from the City's Youth Fund and deployed a Home Based worker to provide mental health assessment and early intervention work to youth at Carpenter's Shelter

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds were expended on this activity.

## **E. Housing for Non-Homeless Persons with Special Needs**

The City has set an overall high priority for continuing assistance to all types of persons in this category. The City will continue to provide appropriate housing and/or supportive services for individuals with special needs (and their families, where applicable).

### **1. The Elderly and Frail Elderly**

**Goals and Objectives:** Extremely low- and low-income elderly renters are a high priority for the City. Rental assistance and supportive facilities are primary strategies for addressing their needs for affordable housing, recognizing that elderly/frail elderly persons frequently have limited income and/or earning ability and need financial assistance to afford the high cost of housing, and/or supportive housing, in the City.

Home rehabilitation also continued as a primary strategy for assisting elderly homeowners to remain in their homes. Elderly homeowners with incomes at or below HUD's moderate-income limit and whose homes required safety and accessibility modification were offered assistance through the City's Home Rehabilitation Program (see Section II.B). The City continued to promote housing affordability for low-income elderly homeowners through the Real Property Tax Relief Program for the Elderly and Disabled and the Real Property Tax Relief Program for Veterans with 100% Service-connected Disability.

The City continued to provide supportive services to the elderly (both renters and homeowners) such as companion services (chore aides), home delivered meals, minimal health screening, and exercise and health promotions programs in several publicly supported housing facilities.

**One-Year Accomplishments:** During FY 2014, 99 households (65 elderly and 34 non-elderly disabled) were assisted under the Rent Relief Program, 1,207 households (1,157 elderly and 50 non-elderly disabled) were assisted under the Real Property Tax Relief Program for the Elderly and Disabled, and 67 veteran households (33 elderly and 34 non-elderly disabled) were assisted under the Real Property Tax Relief Program for Veterans with 100% Service-Connected Disability. Public and assisted housing properties continued to provide 598 affordable housing units designated for income-eligible elderly (or disabled) persons. Note: There could be elderly or disabled people in units not designated for this purpose.

**Use of Resources:** The following table describes the funding that was expended in City FY 2014 to provide supportive housing for elderly and disabled persons. Some expenditure that also assisted non-elderly persons with disabilities and/or non-elderly extremely low- or low-income households are included here, in items marked with an asterisk, because they cannot easily be separated from expenditures for elderly persons. As shown in the section immediately following the table (“Local Revenue Foregone”), a portion of the assistance provided by the City to the elderly and/or disabled took the form of local revenue foregone, rather than a direct expenditure of funds.

City FY 2014 Expenditure to Assist Low- and Moderate-Income Homeowners		
SOURCE	RECIPIENT	DOLLARS EXPENDED
<b>City</b>		
General Fund (Rent Relief Program)	Rent Relief Participants	\$ 268,102
<b>Private</b>		
Private Donations	Rebuilding Together Alexandria	\$ 358,084*
<b>GRAND TOTAL</b>		<b>\$ 626,186</b>
Local Revenue Foregone		
Real Property Tax Relief for the Elderly, Disabled, and Disabled Veterans		\$ 3,719,098*
* Reflects a total expenditure that not only benefited elderly persons, but also non-elderly disabled and/or non-elderly extremely low- or low-income persons.		

**Programs/Activities:** Programs and/or activities that took place during City FY 2014 for the elderly and frail elderly are listed below.

City FY 2014 Programs/Activities for the Elderly and Frail Elderly
<p><b>Program/Activity: Publicly Assisted Rental Housing for Income Eligible Elderly Persons</b></p> <p><b>Provider(s):</b> ARHA and private rental property owners</p> <p><b>Target Population:</b> Low- and Moderate-Income Elderly Renters</p> <p><b>Program/Activity Description:</b> 170 public housing units at Ladrey Highrise, 38 public housing units at Park Place 90 Section 8 (public housing replacement) units at Annie B. Rose House, 300 Section 8 units at Claridge House, and 8 units at Beasley Square (all of which were included in assisted rental housing figures provided in Section I.A) continued to house income-eligible elderly renters.</p> <p><b>Funds Expended (By Source):</b> Included under “Public Housing and Replacement Public Housing Units” in Section I.A (excludes Claridge House)</p> <p><b>Service Accomplishments:</b> Affordable Rental Units Reserved for Income-Eligible Elderly (or Disabled) Persons – 598</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> Included under “Public Housing and Replacement Public Housing Units” in Section I.A.</p>

**Program/Activity: Rent Relief Program**

**Provider(s):** City of Alexandria Department of Community and Human Services

**Target Population:** Income-Eligible Elderly and/or Disabled Renters

**Program/Activity Description:** Provides financial assistance to income-eligible renters (currently household income cannot exceed \$25,600), who receive no other rental subsidies, and who are aged 65 or older or have a complete total disability and are not receiving a rental subsidy. Benefit levels vary based on income.

**Funds Expended (By Source):** Total - \$268,102 (City General Fund)

**Service Accomplishments:** Households Served – 99, including 54 elderly household, 34 non-elderly disabled households, and 11 elderly and disabled households (Consisting of 141 elderly and/or disabled persons)

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Real Property Tax Relief Program for the Elderly and Disabled**

**Provider(s):** City of Alexandria Department of Finance

**Target Population:** Income-Eligible Elderly and/or Disabled Homeowners

**Program/Activity Description:** Provides forgiveness or deferrals (until sale of the property) of real property taxes for income-eligible persons who are age 65 or over or permanently disabled. Qualifying incomes were as follows:

	Income
Full abatement	Up to \$40,000
50% abatement	\$40,001 - \$55,000
25% abatement	\$55,001 - \$72,000
Tax Referral	Not to exceed \$72,000

Note: Gross combined income includes the income of both spouses as well as any income in excess of \$10,000 per year of other relatives living in the home. The assets of the household may not exceed \$540,000 (excluding the house and two acres of adjoining property).

**Funds Expended (By Source):** City Revenue Foregone - \$3,372,163 [Tax Exemptions - \$3,324,426; Tax Deferrals - \$47,737]

**Service Accomplishments:** Households Served 1,207 [Of the 1,207 households served 515 had incomes of \$31,600 or less; 228 had incomes from \$31,601 to \$40,000; 269 had incomes eligible for 50% abatement and 195 had incomes eligible for 25% abatement (see above). Of all households served, 1,157 were elderly with or without disabilities and 50 were non-elderly disabled.]

**Leveraging of Federal Funds:** Not Applicable - No Federal funds were expended on this activity

**Program/Activity: Real Property Tax Relief Program for Veterans with 100% Service-Connected Disability**

**Provider(s):** City of Alexandria Department of Finance

**Target Population:** 100% Service-Connected Disabled Veteran Homeowners

**Program/Activity Description:** For calendar year 2011 and subsequent years, the City offers a full real estate tax exemption to any veteran who has been rated by the U.S. Department of Veterans Affairs or its successor agency pursuant to federal law to have a 100 percent service-connected, permanent and total disability, and who occupies the real property as his/her primary place of residence. The surviving spouse of a veteran eligible for the exemption may also qualify.

**Funds Expended (By Source)** City Revenue Foregone - \$346,935

**Service Accomplishments:** Households Served – 67 (33 elderly and 34 non-elderly)

**Leveraging of Federal Funds:** Not Applicable - No Federal funds were expended on this activity.

*Of the total 77 households assisted under Housing Rehabilitation and Modification Program provided by Rebuilding Together Alexandria, 71 households were elderly (see section II.B).*

## **Other Activities for the Elderly and Frail Elderly**

### **City's Home Rehabilitation Loan Program**

Rehabilitation work was completed for five elderly City homeowner households through the City's Home Rehabilitation Loan Program (see Section I.C). This work, which often involves accessibility modifications, improves the ability of elderly citizens to age in place and ensures that their existing affordable housing is safe.

### **The City's Division of Aging and Adult Services in the Center for Adult Services**

A variety of service providers are involved in serving seniors' needs. The City's Division of Aging and Adult Services in the Center for Adult Services oversees the City's programs for elderly persons. The Division seeks to maintain a range of supportive services for all senior needs and adults with disabilities, and works with the Alexandria Redevelopment and Housing Authority (ARHA) to serve the needs of seniors and adults with disabilities in public housing. The Department of Community and Human Services, Office of Community Services, administers the City's Rent Relief Program for the elderly and persons with disabilities.

### **Affordable Assisted Living**

The Department of Housing and Community Services 2012 – 2017 Strategic Plan for Aging includes an affordable housing recommendation to develop a mixed-income affordable assisted living facility in the City. Stakeholders that contributed to the Plan included representatives from communities, businesses, faith community, volunteer organizations, City staff, and experts in the field of aging.

### **Ladrey and Annie B. Rose Public Housing**

Allowing seniors to "age in place" in Ladrey and Annie B. Rose is an ongoing concern for all providers of senior services in the City. To ensure the coordination of services to these residents the Ladrey/Rose Care Coordination Committee and the Successful Aging Committee meets monthly. A host of City and community service providers meet together to share resources and to collaborate on the best plan of service for individual residents.

### **Supportive Services for Extremely Low- and Low-Income Elderly or Disabled Residents of Publicly-Assisted Housing**

To provide more effective supportive services to extremely low- and low-income elderly or disabled residents of publicly-assisted housing, the City's Department of Community and Human Services collaborate with the Alexandria Redevelopment and Housing Authority (ARHA) and the non-profit Senior Services of Alexandria to implement ARHA's Senior Services Outreach Program, which offers an array of services to elderly and disabled residents of Ladrey Highrise, the Annie B. Rose House and other public housing units. ARHA's Senior Service Coordinator continues to work in concert with social services staff, local government and private agencies, including churches, civic groups, and other community entities to ensure timely delivery of services to elderly or disabled ARHA residents. Referrals are made to address residents' medical, dental, mental health, legal, food, clothing, personal care, financial management, and social and spiritual needs.

## 2. Non-Homeless Persons with Physical and Sensory Disabilities

**Five-Year Goals and Objectives:** Removing barriers to daily living continues to be a primary strategy for assisting disabled City residents. For low- and moderate-income homeowner households with a disabled or mobility-impaired member, the City's primary means of implementing this strategy is through home rehabilitation. The City's Home Rehabilitation Loan Program continued to offer accessibility improvements for mobility-impaired persons in owner-occupied homes citywide. Assistance to support accessibility modifications for renter households is provided through the City's Rental Accessibility Modification Program (RAMP).

**One-Year Accomplishments:** Three (3) grants were completed and one (1) grant was obligated during the reporting period under the Rental Accessibility Modification Program (RAMP).

**Programs/Activities:** Programs and/or activities that took place during City FY 2014 for persons with physical and sensory disabilities are listed below.

City FY 2014 Programs/Activities for Persons with Physical and Sensory Disabilities
<b>Program/Activity: Rental Accessibility Modification Program (RAMP)</b>
<p><b>Provider(s):</b> City of Alexandria Office of Housing</p> <p><b>Target Population:</b> Extremely Low- to Moderate-Income Disabled Renters</p> <p><b>Program/Activity Description:</b> Supports accessibility modifications in income-eligible renter households with grants of up to \$50,000 in CDBG funds for substantive modifications and mini-grants of up to \$1,500 from the City's Housing Trust Fund for more minor modifications. Income-eligible renter households are also able to receive up to \$1,800 through VHDA for minor modifications.</p> <p><b>Funds Expended (By Source):</b> TOTAL - \$27,260 (CDBG)</p> <p><b>Service Accomplishments:</b> RAMP Grants Completed – 3 (VHDA Grant- 3; Mini RAMP- 0); RAMP Grants Obligated- 1 (Mini RAMP). Funds expended included architectural fees.</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> None</p>
<ul style="list-style-type: none"> <li>• <b>Disabled Households</b></li> </ul> <p>Of the total 77 households assisted under Housing Rehabilitation and Modification Program provided by Rebuilding Together Alexandria, 41 households were disabled (see section II.B).</p>
<ul style="list-style-type: none"> <li>• <b>Non-Elderly Disabled Households</b></li> </ul> <p>As noted in Section II.E.1, expenditures made by the City to support the Rebuilding Together Alexandria's National Rebuilding Day activities and the City's Rent Relief Program, as well as revenue foregone through the City's Elderly and Disabled Real Property Tax Relief Program and Real Property Tax Relief Program for Veterans, benefited 118 income-eligible households with non-elderly disabled members.</p>
<ul style="list-style-type: none"> <li>• <b>Marketing and Outreach Efforts</b></li> </ul> <p>For information on marketing and outreach efforts to increase the participation of persons with physical and sensory disabilities in City homeownership activities, see Section IV under "Affirmative Marketing of HOME Projects and Programs," which describes actions applicable to all City-supported homeownership assistance programs.</p>

- **Persons with Disabilities Workforce**

The JobLink Division of the City's Department of Community and Human Services has assisted 724 persons with disabilities since its inception in March 1999. During the reporting period, 104 persons with disabilities were assisted bringing a total of 828 since its inception. A wide range of disabling conditions, including sight and hearing impairments, neurological, and orthopedic impairments are reflected among participants. The Department's full-time Employment Training Specialist for persons with disabilities assists individuals in determining their employment goals, coordinating work readiness and skills training, as well as assists in locating, obtaining and retaining meaningful jobs. The Employment Resource Room is fully accessible for persons with disabilities, containing a wide variety of adaptive equipment and assistive technology. An Assistive Technology Specialist is available to assist individuals in utilizing the specialized equipment.

### 3. Persons with Mental Health, Intellectual Disabilities and/or Substance Abuse

**Five-Year Goals and Objectives:** The City's primary strategy for persons with mental health, intellectual disabilities and/or substance use disorders is to continue to provide supportive services and housing opportunities through the City's Department of Community and Human Services.

**One-Year Accomplishments:** Over FY 2014, Mental Health, Intellectual Disabilities and Substance Abuse in the City's Department of Community and Human Services, provided housing opportunities with case management and supportive services to 145 eligible non-homeless residents during the reporting year.

**Use of Resources:** The following resources were expended to provide supportive housing to persons with mental health, intellectual disabilities, and/or substance use disorders:

City FY 2014 Expenditure for Supportive Housing to Persons with Mental or Developmental Disabilities and/or Substance Abuse Problems				
	SOURCE	RECIPIENT	\$	EXPENDED
<b>Federal</b>				
	Federal Block Grant: Alcohol/Drug Treatment for Women	City	\$	50,929
	<b>Federal Subtotal</b>		\$	<b>50,929</b>
<b>State</b>				
	Virginia Department of Behavioral Health and Developmental Services	City	\$	348,258
	<b>State Subtotal</b>		\$	<b>348,258</b>
<b>City</b>				
	General Fund	DCHS	\$	6,825,419
	<b>City Subtotal</b>		\$	<b>6,825,419</b>
<b>Private</b>				
	MH/ID/SUD Client Fees	DCHS	\$	2,076,501
	<b>Private Subtotal</b>		\$	<b>2,076,501</b>
	<b>GRAND TOTAL</b>		\$	<b>9,301,107</b>

**Programs/Activities:** Programs and/or activities that took place during City FY 2014 for non-homeless persons with mental health, intellectual disabilities and/or substance use disorders are listed below.

FY 2014 Programs/Activities for Non-Homeless Persons with Mental Health, Intellectual Disabilities and/or Substance Use Disorders
<b>Program/Activity: Residential Services Programs (Transitional/Permanent Supportive Housing Group Homes and Supervised Apartments)</b>
<b>Provider(s):</b> City Department of Community and Human Services and Sheltered Homes of Alexandria, Inc. (SHA)
<b>Target Population:</b> Extremely Low- to Moderate-Income Renters with Mental Health, Intellectual Disabilities and/or Substance Use Disorders
<b>Program/Activity Description:</b> Provides transitional and affordable permanent supportive housing to clients with mental health, intellectual disabilities and/or substance use disorders through group homes and supervised apartments, most of which are owned by SHA.
<b>Funds Expended (By Source):</b> TOTAL: \$9,301,107 [Federal Block Grant: Alcohol/Drug Treatment Women \$50,929, State MH/ID/SUD Services \$348,258, Fees \$2,076,501, City \$6,825,419]
<b>Service Accomplishments:</b> Persons Assisted – 145; number of beds: 128 in how many housing units 42
<b>Geographic Distribution:</b> Citywide
<b>Leveraging of Federal Funds:</b> Federal monies utilized in connection with federally-supported residential services programs leveraged \$8,725,207 non-federal funds.

#### 4. Persons Living with HIV/AIDS

**Five-Year Goals and Objectives:** The City endeavors to address the housing and supportive services needs of persons living with HIV/AIDS and their families through the Alexandria Neighborhood Health Services, Inc. (ANHSI), Alexandria Health Department, the City’s Department of Community and Human Services - Mental Health, Intellectual Disabilities and Substance Abuse (MH/ID/SA), the INOVA Juniper Program, Northern Virginia Family Services, and other public and non-profit organizations.

The federal Housing Opportunities for Persons with AIDS (HOPWA) program represents a major source of funding for this purpose. HOPWA funds are awarded to the Washington, D.C. metropolitan area as a whole through the Department of Housing and Community Development in Washington DC, which has been designated by the Department of Housing and Urban Development (HUD) as the entity that must apply for and receive HOPWA grant funds for the region. In Northern Virginia, these funds are managed and distributed by the Northern Virginia Regional Commission (NVRC) and are made available to persons living with HIV/AIDS in three categories of assistance: short-term housing assistance; group home operation support and technical assistance, for which related services are provided on a regional basis; and long-term rental assistance, for which funding is allocated to individual jurisdictions.

## HOPWA Funds

### Grant Management Oversight of Sponsor Activities Undertaken

**How Recipients were Chosen.** The Northern Virginia Regional Commission (NVRC) distributes the Virginia portion of Metro Washington EMSA HOPWA funds to sub-recipient organizations (subcontractors). Subcontractors are selected by competitive application process or through contract renewal of existing contracted agencies with satisfactory performance. HOPWA funds in the Virginia portion of the EMSA purchase housing information services, tenant-based rental assistance, short-term rent, mortgage, and utility assistance, supportive services, permanent housing placement, and operating costs. The HOPWA tenant-based rental assistance program that is available to Alexandria residents was awarded to Northern Virginia Family Services (NVFS), the regional tenant-based rental assistance provider\*. NVRC retains control over the regional tenant-based rental assistance waitlist. Through a contract with NVRC, NVFS provided HOPWA TBRA assistance to 71 households, eight (8) of whom lived in the City of Alexandria. Access to STRMU for Alexandria residents was also available during the reporting period, with 60 clients served throughout Northern Virginia. Persons who received the HOPWA assistance either referred themselves or were referred by social workers, case managers or patient advocates.

\*Two local housing offices – Arlington County Department of Human Services and Prince William Office of Housing and Community Development– also received TBRA funding for residents within their localities.

**Leveraging Resources.** HOPWA funds were used to leverage over \$723,631 from a variety of sources, which served to bolster provision of administrative oversight and direct assistance within the funding HOPWA-eligible service areas.

#### Summary of Ryan White Services to City of Alexandria Residents

The primary Ryan White service provider in Alexandria transitioned from Alexandria Health Department to Alexandria Neighborhood Health Services, Inc. during the reporting period. These organizations had been working closely together for some time, and the transition was smooth, with no loss in continuity of patient services. Alexandria residents served by service type included:

- 147 received Outpatient/Ambulatory Medical Care
- 45 received Oral Health Care
- 11 received AIDS Pharmacy Asst. (Local)
- 166 received Medical Case Management
- 149 received Other Services

**One-Year Accomplishments:** During the reporting period, 11 households were assisted under the HOPWA Long-Term Tenant-Based Rental Assistance program, 4 households were assisted under the HOPWA Security Deposit program, and 1 household was assisted under the HOPWA Short-Term Housing and Housing-Related Assistance program. One (1) household was assisted at the Agape House, and 518 Alexandrians were assisted under the Supportive Services for Persons Living with AIDS program.

**Use of Resources:** The following resources were expended during the reporting period to assist with the housing and case management needs of persons living with HIV/AIDS and their families:

**City FY 2014 Expenditure for  
Persons Living with HIV/AIDS and their Families**

	<b>SOURCE</b>	<b>RECIPIENT</b>	<b>\$EXPENDED</b>
<b>Federal</b>	HOPWA	NVFS Long-term Tenant Based	\$ 107,803
		NVFS Short-term Housing	\$ 4,500
		NVFS Security Deposit	\$ 381
		AGAPE House	\$ 96,462
	Ryan White Care Act	Alexandria Neighborhood Health Services	\$ 424,216
	Section 811	AGAPE House	\$ 136,672
	<b>Federal Subtotal</b>		<b>\$ 770,034</b>
<b>GRAND TOTAL</b>		<b>\$ 770,034</b>	

**Programs/Activities:** Programs and/or activities that took place during City FY 2014 for persons living with or affected by HIV/AIDS are listed below.

**City FY 2014 Programs/Activities for  
Persons Living with or Affected by HIV/AIDS**

**Program/Activity: HOPWA Long-Term Tenant-Based Rental Assistance for Persons With HIV/AIDS**

**Provider(s):** Northern Virginia Family Services (NVFS) Target

**Population:** Persons Living with HIV/AIDS

**Program/Activity Description:** Provides long-term tenant-based rental assistance for persons living with HIV/AIDS under the HOPWA voucher program

**Funds Expended (By Source):** TOTAL – HOPWA Assistance for Alexandrians - \$107,803

**Service Accomplishments:** Households Assisted - 11 Alexandrians

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.

**Program/Activity: HOPWA Security Deposits/ 1<sup>st</sup> Month Rent (TBRA) for Persons with HIV/AIDS**

**Provider(s):** Northern Virginia Family Services (NVFS)

**Target Population:** Persons Living with HIV/AIDS

**Program/Activity Description:** Provides long-term tenant-based rental assistance for persons living with HIV/AIDS under the HOPWA voucher program

**Funds Expended (By Source):** TOTAL - HOPWA Assistance for Alexandrians - \$4,500

**Service Accomplishments:** Households Assisted – 4 Alexandrians

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.

**Program/Activity: HOPWA Short-Term Housing Assistance and other Housing-Related Services for Persons Living With or Affected by HIV/AIDS**

**Provider(s):** Northern Virginia Family Services (NVFS)

**Target Population:** Persons Living With or Affected by HIV/AIDS

**Program/Activity Description:** Short-term housing assistance (including short-term/emergency rent or mortgage assistance and emergency utility assistance) and other housing-related services (including housing and financial counseling, and emergency utility assistance) provided regionally to persons living with or affected by HIV/AIDS, which are available to eligible Alexandria residents

**Geographic Distribution:** Regional services are available to Alexandria residents on a citywide basis

**Funding (By Source):** TOTAL - HOPWA Assistance for Alexandrians - \$381

**Service Objective:** Alexandria Residents Assisted with Short-Term Housing Assistance - 4 to Alexandrians

**Leveraging of Federal Funds:** None

**Program/Activity: Agape House**

**Program/Activity:** Agape House

**Provider(s):** Wesley Housing Development Corporation

**Target Population:** Homeless Persons with HIV/AIDS

**Program/Activity Description:** Housing for homeless persons with HIV/AIDS

**Geographic Distribution:** Fairfax County, VA – Facility is open to Alexandria residents citywide

**Funding Expended (By Source):** Total - \$233,134 (Section 811 Contractual Rental Assistance - \$136,672; HOPWA-\$96,462)

**Service Accomplishment :** Overall Apartments Available – 12; Households – 12, including 1 Alexandrian

**Leveraging of Federal Funds:** None

**Supportive Services for Persons Living With or Affected by HIV/AIDS**

**Program/Activity:** Neighborhood Health under the Ryan White grant provides services for Persons Living with HIV/AIDS at the Casey Clinic location in Alexandria, Virginia.

**Provider(s):** Alexandria Neighborhood Health Service, Inc. (ANHSI) has changed its name to Neighborhood Health as of June 2014.

**Target Population:** Neighborhood Health received funding from Part A and Part B of the Ryan White grant. Neighborhood Health provides Ryan White service to people residing in Suburban Virginia.

**Program/Activity Description:** During this grant year period, Neighborhood Health took over Alexandria Health Department and started running the Ryan White HIV/AIDS service independently.

**Geographic Distribution:** Total - \$424,216 (Ryan White Care Act Funds). Under Part A funding, services are provided for community in the Cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park; and the Counties of Arlington, Clarke, Culpeper, Fairfax, Fauquier, King George, Loudoun, Prince William, Spotsylvania, Stafford, and Warren. Under Part B funding, services are provided for community in the Cities of Alexandria, Fairfax, Falls Church, Manassas, Manassas Park; and the Counties of Arlington, Fairfax, Loudoun, and Prince William.

**Funding Expenditure for City FY 2014 (By Source):** ANHSI applied and received Ryan White Comprehensive AIDS Response Emergency (CARE) Act grant for the period 2013 - 2014. Part A funding (March 2013-Feb 2014) was approved for \$413,508, and ANHSI spent \$405,234 (95%) by the end of February 2014. Part B funding (April 2013-March 2014) was approved for 23,509 and ANHSI spent \$18,982 (85%) by the end of March 2014.

**Service Accomplishment:** 147 received Outpatient/Ambulatory Medical Care; 45 received Oral Health Care; 11 received AIDS Pharmacy Asst. (Local); 166 received Medical Case Management; and 149 received Other Services

**Performance Measurement:** Providing services that are needed by individuals with HIV/AIDS to achieve medical outcomes related to their HIV/AIDS-related clinical status based on the HRSA standards.

*MH/MR/SA also offered psychotherapy, substance abuse counseling, intensive case management, psychiatric evaluation, medication monitoring, and outreach to persons living with HIV/AIDS.*

## F. Economic Development Activities

**Five-Year Goals and Objectives:** The primary goal of the City's economic development activities is to improve Alexandria's economy and create jobs through a variety of economic development activities.

**Use of Resources:** See Program Activity Box.

Economic development strategies employed in City FY 2014 focused on the continuing planning efforts for the revitalization of the Mt. Vernon Avenue and northern Route 1 commercial corridors.

**Programs/Activities:** Economic development activities that took place during City FY 2014 are listed below.

City FY 2014 Economic Development Activities
<p><b>Program/Activity: Revitalization of Mount Vernon Avenue and Northern Route 1 Commercial Corridors</b></p>
<p><b>Responsible Entity(ies):</b> Alexandria Economic Development Partnership (AEDP) and the City of Alexandria</p> <p><b>Target Population:</b> Citywide. Currently Mt. Vernon Ave and Potomac West Neighborhood Strategy Area</p> <p><b>Program/Activity Description:</b> Encourages revitalization to provide employment and commercial opportunities. While a long-range plan for the redevelopment of several sites in this area has been adopted, full buildout of the long-range plan is not immediately expected due to market conditions. The City and AEDP work together to develop a strategy to help stabilize existing businesses and collaborate with businesses in the Arlandria Neighborhood. The City supports the development community to transform underused properties to their highest and best uses, including pursuing the completion of park expansion efforts, providing recreational and cultural activities in the new community building, supporting transportation and pedestrian improvements, and collaborating with a citizen stakeholder group to implement recommendations of a 2003 neighborhood plan. These activities contribute to strengthen the business environment in a manner that helps the community's long-term vision, improves livability for local residents and helps in the marketability of the area.</p> <p><b>Funds Expended (By Source):</b> Total – \$86,490 [Capital Improvement Program (CIP): Arlandria Community Park- \$14,929 (benches and picnic tables for plaza site - \$10,074; rain garden soil - \$3,465; trash dumpster replacement - \$1,390); Pedestrian and Bicyclist Safety Improvements - \$37,412 (consultants for existing condition design of Mt. Vernon Avenue - \$3,740; Arlandria bike parking corral - \$1,000; signal upgrades at Mt. Vernon and Four Mile - \$7,650; crosswalks and flashing beacon at Glebe and Florence - \$15,000; and crosswalk upgrades along Mt. Vernon - \$10,022); Park Operations Operating Fund - \$29,996 (installation of Flex-Pave surface for seating areas on plaza); Horticulture Park Renovations Capital Facilities Maintenance Program - \$4,153 (rain garden plantings)]</p> <p><b>Service Accomplishments:</b> Implemented improvements to the Four Mile Run Park Expansion site and the Conservatory Center located on the 4100 block of Mt. Vernon Avenue. Improvements include rain garden plantings and soil, site furnishings, park signage, and environmentally appropriate pervious pavement for the plaza seating areas. Installed a bike parking corral in Arlandria, provided pedestrian crossing improvements at Mt. Vernon and Four Mile Drive, installed a crosswalk and a rapid flashing beacon at Glebe Road &amp; Florence Drive, and upgraded crosswalks along the Mt. Vernon Avenue corridor.</p> <p><b>Geographic Distribution:</b> Mt. Vernon Avenue and Potomac West Neighborhood Strategy Area</p> <p><b>Leveraging of Federal Funds:</b> Not Applicable - No federal funds expended on this activity</p>
<p><i>The City also provided training and services to enable low-income Alexandrians obtain jobs (see Section II. G below).</i></p>

## G. Non- Housing Community Development Activities

The following sections provide information on City community development programs and services undertaken during City FY 2014 (including public facilities and services, infrastructure improvements, and actions to reduce poverty), which will serve low- and moderate-income persons or other target groups addressed in this document (e.g., special needs populations) or persons in the 25% of Alexandria's Census Block Groups with the highest percentages of low-income households, as shown in Appendix III, Figure 1.

**Five-Year Goals and Objectives:** Among the non-housing community development needs and priorities identified in the City's Consolidated Plan are public facility improvements and public service needs. Meeting these needs is an important aspect of the City's long-term and short-term objectives regarding community development.

**Use of CDBG Resources:** No CDBG funds were expended during the reporting period for non-housing community development activities in the City.

**Programs/Activities:** The following non-housing community development activities took place during City FY 2014:

City FY 2014 Programs/Activities for Non-Housing Community Development Activities
<p><b>Program/Activity: Code Administration</b></p> <p><b>Provider(s):</b> City of Alexandria Code Administration</p> <p><b>Target Population:</b> Citywide, including top quartile of low/mod Census block groups</p> <p><b>Program/Activity Description:</b> Includes continued monitoring of properties throughout the City for compliance with building, fire and maintenance codes; and continued implementation of the Spot Blight Abatement program through which the City works with property owners to correct conditions that have caused their properties to be deemed detrimental to the health, safety and welfare of the community or, if necessary, intervenes to abate the violations with associated costs placed as a lien against the property or recouped from the sale of the property.</p> <p><b>Funds Expended (By Source):</b> Program costs covered by Code Administration General Fund budget - The City's estimated cost to provide these services in the City target areas identified above is between \$60,934 to \$95,208 in the block groups</p> <p><b>Service Accomplishments:</b> Cases Resolved – 0</p> <p><b>Geographic Distribution:</b> Citywide, including top quartile of low/moderate Block Groups</p> <p><b>Leveraging of Federal Funds:</b> Not Applicable - No federal funds expended on this activity.</p>

## Employment and Training

### Program/Activity: Employment Services

**Provider(s):** City of Alexandria DCHS

**Target Population:** Consumers include Low- and Moderate-Income Households

**Program/Activity Description:** JobLink, the City's One Stop Workforce Development Center (JobLink) provides staffing solutions created to provide businesses with skilled and dedicated employees. As a certified One Stop Center, JobLink serve a variety of skill levels from those with advanced degrees and many years of experience to those with limited education and work experience. We provide a complement of workforce development services for job seekers, including our Career Center with computer, internet and phone access, career development workshops, career assessments and customized hiring events to assist job seekers with job placement and retention. JobLink provides a broad range of business services at no cost to employers, including staffing solutions (job placement), recruitment services,, labor market information and certified Business Services Specialists to assist in workforce planning. Additionally, JobLink operates the Virginia Initiative for Employment not Welfare (VIEW) Program, Workforce Investment Act (WIA) (Adult Employment, Dislocated Worker and Youth) Supplemental Nutrition Assistance Program Employment Training (SNAPET), Youth and Young Adult Employment (TeensWork!), Virginia Refugee Resettlement Program, Disability Employment and Veteran Services. These programs generally include job training and supportive services in addition to the above-mentioned complement of workforce development services. Program eligibility is determined on a case-by-case basis.

**Funds Budgeted (By Source):** TOTAL- \$4,106,802 (Federal \$1,353,905; State \$213,431; City \$2,539,466)

**Service Accomplishments:** Persons – 16,924\*

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$ 2,752,897 in non-federal funds.

\*Data collected may duplicate individual counts

### Program/Activity: Ethiopian Community Development Council, Inc. (ECDC) Enterprise Development Group (EDG)

**Provider(s):** ECDC

**Target Population:** Low- and Moderate-Income Clienteles

**Program/Activity Description:** Provides microenterprise loans ranging from \$500 up to \$50,000 to small businesses in the City that cannot access traditional financing.

**Funds Budgeted (By Source):** TOTAL - Revolving loans from \$50,000 grant in CDBG made in a prior year

**Service Accomplishments:** Loans Provided – 20; Jobs Created- 16; Jobs Retained-6

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** None

# Section III.

## Other Actions Taken

### A. Actions to Foster and Maintain Affordable Housing

#### 1. Resolution 830

The City considers preservation of existing assisted rental housing stock one of its highest affordable housing priorities. Under Resolution 830, the City and ARHA have a joint commitment to preserve and maintain, at a minimum, 1,150 publicly-assisted rental housing units. This resolution assures that none of the 1,150 public housing that were in existence when Resolution 830 was adopted in 1982 will be lost unless a replacement unit is provided. For more information on the development and preservation of these units, see Section III.G (“Fostering of Public Housing Improvements”).

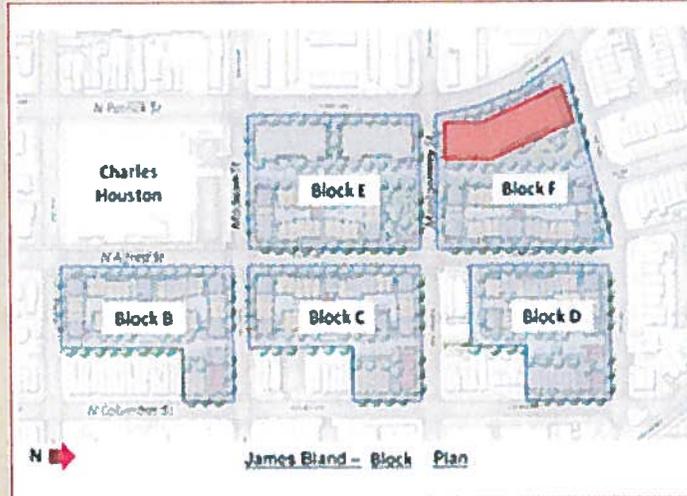
#### James Bland and James Bland Addition aka Old Town Commons.

The James Bland redevelopment site plan began as five phases, but Blocks D and F, which were awarded low-income housing tax credits by VHDA in the spring of 2012, were combined as the final phase. The 12 ARHA units and 35 market-rate townhome units in Block D as well as the 27 townhomes, which includes 12 ARHA units, continued construction during FY 2014. The 42 ARHA multi-family units and 32 market rate condominiums units in Block F were completed and are occupied. When this final phase is completed, all 134 of the Old Town Common units will have been developed on-site.

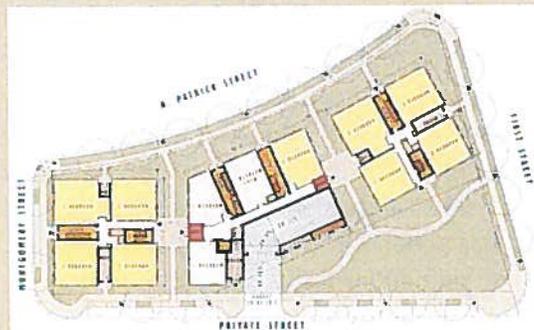
<p>City Approval for Redevelopment of Public Housing Site</p>	<p>New Development to be Completed by 2015 <b><i>Old Town Commons</i></b></p>	
<p>James Bland and James Bland Addition: 194 ARHA Units</p>	<p>Total New Units on Site – 365</p>	
	<p><b><u>New ARHA Units on Site: 134</u></b> 80 units completed 54 units underway <b><u>ARHA Units Relocated: 60</u></b> 44 units were relocated to Alexandria Commons (Completed in FY 2011) 16 units in various locations throughout the City (Miller Homes Completed in FY 2012)</p>	<p><b><u>New Market Rate Units on Site: 231</u></b> 155 market-rate townhomes* 76 market-rate multifamily units* <i>*The multifamily buildings in Block D and Block F were redesigned from the original plan submitted by the developer resulting to 17 market rate townhome units in Block E and 32 market rate condo units in Block F.</i></p>

# ARHA Redevelopment Project

## James Bland Redevelopment Site Plan\*



## Block F



\*The redevelopment plan began as five phases, but Blocks F and D were combined as the final phase.

## 2. Affordable Housing Development/Preservation

**Dedicated Real Estate Tax Revenue and General Obligation Bonds.** Beginning in FY 2006, Alexandria dedicated one cent on the real property tax rate for affordable housing. In FY 2006, City Council also authorized the issuance of general obligation bonds for affordable housing, with debt service on the bonds to be paid from the dedicated real property tax. The dedicated tax revenues were subsequently reduced, and the allocation for City FY 2011 was 0.6 cents per \$100 of value. During FY 2014, \$1.6M of dedicated real estate tax revenue and \$486,326 of repaid bonds were proceeds expended on the ACH, Inc. East Reed Project.

**Housing Opportunities Fund.** Since its establishment in February 2002, City's Housing Opportunities Fund consists of HOME funds (including match), City General Fund, and City Housing Trust Fund monies, for the purpose of promoting the development and preservation of affordable sales and rental housing units in the City. Projects supported with HOME monies through the Housing Opportunities Fund may leverage supplemental funding from state, local and/or private resources.

During FY 2014, an estimated \$2.3 million in Housing Opportunities Fund (HOF) monies were available to assist with new construction, rehabilitation, and other efforts to provide or preserve affordable housing. HOF activity during FY 2014 included the following:

- Alexandria Neighborhood Stabilization Program (ANSP). \$500,000 in HOME funds were awarded to Rebuilding Together Alexandria (RTA) to support the continuation of the Neighborhood Stabilization Program (NSP). In February 2013, City Council approved a reallocation of \$500,000 in HOME to the Housing Opportunities Fund. The funding will allow RTA to acquire, rehabilitate and re-sell housing units to qualified first time homebuyers in the City.
- Jackson Crossing. The Jackson Crossing Project at East Reed began construction. The Project, which will be developed by AHC, Inc., will include 78 new apartments, comprised of one-, two-, and three-bedroom units affordable to households with incomes at or below 60% AMI. In November 2012, City Council approved a \$2.5 million loan and the use of City land to assist in the construction of the Project. The Project was also awarded Low Income Housing Tax Credits in June 2013.
- Wesley Housing. City Council approved \$1.078 million from the City's Housing Opportunities Fund (HOF) for the substantial renovation of the Wesley Housing 28-unit Lynhaven Apartment complex. The funds are comprised of HOME funds for \$862,400 and matching funds of \$215,600. This project would result in over half of the units remaining affordable for households under 50% of area median income and the rest at 60% of area median income for a period of 40 years.

**CDBG - AHC, Inc. - St. James Project.** During the reporting period, City Council approved a CDBG budget transfer of \$285,765 to award a total of \$460,000 in predevelopment funding to AHC, Inc. The predevelopment loan will supplement AHC, Inc.'s investment of \$1.2M to acquire the St. James United Methodist Church and Methodist District building parcels for the proposed development of 92 units of affordable housing located on Echols Avenue. The loan will assist AHC, Inc. to develop the project design, complete architectural and engineering studies, and conduct the necessary requirements to help secure project financing.

### **3. Developer Housing Contributions**

The City's ability to secure affordable housing units under its zoning ordinance is governed by Section 15.2-2304 of the Virginia State Code. The City-established Developer Housing Contribution Policy Work Group adopted suggested developer contribution levels in a report received by Council in June 2005. While affordable housing contributions are voluntary except where bonus density is provided the development community members of the work group pledged to encourage their colleagues to abide by the conclusions of the report.

The contributions adopted by the work group’s report in 2013 and accepted by Council are as follows:

<b>Voluntary Contribution Formula</b> <i>(Rates approved in 2012 by Housing Contribution Work Group and received by City Council in 2013)</i>	
Development Category	2014 Rates
<b>Non Residential</b>	\$1.85 per square foot of gfa
<b>Residential Tier 1</b> Density, floor area ratio (FAR), height at base level permitted by Zoning Code/Master Plan)	Voluntary contributions: Residential: \$2.47 per square foot of permitted fga permitted gfa
<b>Residential Tier 2</b> (density, FAR, or height increase allowed with Special Use Permit)	Voluntary contribution of Tier 1 amount plus \$4.94 per additional square foot of gfa made possible by SUP
<b>Residential Tier 3</b> (bonus density, FAR or height)	Voluntary contributions of Tier 1 and Tier 2 amounts (if applicable) plus a minimum 1/3 of additional units made possible by bonus provisions of Zoning Ordinance. Zoning Ordinance allows affordable units to be placed off-site or for the applicant to provide a cash in-lieu of payment if agreed upon by all parties.

**Housing Trust Fund (HTF).** During FY 2014, the City received \$2,981,553 in developer contributions to the Housing Trust Fund (HTF). Developers of 10 projects approved by City Council in FY 2014 pledged \$3,327,886 in voluntary contributions to the HTF. Rebuilding Together received and expended \$50,000 in HTF for property improvements.

<b>Under Construction and Pledged Developer-provided Affordable Housing Units as of FY 2014</b>
<b>Units Previously Pledged and Under Construction – 63 Units</b> <ul style="list-style-type: none"> <li>• 10 Units at Braddock Metro Place Development</li> <li>• 8 Units at Potomac Yard Landbay J</li> <li>• 12 Units at Giant at Potomac Yard</li> <li>• 33 Units at Park Meridian</li> </ul>
<b>New Units Pledged through Development Special Use Permit (DSUP) Process – 26 Units</b> <ul style="list-style-type: none"> <li>• 24 Units – Hunting Terrace Redevelopment</li> <li>• 2 Units – Slater’s Lane Condominiums</li> </ul>

**4. Alexandria Housing Development Corporation (AHDC)**

The Alexandria Housing Development Corporation (AHDC) is a non-profit housing development corporation, established by the City in FY 2004, to identify and develop opportunities for affordable housing preservation and production within the City. Although the corporation is an independent entity, the City is the primary source of its operating funding, pending AHDC’s achievement of self-sufficiency.

During FY2014, AHDC continued its successful operation of The Station at Potomac Yard, a mixed-use project which includes 64 units of affordable (44) and workforce (20) rental housing (as well as a City fire station and retail space), and the operation of the Arbelo, Lacy Court, and Longview Terrace (ALL) apartment portfolio, which totals 119 affordable rental units. In January 2014, AHDC refinanced the Arbelo and Longview Terrace properties, using 4% low income housing tax credits and tax exempt bonding financing provided by VHDA. AHDC is currently substantially rehabilitating both properties, with renovations costing around \$60,000 per unit. The renovation will be completed by early fall. AHDC plans to refinance and renovate Lacy Court in 2016, when it will be able to take advantage of greater equity available through 9% low income housing tax credits. Pending the future permanent financing, AHDC executed a new five year amortizing loan with BB&T.

AHDC continues to own a condominium unit in Arlandria which is operated as a residential police officer unit. In order to pursue potential new multifamily development and preservation opportunities, AHDC has ended its participation in the NSP collaboration. That program continues through a City-RTA partnership.

## **5. Continuing Focus on Affordable and Workforce Housing Development and Preservation**

In FY 2014, the City continued various activities to explore and expand the tools and resources available for affordable and workforce housing development and preservation.

**Housing Master Plan.** The 2012 draft Housing Master Plan was revised to incorporate comments solicited through an extensive public outreach process, including multiple work sessions with City Council as well as community meetings. Planning Commission and City Council approved the revised draft Housing Master Plan in December 2013 (including an updated formula to guide voluntary developer contributions and expanded options to support affordable housing in the case of bonus density) and in January 2014 the Housing Master Plan was adopted as part of the City's Comprehensive Master Plan. The Housing Master Plan establishes a target of 2,000 committed affordable units being developed or preserved by 2025. Staff has prioritized its short term goals (listed as Year 1-3) and is developing a matrix to report annually on progress in implementing various Housing Master Plan tools and recommendations.

## **B. Actions Taken to Address Obstacles to Meet Underserved Needs**

The City's FY 2011-2015 Consolidated Plan noted that the primary obstacle faced by the City in addressing the housing and community development needs of lower-income households and persons with special needs is the limited availability of resources. The primary actions taken to address this situation since FY 2006 are the dedication of real estate taxes and the authorization of general obligation bonds for affordable housing. These initiatives, and the projects funded from these sources as well as the Housing Opportunities Fund are described above under Affordable Housing Development/Preservation. The real estate tax dedication was reduced in FY 2010 from one cent to 0.7 cents per \$100, and again in FY 2011 to 0.6 cents per \$100.

## **C. Actions to Remove Barriers to Affordable Housing**

The City continues to work toward eliminating barriers to affordable housing development. In addition to updating the 2005 formula which guided voluntary developer contributions and expanding options for providing affordable housing in the case of bonus density, the Housing Master Plan affirms the

City's strong interest in affordable housing being one of the resulting community benefits when rezoning occurs. Also, a revision to the zoning ordinance, recommended by the Housing Master Plan, was approved which removed the requirement that affordable properties undergoing substantial rehabilitation meet current parking requirements.

Another significant barrier to affordable housing development – predevelopment funding – was also mitigated by a change in policy recommended by the Housing Master Plan. Staff now has the authority to administratively approve (subject to the City Manager's signature) increased levels of predevelopment funding. The limit now available is the greater of \$50,000 per project or \$5,000 per proposed unit.

Limitations on city, state and federal fiscal resources continue creating ongoing challenges for affordable housing development and preservation. Due to the high level of development activity that is currently underway in the City, in future years some of the voluntary developer contributions that were previously pledged will be paid, increasing resources for some period of time. In the Beauregard Small Area, developer contributions, housing funds and a portion of future City real estate tax revenue generated by redevelopment will be programmed to create or preserve 800 long term committed affordable units. These 800 units are included in the 2,000 unit target set by the Housing Master Plan.

**Barriers encountered under the HOPWA Program** include a lack of affordable housing for low-income residents (people with income below 50% of area median), which is still a major problem in the region. Working with area landlords has also been a problem. Some landlords' are unwilling to accept HOPWA subsidies or to provide documentation for an IRS Form 1099, to document the rental income. The ability of clients to be successful in the rental housing market also has been problematic. Poor credit history, past criminal and rental problems have made it difficult for clients to be approved for lease-up. It is not uncommon for it to take 120 days between the time the HOPWA household is certified for a TBRA voucher and they locate housing.

**Actions taken in response to affordable housing barriers.**

- *Northern Virginia Family Service* has reached out to area landlords to cultivate a group willing to accept clients with TBRA subsidies--this work is ongoing. The region overall has stepped up its work on individualized housing plans and HOPWA-funded housing case management to provide more support/education to people as they come to the top of the waitlist, so they are ready to be successful in their housing searches. Additionally, waitlist participants who call in to NVRC to see where they are on the list, are routinely "chatted up" about their current housing situation, issues they may need to resolve before coming to the top of the list, given options for shared housing, when their incomes do not support their own unit, and the like.
- *Northern Virginia Housing Expo 2014.* Barriers to first-time homebuyers, renters, and existing homeowners are becoming more prevalent for low-income households. Many low and moderate income first time homebuyers lack confidence and understanding of owning a home, and are facing an increasing cost of a down payment. Renters are facing evictions and are unfamiliar with tenant rights and responsibilities while many homeowners do not know how to make home repairs. In response to these barriers, the AHOME Foundation, Inc., in cooperation with the cities of Alexandria and Falls Church, the Town of Herndon, and Arlington, Fairfax and Loudoun counties; Cardinal Bank, Atlantic Coast Mortgage and the Virginia Housing Development Authority (VHDA) hosted the 4<sup>th</sup> annual regional housing fair during March 2014—the Northern Virginia Housing Opportunities Expo. The free event

provided information on various subjects, including home buying or renting in the area, household budgeting and finance, condominium 101, and maximizing energy efficiency, affordable financing, home repairs, and improving credit scores. Approximately 880 people of all income spectrums attended the Expo.

- *Housing Master Plan.* In April 2010, the City began the development of a comprehensive, Citywide Housing Master Plan based on recommendations from the Affordable Housing Initiatives Work Group (AHIWG) June 2008 interim report. The process is designed to provide a road map for future affordable housing preservation and production efforts. Through community engagement and education to achieve consensus regarding needs and opportunities, it is anticipated that the Plan will enhance the geographic distribution of a range of housing options throughout the City and increase opportunities for development of public, affordable, and workforce housing. Additional details of the Housing Master Plan are in Section III.6.

## **D. Affirmatively Furthering Fair Housing**

The Office of Housing operates a Fair Housing Testing Program designed to identify discriminatory practices in the rental housing, real estate sales and mortgage lending markets. The City trains and provides stipends to pairs of testers who conduct tests to identify evidence of discrimination in the provision of housing. Where testing has found some evidence of discrimination, a formal complaint of discrimination can be filed with the City's Human Rights Office. Following further investigation, the Human Rights Office prepares a decision determining whether discrimination occurred. The Human Rights Office then attempts to conciliate the case between the Fair Housing Testing Program and the respondent. The City's Human Rights Commission could ultimately be called upon to hold a public hearing on the case and make a final decision of discrimination.

In FY 2014, the Office of Housing tested 70 apartment complexes with 20 or more units for discrimination on the basis of sexual orientation. Three teams of paired testers comprising of gay/lesbian couple and heterosexual couple were trained and participated in the testing exercise. Testers were closely matched with respect to income and employment profile with the gay/lesbian testers slightly more qualified than the heterosexual couple testers. Evidence of preferential treatment was found in one test site which was later retested without any problems.

Also in FY 2014, City staff provided on-site fair housing training to two property management companies to meet the individual needs of these companies and other real estate firms in the City. These trainings were offered along with the City's annual Apartment Managers Seminar, which provided training for property managers and owners. The Office of Housing continues to provide fair housing counseling and written materials with information on landlord-tenant and fair housing laws to the public. In addition, Office of Housing staff also distributed fair housing posters to some of the apartment complexes in the City. During the reporting year, expenditures of CDBG administrative funds for the Fair Housing Testing Program totaled \$26,790.

**Analysis of Impediments to Fair Housing Choice and Actions Take.** The City conducted an Analysis of Impediments which was adopted in April 2010 and included as an attachment to the City's 2010-2015 Consolidated Plan.

## **E. Actions to Develop the Institutional Structure**

The organizational structure for carrying out the City of Alexandria's affordable and supportive housing strategy is well developed and involves a variety of public and private entities. This formal structure is very effective in implementing activities and programs to address community needs. The City government, public agencies such as ARHA, and the network of private provider agencies which offer housing and/or supportive services in collaboration with public agencies aggressively pursue opportunities that will provide additional resources for particular steps on the continuum of services.

## **F. Coordination Between Public and Private Housing and Social Service Agencies**

**City departments continued to work collaboratively various non-profit organizations** to address the affordable housing and supportive housing needs of City residents, including homeless persons and other persons with special needs.

**The Alexandria Council of Human Service Organizations (ACHSO)** is a partnership between ACT for Alexandria and the City of Alexandria Department of Community and Human Services. The Council was created in 2006 to create an opportunity to network, share best practices, build relationships and provide resources. The Council meets on a quarterly basis and members of ACHSO worked closely with colleagues from other sectors and fields of interest, in order to expand existing resources and develop new services.

**The Partnership to Prevent and End Homelessness aka The Partnership**, is a collaborative group that includes public and private agencies providing services to homeless individuals in the City of Alexandria. The Partnership, which oversees and coordinates the delivery of prevention and homeless services and implements the Strategic Plan to Prevent and End homelessness in the City of Alexandria, continued to ensure the planning, coordination and implementations of an effective continuum of care to eliminate homelessness in the City.

**The City of Alexandria Office of Housing**, continues to work with two local nonprofit entities, the Alexandria Housing Development Corporation (AHDC) and Rebuilding Together Alexandria (RTA) to implement the Alexandria Neighborhood Stabilization Program. The program was designed to stabilize communities that have suffered from foreclosures and abandonment in three areas of the City. Through the purchase and rehabilitation of foreclosed homes, the goal of the program is being realized.

## **G. Fostering of Public Housing Improvements**

ARHA continued the implementation of its Capital Fund Program to make physical and management improvements in public housing. Accomplishments during this reporting period included:

- The substantial rehabilitation of public housing units, as they become available; and the improvement of infrastructure: sites remediation, ground improvements, as well as building systems and dwelling structures.
- Redevelopment of Blocks D and F of James Bland Public Homes are still in progress. (See Section III for more information regarding James Bland Redevelopment.)

## **H. Public Housing Resident Initiatives**

ARHA continued to provide programs and/or activities to increase participation by residents and improve the quality of life for assisted residents. The following activities took place during the reporting period:

- Residents at the Ladrey High-rise continued to maintain a garden with the help of participants in the Youth Leadership Program.
- The Ladrey High-rise Advisory Board (LHAB) continued to operate a food pantry in Ladrey High-rise building with the support of volunteers and staff. This program makes food available on an emergency basis to residents in need of such assistance.
- Social and Health activities/programs, such as Think Well, Feel Well, Friendly Visitor, Home Health Aide Assistance, Movie Night, Annual Christmas Ball and Religious Worship Services continued to be provided to improve the quality of life for the Ladrey High-rise residents.
- The Family Resource Learning Center (FRLC) continued to provide a variety of educational, social, and cultural activities for children of all ages. The FRLC continued to house an after school academic program, as well as starting a Book Club program. The FRLC routinely serves approximately 150 children on a weekly basis. The children received assistance with homework, projects, and reports. The Book Club program focused on helping the children develop better reading habits. The children were able to choose a book of their interest and write a report on the book. The children also wrote their own short stories, which were published in the ARHA newsletter.
- The Ruby Tucker Learning Center at Hopkins Tancil, which opened in FY 2009, continues to facilitate the development and enrichment of the young children, teenagers, and adults.
- ARHA provided Management Improvements through development of a Preventative Maintenance Program PHA-wide that approaches maintenance from a proactive perspective.

## **I. Lead-Based Paint Hazard Reduction**

The City continued to implement federally-required inspection, notification, and testing procedures for properties constructed prior to 1978 that receive federal assistance. The procedures apply to both the City's Flexible Homeownership Assistance Program (FHAP) and the Home Rehabilitation Loan (HRLP) Program.

Since FY 2001, in recognition of the costs associated with compliance with the current lead-based paint requirements, the City has allowed construction costs in the HRLP to exceed the program's current assistance limit of \$90,000 per unit when necessary to address lead requirements. One of the rehabilitation loans completed during the program year included lead abatement costs that caused the loan to exceed the \$90,000 limit. The loan involved lead abatement costs in excess of the \$25,000 threshold that triggers full lead abatement. Staff continues to work with state Health Department officials and participating architects to minimize the fiscal impact of the lead-based paint rehabilitation requirements, while ensuring full compliance with the current regulatory standards. Costs associated

with lead testing are covered under the HRLP with the abatement of lead-based paint hazards being included in the client's rehabilitation loan.

For units being purchased through FHAP, a visual inspection is conducted to determine whether painted surfaces are intact. When deteriorated paint is identified in these units, lead-based paint risk assessments are conducted and if lead-based paint is found, such painted surfaces must be stabilized before the homeowner moves into the home.

In addition, all homebuyers under the City's FHAP program are provided with the Environmental Protection Agency pamphlet "Protect Your Family From Lead in Your Home" and with disclosure forms that require the seller to disclose any knowledge of lead-based paint hazards.

The City has also established procedures for abating certain lead-based paint hazards found within the City limits. If elevated blood levels at or above 20 µg/dL are identified in children through the Health Department's lead-screening program, an environmental survey of their housing unit is conducted by the Environmental Health Division of the Health Department to assess any lead hazards, including lead-based paint. If lead-based paint readings are found which exceed legal standards, Code Administration is notified to take action and ensure compliance with lead-based paint regulations.

Alexandria Health Department tested 293 children through the lead-screening program July 1, 2013 to June 30, 2014. Of the 293 children tested, none had an elevated level on the initial lead level screening. When levels above 10 µg/dL are detected by AHD, appropriate care coordination and follow-up using CDC Guidelines and Virginia Regulations are implemented.

## **J. Actions to Reduce the Number of Poverty-Level Families**

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that help households improve their economic status through education, job training and job placement, and other support services. Many of the current supportive housing programs and services for extremely low- and low-income households previously described in this report, and especially those for homeless and at-risk persons, also coincide with this strategy. Many of the City's programs and services are offered in coordination with other public, private and non-profit organizations. Non-housing programs that are part of the City's anti-poverty strategy are discussed below. For more information on these programs, see Section II.H under "Employment and Training."

## **K. Other Issues of Concern to HUD**

### **1. Anti-Displacement and Relocation**

During the reporting period, the programs involving acquisition or rehabilitation supported by the City utilizing HOME or CDBG funds were the Flexible Homeownership Assistance Program (FHAP) and the Home Rehabilitation Loan Program (HRLP). None of these caused displacement of any tenants. The City generally avoids using federal funds in a manner that would result in displacement. The City avoids displacement in the FHAP program by not assisting the purchase of renter-occupied (or recently renter-occupied) units unless it can be documented that the reason for the tenant's move is unrelated to the sale of the property. With regard to the HRLP, assistance is only provided to owner-occupants on a voluntary basis and does not result in permanent moves from the assisted properties.

## **2. Economic Development and Job Creation/Retention Using CDBG Funds**

In 2013, City Council approved \$50,000 in CDBG funds for ECDC Enterprise Development Group (EDG) to support the continuation of the Microenterprise Loan Program in Alexandria. The Microenterprise Loan Program provides loans ranging from \$500 up to \$50,000 to small businesses in the City that cannot access traditional financing. Other elements of the Program include training and technical assistance to assist borrowers in developing a business plan, counseling on permit and licensing requirements, and counseling on cash flow projections and overall financial management.

The prior year City allocation of CDBG funds continued to support the Microenterprise Loan Program in which; during the reporting period, 20 Microenterprise loans were issued to small businesses, 6 jobs were retained in connection with the loans created, and 16 new jobs were created in connection with the loans completed. Overall, EDG has made 78 overall small business loans worth \$1.5M.

# Section IV.

## Summary of CDBG and HOME Expenditures and HOME Requirements

### A. CDBG Expenditures and Program Income

CDBG funds were used in the amounts shown in the chart below to address the Consolidated Plan priority needs. A more detailed description of the use of these monies appears in Section II, A-G, and in Appendix I.

CDBG Funds Used During City FY 2014			
Priority Need Category	CDBG Program(s)	Amount Expended	Percent of Total Expended
Extremely low-, low-, and moderate-income homeowners	Home Rehabilitation Loan Program (including program income)	\$799,982	54%
Low- and moderate- income homebuyers	Flexible Homeownership Assistance Program (including Program Income)	\$124,500	8%
Persons at Risk of Homelessness	Transitional Assistance Program, Eviction Storage Program, Winter Overflow Shelter	\$91,523	6%
Administrative Expenses (including Fair Housing)	Program Administration, Apps for Fed Program, Fair Housing Testing	\$148,651	10%
Extremely low-,low-, and moderate-income renters	RAMP (includes fees)	\$27,260	2%
Low and moderate-income renters	AHC St. James (predevelopment)	\$285,765	20%
<b>Total</b>		<b>\$1,477,681</b>	<b>100%</b>

During this reporting period, the City had a total of \$2,629,273 in CDBG funds available: \$1,024,500 carried over from prior years; \$724,748 in new entitlement grants, and \$910,233 in program income. Of the total CDBG funds available, \$1,477,681 was expended during the reporting period, leaving a balance of \$1,151,592. The level of CDBG expenditures is further discussed in Section V (“Self-Evaluation”) and in Appendix I.

## 1. CDBG Expenditures and Accomplishments by Category of Activity

### Public Services:

The City expended \$91,523 in CDBG funds on public service programs, which will continue in the next reporting period: Winter Shelter (358 persons assisted), Transitional Assistance Program (136 persons assisted), and the Eviction Storage Program (44 persons assisted).

### Housing Rehabilitation:

- **Home Rehabilitation Loan.** During FY 2014, the City expended \$799,982 in CDBG funds on the Home Rehabilitation Loan Program. There were 7 CDBG-funded rehab projects completed, 8 rehab loans obligated and 8 rehab loans granted. This activity will continue in the next reporting period.
- **Rental Accessibility Modification Program (RAMP).** The City expended \$27,260 in CDBG funds on the Rental Accessibility Modification Program (RAMP) for architectural fees connected to one project. This activity will continue in the next reporting period.

### Homeownership Assistance:

- **Homeownership.** The City expended \$124,500 in CDBG funds (including CDBG Program Income) on the Flexible Homeownership Assistance Program (FHAP) program, which provided 3 CDBG-funded loans. This activity will continue in the next reporting period.

### Fair Housing:

- The City expended \$26,790 in CDBG funds under the Fair Housing Testing Program. Tests were performed on 70 apartment complexes with 20 or more units for discrimination on the basis of sexual orientation. Evidence of preferential treatment was found in one test site, which was later retested without any problems.

### Program Income:

During the reporting period \$533,356 in CDBG program income was generated. The following programs received CDBG program income: Home Rehabilitation Loan Program (\$467,799), and Flexible Homeownership Assistance Program (\$65,557).

## B. HOME Expenditures, Program Income, and Matching Funds

HOME FUNDS USED DURING CITY FY2014			
Priority Need Category	HOME Activities	Amount Expended	Percent of Total Expended
Administrative Expenses	HOME Administration	\$39,335	8%
Homebuyer up to City-established Maximum Income Limits	Flexible Homeownership Assistance Program (FHAP)	\$32,280	6%
Low- and Moderate- Income Housing	Alexandria Neighborhood Stabilization Program (ANSP)	\$500,000	86%
<b>Total</b>		<b>\$ 572,615</b>	<b>100%</b>

During this reporting period, the City had a total of \$2,298,917 in HOME Program funds available: \$378,339 in new entitlement grant; \$61,919 in new matching funds; \$248,039 in new program income; and \$1,733,450 carried over from prior years. Of this total, \$465,959 in HOME funds was expended, leaving a balance of \$1,872,070 in the HOME funds account of which \$1.078M is committed to projects.

### 1. HOME Expenditures and Accomplishments by Tenure

**Homeowners.** As noted below the majority of HOME funds were used for Homeownership activities.

**Homebuyer up to City-established Maximum Income Limits.** The City expended \$32,280 to assist 1 first-time homebuyers through the Flexible Homeownership Assistance Program. This activity will continue in the next reporting period.

**Low- and Moderate- Income Homebuyers.** The City provided \$500,000 to assist Rebuilding Together Alexandria in acquiring and rehabilitating 5 foreclosed housing units under the Alexandria Neighborhood Stabilization Program. Three of these housing units were sold to first-time homebuyers.

### 2. Affirmative Marketing of HOME Projects and Programs

The City relied on a variety of approaches to ensure affirmative marketing of HOME-funded loan activities, including the Flexible Homeownership Assistance Program (FHAP), Home Rehabilitation Loan Program, and HOME Development Assistance Program.

Through the resale of Affordable Set-aside Sales Units, Alexandria Neighborhood Stabilization Program units, and resale restricted units, FHAP was marketed to potential homebuyers with incomes up to the area median income and who live or work in the City of Alexandria. Outreach was conducted by distributing brochures at the Office of Housing, on the Office of Housing's website page within the City's website, and the City's eNews email alert service.

The City also provided information to potential Alexandrian homebuyers at the Northern Virginia Housing Expo, held annually throughout Northern Virginia. This event showcases both regional and local homeownership and rental opportunities for low and moderate income households and features exhibitors and local government representatives throughout the Northern Virginia area who could provide information on various programs. The Expo attracted approximately 900 renters, first-time homebuyers, as well as existing homeowners from throughout the Northern Virginia region. The Expo was marketed through print ads in the Washington Post, public service announcements on radio, and through onsite banners and signage. The Expo provided workshops in English, and translators were available to assist non-English speaking participants. Expo participants were provided with a variety of information on the home buying process, preparing to rent, aging in the home, reverse mortgages, foreclosures and short sales, and energy efficiency.

The Home Rehabilitation Loan Program (HRLP) was marketed through the distribution of program brochures at various locations throughout the City, and through a direct mailing to approximately 1,235 elderly and disabled people who were tax relief program participants. Outreach to the City's Division of Adult and Aging Services staff was also conducted during this review period.

Housing units under the Alexandria Neighborhood Stabilization Program were marketed through the eNews email alert service to subscribers. Subscribers received a message anytime a housing unit became available.

### **3. Outreach to Minority and Women-owned Businesses**

**Analysis of participation by minorities and women and entities owned by the minorities and women in its HOME program.** As part of ongoing efforts by the Office of Housing to recruit minority and women contractors, the Office maintains a list of contractors and architects eligible to participate in federally-funded programs. During the reporting period, 24 contractors expressed an interest in participating in the City's HRLP, including 6 who were minority males. None of the contractors were females. Four architects were under contract with the City to provide architectural services to participants of the HRLP, including one female-owned firm.

**Statement of actions taken to improve performance in the use of minority- and women- owned businesses.** During this reporting period, the City's outreach efforts to recruit and hire minority and women-owned businesses included the following activities:

- a. Working with various contacts to enhance lists of minority and woman contractors from the following:
  - Metropolitan Washington Area agencies or organizations that administers the Community Development Block Grant programs
  - Purchasing Division of the City
- b. Routine contacts with new contractor companies, as they become known to the Office of Housing, with the intent to identify new minority and/or women contractors.

The City has a policy, implemented by its Purchasing Agent, to increase opportunities for participation of small, minority and women-owned firms in all aspects of procurement. Efforts made to implement the policy include education and outreach to inform potential firms of the City's procurement policies and developing solicitation lists that include qualified small and minority businesses. This written

policy is included in the City's "Vendor Guide to Conducting Business with the City of Alexandria." The policy encompasses the Request for Proposal process used to obtain services needed to operate the City's housing programs, especially appraisal and legal services.

The Alexandria Economic Development Partnership (AECPP) and the Alexandria Small Business Development Center (ASBDC) provide information on how to start, manage and grow a business in the City of Alexandria. ASBDC also provides free educational programs on a variety of topics related to small businesses.

### **C. Inspection of Affordable Rental Housing Assisted with HOME Funds**

During FY 2014, the Office of Housing performed monitorings on the Lacy Court Apartments, and Community Lodgings, Inc. Apartments at Elbert Avenue and Notabene Drive. Monitoring included evaluating initial rent, income, and tenant occupancy, and conducting on-site Housing Uniform Physical Condition (UPCS) inspections in accordance with HUD requirements. All apartments met the HUD requirements under the UPCS.

# Section V.

## Self-Evaluation

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CAPER guidelines require that the City evaluate its accomplishments in the context of the priorities and objectives, as well as the needs identified in the Consolidated Plan (and annual Action Plan updates), the City's overall experience with the administration of the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) programs, and the Consolidated Plan process. Using the number of units, number of persons assisted, incomes of those assisted and funds leveraged as program indicators when describing each of the City's respective program results, the City of Alexandria has made an impact on the identified community needs and addressed those primary goals indicated in the Consolidated Plan, as described below. For the current CAPER, the City is also required to provide an update on the status of its implementation of a performance measurement system.

### Performance Measurement System

The City has incorporated the HUD-required performance measures in the executive summary/Citizen Summary for FY 2014, which also includes actual accomplishments during the fourth year of the Consolidated Plan Period. Through these measures the City and HUD will be able to gauge the effectiveness of housing and community development programs in meeting identified needs and be better able to target resources as required by HUD. These performance measures were developed for the City's FY 2014 One-Year Action Plan, which include both an objective category (Creating Suitable Living Environments, Providing Decent Affordable Housing, and Creating Economic Opportunities) and an outcome category (Accessibility/ Availability, Affordability and Sustainability). Although not required, the City has assigned HUD objective and outcome measures to many non HUD- funded activities.

The City's affordable rental and sales housing development initiatives are intended to provide decent affordable housing (HUD objective) for the purpose of producing affordability (HUD outcome). Progress through FY 2014, the fourth year of the 2011 - 2015 Consolidated Plan, reflects the following:

#### 1. Rental Assistance

The City did well in obtaining its goals to provide or preserve affordable housing. Through the City's affordable rental housing development initiatives, construction began for the development of 78 rental housing units. When construction is completed, these units will be affordable to households at or below the limit used for the Low Income Housing Tax Credit program at 60% of AMI. Funding was also approved for rehabilitation of 28 affordable housing units.

#### 2. Homebuyers Assistance

The City continues to make great progress in providing homeownership opportunities for low-income families. During the fourth year of the Five-Year Consolidated Plan period, the City provided funds to a non-profit organization to acquire and rehabilitate 5 foreclosed homes

under the Alexandria Neighborhood Stabilization Program. Three of these homes were sold to low- and moderate-income, first-time homebuyers. Under the FLEX program, a total of 4 households received down payment and closing cost assistance and homebuyer counseling, resulting to the City achieving 100% of its year objective.

### **3. Home Rehabilitation Assistance**

Home rehabilitation continues to be a primary strategy for assisting extremely low-, low- and moderate-income homeowners to remain in their homes. During FY 2014, the City accomplished 88% of its year objective by providing 8 affordable rehab loans to homeowners and 75% of its year objective by completing 7 home rehab projects. Staff continued outreach in FY 2014 and targeted energy efficiency measures, including home weatherization services for low-income homeowners.

### **4. Homelessness Prevention and Assistance**

The City continued to provide assistance to homeless persons and persons threatened with homelessness, placing a particular priority on the prevention of homelessness, outreach efforts and the provision of transitional housing for families and persons with special needs and permanent supportive housing. Most of the City's activities for homeless persons and persons at risk of homelessness provide for decent affordable housing (HUD objective) designed to produce affordability (HUD outcome). Performance has been varied among the City's activities to assist these households:

- The shelters met 100% of the annual goal by maintaining 145 beds, including Carpenter's Shelter (80 beds), and Alexandria Community Shelter (65 beds).
- Women's Shelter continued to provide 17 beds during FY 2014 while providing emergency shelter to 126 victims of domestic violence (from 61 households) and meeting the annual objective with 100% accomplishment.
- The CDBG-funded Transitional Assistance Program (TAP) exceeded the annual objective at 105% by assisting 45 homeless households to reside in shelters and obtain budget/housing counseling and financial assistance to move into affordable housing.
- The CDBG-funded Eviction Assistance and Furniture Storage program continued during FY 2014 and provided transportation and 60 days of storage assistance to 21 households facing eviction. This program was anticipated to be eliminated during the reporting year, but continued services. The CDBG-funded Winter Shelter program did well in exceeding the annual objective at 140%. The program provided services to 358 homeless persons who were living outside and facing serious health hazard exposures.

### **5. Special Needs, Non-Homeless Housing and Supportive Services**

- The City did exceedingly well in relieving the housing cost burden for income-eligible elderly and/or disabled homeowners. During the reporting period, the Department of Community and Human Services achieved 130% of its annual objective by providing financial assistance to 99 households through the Rent Relief Program. The Real Property Tax Relief Program, operated by the City Finance Department, also did well in obtaining 91% of the annual

objective by providing forgiveness or deferrals of real property taxes to 1,207 households, and did extremely well in exceeding its goals at 140% by exempting real estate taxes for 67 veteran households.

- The Department of Community and Human Services provided 20 transitional or permanent supportive housing units to 47 low-income homeless persons with mental health, intellectual disabilities, and/or substance use disorders. The Department also maintained its annual objective by providing 12 permanent supportive housing beds in 3 housing units and assisting 19 homeless or chronically homeless households during the reporting period.

# Section VI.

## Public Participation Process and Citizens Comments

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The Consolidated Annual Performance and Evaluation Report was made available to the public for review and comment from September 15 through September 29, 2014. A total of 250 emails of the CAPER Citizen Summary were sent to organizations and individuals, including organizations listed in the City's Citizen Participation Plan, as well as other organizations and individuals that have expressed interest in receiving the Consolidated Plan and related documents. A full version of the report could be reviewed on the City's Web site. Public notices were placed in two newspapers with local readership, one English-language and one Spanish-language. The notices included information on the public hearing, how to get copies of the CAPER, locations of the City's libraries and the Office of Housing where copies were on file for public review, and how to make written comments. Copies of the public notices as printed in two newspapers are provided in Appendix IV. The City's Office of Housing sponsored a public hearing on September 25, 2014 to receive public comments on the Report, as well as to receive input concerning the development of the FY 2016-2020 Consolidated Plan and the FY 2016 Action Plan.

No comments were made during the public hearing period and no written comments were received during the 15-day public comment period.

**APPENDIX I: PERFORMANCE/FINANCIAL REPORTS**

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
SUMMARY OF ACCOMPLISHMENTS

CDBG FINANCIAL REPORT

**CITY OF ALEXANDRIA, VIRGINIA  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
FOR PLAN YEAR 2013-2014**

**-----ACCOMPLISHMENT DATA-----**

CPS PROJECT ID (IDIS ACTIVITY #)	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
1	CDBG Program Administration	CDBG	\$125,332	\$108,206	\$17,126	N/A	N/A	NA

LOCATION: NA      MATRIX CODE: 21A      STATUS: COMPLETED\*      REG CITE: 570.206  
 PROJECT DESCRIPTION: General management, oversight and coordination of Community Development Block Grant (CDBG) program-funded activities and programs.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: General management, oversight and coordination of Community Development Block Grant (CDBG) program-funded activities and programs.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	WHITE	BLACK AF/AM	AM IND/ALASKAN	HAWAIIAN/PAC ISL	TOTAL	FEMALE HEADED
2/25/2014	N/A									

2/25/2014 N/A      Not applicable to administrative costs.

**-----ACCOMPLISHMENT DATA-----**

CPS PROJECT ID (IDIS ACTIVITY #)	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
15	HOME Program Administration	HOME	\$39,335	\$39,335	\$0	N/A	N/A	NA

LOCATION: N/A      MATRIX CODE: 21H      STATUS: COMPLETED\*      REG CITE: 570.206

PROJECT DESCRIPTION: General management, oversight and coordination of HOME program-funded activities and programs

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: General management, oversight and coordination of HOME program-funded activities and programs

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	WHITE	BLACK AF/AM	AM IND/ALASKAN	HAWAIIAN/PAC ISL	TOTAL	FEMALE HEADED
7/02/2014	N/A									

7/02/2014 N/A      Not applicable to administrative costs.

\* This project will continue during City FY 2015. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #)	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
2	Submission of Applications for Federal Programs	CDBG	\$13,655	\$13,655	\$0		N/A	N/A

LOCATION: N/A      MATRIX CODE: 21E      STATUS: COMPLETED\*      REG CITE: 570.206

PROJECT DESCRIPTION: Funding for the preparation and submission of funding applications, required Federal reports and plans.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: Preparation and submission of funding applications, required Federal reports and plans.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	EXTM	LOW	WHITE	AF/AM	BLACK	AM IND/ALASKAN	HAWAIIAN/PAC ISL	TOTAL	FEMALE HEADED
2/25/2014	N/A										

Not applicable to administrative costs.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #)	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
3	Fair Housing Testing Program	CDBG	\$26,790	\$26,790	\$0	N/A	N/A	NA

LOCATION: Citywide      LOCATION: Citywide      MATRIX CODE: 21D      STATUS: COMPLETED\*      REG CITE: 570.206

PROJECT DESCRIPTION: This program funded the testing of rental properties, mortgage lenders, and real estate companies in the City of Alexandria to identify any discriminatory practices in the rental housing market and the sales housing market (mortgage lending and real estate sales).

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: In FY 2014, the Office of Housing tested 70 apartment complexes with 20 or more units for discrimination on the basis of sexual orientation. Testers were closely matched with respect to income and employment profile with the gay/lesbian testers slightly more qualified than the heterosexual couple testers. Evidence of preferential treatment was found in one test site, which was later retested without any problems. Expenditures of CDBG administrative funds for the Fair Housing Testing Program totalled \$26,790.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	EXTM	LOW	WHITE	AF/AM	BLACK	AM IND/ALASKAN	HAWAIIAN/PAC ISL	TOTAL	FEMALE HEADED
2/24/2014	N/A										

Not applicable to administrative costs.

\* This project will continue during City FY 2015. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (DIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PROPOSED UNITS ACTUAL UNITS  
 Home Rehabilitation (659) Loan Program CDBG \$1,766,659 \$ 799,982 \$ 966,677 HOUSING UNITS 9 7

LOCATION: Citywide MATRIX CODE: 14A STATUS: COMPLETED REG CITE: 570.202

PROJECT DESCRIPTION: Under the Home Rehabilitation Loan Program, eligible households may receive zero-interest, deferred payment rehabilitation loans with a construction cost limit of \$90,000. All loans must be repaid in full in 99 years; however, loans are immediately due and payable if the owner sells or transfers the property during this period of time.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: During the reporting period, loans were obligated to 8 households and granted to 8 households, and rehabilitation work was completed on 7 properties owned by extremely low-, low- and moderate-income households. CDBG expenditures included: CDBG funds - \$332,183; and Program Income - \$467,799.

-----TOTAL NUMBER OF HOUSEHOLDS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	LOW	WHITE	AF/AM	ASIAN	ALASKAN	AM IND/ HAWAIIAN/ PAC ISL	Other	TOTAL
2/25/2014	Low/Moderate Housing	1	5	1	1	3	4					7
						Non-H						5
						Hispanic						7

-----ACCOMPLISHMENT DATA---

CPS PROJECT ID (DIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PROPOSED UNITS ACTUAL UNITS  
 4 Flexible Homeownership Assistance (658) Program HOME & PI CDBG \$124,500 \$124,500 \$ 0 HOUSEHOLDS 4 4

LOCATION: Citywide MATRIX CODE: 13 STATUS: COMPLETED REG CITE: 570.201 (n)

PROJECT DESCRIPTION: The Flexible Homeownership Assistance Program provides homeownership opportunities for low- and moderate-income households. Eligible households may receive up to \$50,000 for downpayment and settlement cost assistance. Purchasers must provide a minimum of \$2,000 toward the required downpayment and settlement costs. Program funds may be used to purchase single-family homes, condominiums, or shares in cooperatives. Program funds may also be used to acquire and rehabilitate properties for resale under this program.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: The Flexible Homeownership Assistance Program assisted 4 low- and moderate-income first-time homebuyers to purchase a home. The City expended a total of \$156,780 on the program which included: CDBG Funds - \$58,943; CDBG Program Income - \$65,557; and HOME Program Income - \$32,280.

-----TOTAL NUMBER OF HOUSEHOLDS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MATH	80%	MOD	LOW	EXTM	LOW	WHITE	AF/AM	ASIAN	ALASKAN	AM IND/ HAWAIIAN/ PAC ISL	Other	TOTAL
02/25/2014	Low/Med Housing			4	4			3						4
								Non-H						1
								Hispanic						4

\* This project will continue during City FY 2015. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PROPOSED PERSONS ACTUAL PERSONS  
 8 Eviction Assistance and Furniture Storage Program CDBG \$26,381 \$10,523 \$15,858 PEOPLE 0 44

LOCATION: Citywide MATRIX CODE: 05 STATUS: COMPLETED\* REG CITE: 570.201 (e)

PROJECT DESCRIPTION: This program provides for the transportation and storage of possessions of households that are about to be evicted and that lack a suitable place to store them. Possessions may be stored for up to 60 days, giving families additional time to find replacement housing. The Department of Community and Human Services administers the program.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: During the reporting period, the eviction storage program assisted 44 persons from 21 households by providing transportation and storage of possessions for households that were being evicted and did not have permanent replacement housing.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE	NATIONAL	EXTM	LOW	MOD	LOW	WHITE	AF/AM	ASIAN	ALASKAN	PAC ISL	Other	TOTAL	HEADED	FEMALE
7/01/12	Low/Moderate	0	0	44	Non-H	10	31	2	0	0	0	44	5	
	Clientele				Hispanic	3	0	0	0	0	0	6		

-----ACCOMPLISHMENT DATA---

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PROPOSED PERSONS ACTUAL PERSONS  
 9 Transitional Assistance Program CDBG \$92,001 \$61,000 \$31,001 PEOPLE 103 136

LOCATION: Citywide MATRIX CODE: 05 STATUS: COMPLETED\* REG CITE: 570.201 (e)

PROJECT DESCRIPTION: Provides security deposit and rental assistance to households experiencing or at-risk of homelessness.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: The Transitional Assistance Program provided security deposits and short-term emergency rent assistance to 34 extremely-low, 10 low- and 1 moderate income households, consisting of 136 persons.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE	NATIONAL	EXTM	LOW	MOD	LOW	WHITE	AF/AM	ASIAN	ALASKAN	PAC ISL	Other	TOTAL	HEADED	FEMALE
2/25/2014	Low/Mod Clientele	1	32	103	Non-H	7	112	0	0	0	0	119	12	
					Hispanic	17	0	0	0	0	0	17		

\* This project will continue during City FY 2015. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA----

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PEOPLE PROPOSED PERSONS ACTUAL PERSONS  
 10 Winter Shelter CDBG \$20,000 \$20,000 \$0  
 (662)

LOCATION: Carpenter's Shelter; and St. Clement, Alfred St. Baptist, Fairlington United Methodist and Blessed Sacrament Churches  
 MATRIX CODE: 05 STATUS: COMPLETED\* REG CITE: 570.201(a)

PROJECT DESCRIPTION: The Winter Overflow Shelter program is coordinated by Carpenter's Shelter to serve homeless single adults and families overnight. The goal of the Alexandria Winter Shelter is to provide safe and dignified 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. Working with the Department of Community and Human Services' Mental Health, Intellectual Disabilities and Substance Abuse division, the program also tries to establish more traditional linkages to services from other providers to promote structure and stability in the lives of clients.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: The Winter Shelter provided shelter to 344 households consisting of 358 people.

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	WHITE	BLACK AF/AM	AM IND/ALASKAN	HAWAIIAN/PAC ISL	Other	TOTAL	FEMALE HEADED
02/25/2014	Low/Mod Clientele	0	0	358	93	233	1	0	5	335	3
					Non-H 23	0	0	0	0	23	
					Hisp.						

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE HOUSEHOLDS PROPOSED UNITS ACTUAL UNITS  
 7 Rental Accessibility CDBG \$148,190 \$27,260 \$120,930  
 (661) Modification Program (RAMP)

LOCATION: City-wide MATRIX CODE: 14A STATUS: Funds Budgeted REG CITE: 570.202

PROJECT DESCRIPTION: This activity will provide grants for accessibility modifications to rental units for tenants with disabilities. For cases in which the landlord requests that the unit be returned to its non-accessible state after the disabled tenant moves out, an appropriate source of non-federal funding will be identified.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: Three CDBG-funded RAMP grants were completed during the program year

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	WHITE	BLACK AF/AM	AM IND/ALASKAN	HAWAIIAN/PAC ISL	TOTAL	FEMALE HEADED
02/25/2014	Low/Mod Clientele	2	0	1	1	2	0	0	3	0
					Non-H 0	0	0	0	0	0
					Hisp.					

\* This project will continue during City FY 2015. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA---

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PROPOSED UNITS ACTUAL UNITS

( ) Housing Development Assistance Citywide HOME \$1,671,356 \$0 \$1,671,356 HOUSING UNITS TED none

MATRIX CODE: 12 STATUS: Completed\* REG CITE: 570.201(m)

PROJECT DESCRIPTION: This activity will support the development and preservation of affordable rental and sales housing stock. Activities to be funded may include feasibility studies, pre-development, acquisition, rehabilitation and/or construction.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: \$1.078M of these funds are committed to projects

-----TOTAL NUMBER OF HOUSEHOLDS ASSISTED-----  
 DATE NATIONAL OBJECTIVE MOD LOW EXTM BLACK AF/AM ASIAN ALASKAN PAC ISL OTHER TOTAL FEMALE HEADED  
 FUNDED Low/Moderate Housing Non-Hisp. Hisp.

-----ACCOMPLISHMENT DATA---

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PROPOSED UNITS ACTUAL UNITS

14 AHC - ST James CDBG \$285,765 \$285,765 \$0 N/A N/A

LOCATION: Citywide. MATRIX CODE: 18C STATUS: COMPLETED\* REG CITE: N/A

PROJECT DESCRIPTION: Funds provided to AHC, Inc. - St. James for predevelopment and acquisition financing

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: The predevelopment loan will supplement AHC, Inc.'s investment of \$1.2M to acquire the St. James United Methodist Church and Methodist District building parcels for the proposed development of 92 units of affordable housing located on Echols Avenue. The loan will assist AHC, Inc. to develop the project design, complete architectural and engineering studies, and conduct the necessary requirements to help secure project financing.

-----TOTAL NUMBER OF PERSONS ASSISTED-----  
 DATE NATIONAL OBJECTIVE MOD LOW EXTM BLACK AF/AM ASIAN ALASKAN PAC ISL Other TOTAL FEMALE HEADED  
 FUNDED Low/Moderate Housing Narrative Non-Hisp.

9/30/2013 Low/Mod Housing See Program Accomplishment Narrative

\* This project will continue during City FY 2015. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA---

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE UNITS PROPOSED UNITS ACTUAL UNITS

12 Alexandria Neighborhood Stabilization Program HOME, Match and PI \$500,000 \$500,000 \$0 UNITS TED 5

LOCATION: Citywide. MATRIX CODE: 14G STATUS: COMPLETED\* REG CITE: 570.202 (b) (1); 570.201 (n)

**PROJECT DESCRIPTION:** Provides funding to Rebuilding Together Alexandria (RTA) to acquire and rehabilitate housing units under the Neighborhood Stabilization Program using CDBG and HOME funding. Five units were acquired and rehabbed, and three units were sold to first-time homebuyers. The City expended \$500,000 during the reporting period, including \$221,050 in HOME Carryover; \$55,263 in HOME Match; and \$223,687 in Program Income.

**PROGRAM YEAR ACCOMPLISHMENT NARRATIVE:** Rebuilding Together Alexandria acquired and rehabbed 5 units.

DATE NATIONAL OBJECTIVE MOD LOW MOD LOW EXTM BLACK AF/AM ASIAN ALASKAN PAC ISL Other TOTAL HEADED

9/30/2013 Low/Mod Housing Non-H Hisp.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

\* This project will continue during City FY 2015. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

**COMMUNITY DEVELOPMENT BLOCK GRANT  
FINANCIAL SUMMARY, City FY 2014  
CITY OF ALEXANDRIA, VIRGINIA**

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**Part I: Summary of CDBG Resources**

1.	Unexpended CDBG funds at end of previous period		\$	1,030,582
2.	Entitlement Grant from HUD-7082		\$	724,748
3.	Surplus Urban Renewal Funds		\$	0.00
4.	Section 108 Guaranteed Loan Funds (Principal Amount)		\$	0.00
5.	Program income received by	Grantee	Sub-recipient	
		(COLUMN A)	(COLUMN B)	
1.	Revolving Funds	\$ 817,465		
2.	Other (identify below)			
	Sheltered Homes Project			
	Total Program Income (sum of Columns A and B)		\$	817,465
6.	Prior Period Adjustments (if negative, enclose in brackets)		\$	0.00
7.	Total CDBG Funds available for use during this report period		\$	2,572,795

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**Part II: Summary of CDBG Expenditures**

8.	Total expenditures reported on Activity Summary		\$	0.00
9.	Total expenditures for Planning and Administration		\$	148,651.00
10.	Amount subject to Low/Mod Benefit Calculation		\$	1,329,030.00
11.	CDBG Funds used for Section 108 principal and interest payments		\$	0.00
12.	Total expenditures		\$	1,477,681.00
13.	Expenditure Balance (line 7 minus line 12)		\$	1,095,114.00

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**Part III: Low/Mod Credit This Reporting Period**

14.	Total Low/Mod credit for multi-family housing expenditures	\$	0.00
15.	Total from all other activities qualifying as low/mod expenditures	\$	1,329,030
16.	Total (line 14 plus line 15)	\$	1,329,030
17.	Percent benefit to low/mod persons (Line 16 divided by line 10)		100%

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**Part IV: Low/Mod Benefit for Multi-Year Certifications  
(Complete only if certification period includes prior years)**

Program years (PY) covered in certification: Federal FY 2012, 2013, 2014

18.	Cumulative net expenditures subject to program benefit calculation	\$	3,761,107
19.	Cumulative expenditures benefitting low/mod persons	\$	3,761,107
20.	Percent benefit to low/mod person (Line 19 divided by line 18)		100%

---

**Part V. For Public Service (PS) Activities Only**

**Public Service Cap Calculation**

21.	Total PS expenditures	\$	91,523.68
22.	Total PS unliquidated obligations from CAPER	\$	0.00
23.	Sum of line 21 and line 22	\$	91,523.68
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	\$	0.00
25.	Net obligations for public services (line 23 minus line 24)	\$	91,523.68
26.	Amount of Program Income received in the preceding program Year	\$	316,545.00
27.	Entitlement Grant Amount	\$	724,748.00
28.	Sum of lines 26 and 27	\$	1,041,293.00
29.	Percent funds obligated for Public Service Activities (Line 25 divided by line 28)		9%

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**Part VI: Planning and Program Administration Cap Calculation**

30.	Amount subject to planning and administrative cap (Grant amount from line 2 plus line 5)	\$ 1,542,214.00
31.	Amount expended for Planning and Administration (From line 9 above)	\$ 148,651.00
32.	Percent funds expended (line 31 divided by line 30)	10%

---

**FINANCIAL SUMMARY INFORMATION (CDBG)**

A. **CDBG PROGRAM INCOME RECEIVED**

1. (a) Homeownership Assistance Program loan repayments this period  
\$23,890
- (b) Home Rehabilitation Loan Program repayments this period total  
\$793,576
- (c) Low and Moderate Income Housing loan repayments this period total  
\$ 0
2. No float-funded activity.
3. Loan repayments in the Homeownership Assistance Program and the Home Rehabilitation Loan Program were in revolving accounts. The Low and Moderate Income Housing Program is no longer considered a revolving account.

B. **PRIOR YEAR ADJUSTMENTS**

C. **LOANS AND OTHER RECEIVABLES**

1. No float-funded activity.  
No float-funded activity.

(a) **OUTSTANDING LOANS**

Housing Rehabilitation - None

ARHA Housing Rehabilitation and other Housing Authority needs -  
None

(b) **DEFERRED OR FORGIVABLE LOANS - CDBG Only:**

Homeownership Assistance Program: \$4,031,831

Home Rehabilitation Loan Program: \$5,995,873

The above loans are due and payable in 99 years from the date of execution, or upon sale of the property.

- (2) No CDBG-funded loans were written off during the reporting period.
- (3) The City does not currently have a lump sum drawdown agreement with a financial institution.
4. **RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN ON CAPER**

Complete the following worksheet and submit with the attachment:

UNEXPENDED BALANCE SHOWN ON CAPER (Line 13)		\$1,095,114
<b>ADD:</b>		
LOC balance(s) as of CAPER Date (9-1-14)		\$1,077,537
Cash on Hand		
Grantee Program Account	\$0.00	
Sub-recipients Program Accounts	\$0.00	
Revolving Fund Cash Balances	\$0.00	
Section 108 Accounts (in contract)	\$0.00	
<b>SUBTRACT:</b>		
Grantee CDBG Program Liabilities (Include any reimbursements due to the Grantee from program funds)		\$ 17,577.00
<b>TOTAL RECONCILING BALANCE</b>		\$1,095,114.00
<b>UNRECONCILED DIFFERENCE</b>		\$ 0.00

When grantee or sub-recipients operate their programs on a reimbursement basis, any amounts due to the grantees or sub-recipients should be included in the Program Liabilities.

**E. CALCULATION OF BALANCE OF UNPROGRAMMED FUNDS**

Amount of funds available during the reporting period from line 7		\$2,572,795.00
Add: Program Income expected to be received but not yet realized		\$ 0.00
<b>SUBTOTAL</b>		\$2,572,795.00
Deduct: Total budgeted amount		\$2,572,795.00
<b>UNPROGRAMMED BALANCE</b>		\$ 0.00

**APPENDIX II: OTHER HUD REPORTS**

HOME MATCH REPORT  
HOME PROGRAM ANNUAL PERFORMANCE REPORT  
HUD TABLES 1C AND 2C



# Annual Performance Report HOME Program

**U.S. Department of Housing  
and Urban Development**  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting 7/01/2013	Ending 6/30/2014	9/30/2014

### Part I Participant Identification

1. Participant Number M-13-MC51-0501	2. Participant Name City of Alexandria		
3. Name of Person completing this report Mildrilyn Stephens Davis		4. Phone Number (Include Area Code) 703-746-4990	
5. Address 421 King Street	6. City Alexandria	7. State VA	8. Zip Code 22314

### Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
61,599	221,128	282,879		0

### Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number	0	0	0	0	0
2. Dollar Amount	0	0	0	0	0
<b>B. Sub-Contracts</b>					
1. Number	0	0	0	0	0
2. Dollar Amount	0	0	0	0	0
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	0	0	0		
2. Dollar Amount	0	0	0		
<b>D. Sub-Contracts</b>					
1. Number	0	0	0		
2. Dollar Amounts	0	0	0		

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0	0	0	0	0	0
2. Dollar Amount	0	0	0	0	0	0

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost	Minority Business Enterprises (MBE)				
Households Displaced	a. Total		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	f. White Non-Hispanic
1. Parcels Acquired	0	0					
2. Businesses Displaced	0	0					
3. Nonprofit Organizations Displaced	0	0					
4. Households Temporarily Relocated, not Displaced	0	0					
5. Households Displaced - Number	0		0	0	0	0	0
6. Households Displaced - Cost	0		0	0	0	0	0

HUD Table 1C Summary of Specific Housing/Community Development Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
<b>Homeless Objectives</b>						
1 Emergency Shelters	Continue to provide beds for emergency shelter.	ESG, SSG, CDBG, City, and Private Funds	Beds	Annual: 178 5-Year: 178	FY2011: 176 FY2012:176 FY2013: 145 FY2014: 145	DH-1 SL-1
2 Winter Shelter	Continue to provide beds for Winter Shelter.	ESG, City, CDBG and Private	Beds	Annual: 67 5-Year: 67	FY2011: 67 FY2012:67 FY 2013: 67 FY 2014: 67	DH-1 SL-1
3 Transitional Housing	Continue to operate transitional housing through non-profit providers.	ESG, SSG; State; Private; and Client Fees	Units	Annual: 34 5-Year: 34	FY 2011: 36 FY 2012:36 FY 2013: 40 FY 2014: 26	DH-1 SL-2
4 Specialized Transitional-Permanent Housing	Provide 21 facility-based transitional/permanent housing units per year.	Federal Substance Abuse Block Grant; General Fund; State; Client Fees	Units	Annual: 21 5-Year: 21	FY 2011: 21 FY 2012:21 FY 2013: 21 FY 2014: 20	DH-1 SL-2
5 Safe Haven	Continue to provide permanent supportive housing for the chronic homeless.	Federal and City Funds	Beds	Annual: 12 5-Year: 12	FY 2011: 12 FY 2012:12 FY 2013: 12 FY 2014: 12	DH-1 SL-1 SL-2
6 Transitional Housing Program	Provide homeless households residing in shelters or overcrowded situations with budget/housing counseling and emergency housing payments to move into affordable housing.	CDBG	Households Assisted	Annual: 60 5-Year: 300 per year	FY 2011: 33 FY 2012: 33 FY 2013: 29 FY 2014: 45	DH-1 SL-1
7 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	Households Assisted	Annual: 50 5-Year: 280	FY 2011: 85 FY 2012:34 FY 2013: 17 FY 2014: 21	DH-1 SL-1
<b>Special Needs Objectives</b>						
1 Real Property Tax Relief (Including Veterans in FY 2014)	Relieve the housing cost burden for income-eligible elderly and/or disabled homeowners per year.	General Fund	Households Assisted	Annual: 1,510 5-Year: 1,510	FY 2011: 1200 FY 2012:1302 FY 2013: 1,225 FY 2014: 1,274	DH-2
2 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	Households Assisted	Annual: 3 5-Year: 15	FY 2011: 0 FY 2012: 1 FY 2013: 1 FY 2014: 0	DH-1 DH-2 SL-1 SL-2
3 Rent Relief	Relieve the housing cost burden for income eligible and/or disabled renters.	General Fund	Households Assisted	Annual: 80 5-Year: 80	FY 2011: 101 FY 2012: 99 FY 2013: 78 FY 2014: 99	DH-2
4 Mental Health Group Homes/Supervised Apartments	Continue to provide housing for persons with mental illnesses, intellectual disabilities or substance abuse problems.	Federal, State, and City Fund	Units	Annual: 41 5-Year: 42	FY 2011:41 FY 2012:41 FY 2013:42 FY 2014: 42	DH-1
5 Assisted Living Facility	Develop or support the development of an assisted living facility which can accommodate elderly persons with incomes at or below HUD's moderate income limits.	General Fund	One Facility	Annual: N/A 5-Year: 1	FY 2011: N/A FY 2012: N/A FY 2013: N/A FY 2014: N/A	DH-1 SL-1 SL-2

**HUD Table 2C**  
**Summary of Specific Housing/Community Development Objectives**

<b>Objective #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/ Objective</b>
	<b>Rental Housing</b>					
1 Public Housing	Preserve and maintain the existing supply of 1,150 public housing and replacement public housing units for households at or below HUD's moderate-income limits.	Public Housing	Units	Annual: 1,150 5-Year: 1,150	FY 2011:1,150 FY 2012: 1,150 FY 2013: 1,150 FY 2014: 1,150	DH-2
2 Privately- Owned	Subject to the availability of resources, 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, Local, and Private	Units	Annual: 2,543 5-Year: 2,543	FY 2011: 2,560 FY 2012: 2,560 FY 2013: 2,566 FY 2014: 2,566	DH-2
3 Section 8 Housing Choice Vouchers	Provide 1,906 tenant-based rental-housing subsidies to households that are at or below HUD's moderate-income limits.	Housing Choice Vouchers	Households	Annual: 1,634 5-Year: 1,634 per year	FY 2011: 1,597 FY 2012: 1,550 FY 2013: 1,550 FY 2014: 1,472(leased)	DH-2
4 Affordable Rental Initiative	Develop/preserve rental housing units affordable to households at or below the limit used for the Low Income Housing Tax Credit Program of 60% of area median income through new development or preservation of existing affordable market rate rental housing.	Federal, State, Local, Private, and Developer Contribution	Units	Annual: 20 5-Year: 100	FY 2011: 52 FY 2012: 176 FY 2013: 10 FY 2014: 78 units under construction; funding approved for 28 units	DH-2
5 Affordable Rental	Secure affordable rental units in new developments.	Developer Contributions	Units	Annual: 10 5-Year: 50	FY 2011: 0 FY 2012: 0 FY 2013: 0 FY 2014: 0	DH-2
	<b>Owner Housing</b>					
1 HAP Replaced with FHAP in City FY2013	Provide financial assistance to households meeting income and other eligibility criteria to secure ownership housing.	HOME, CDBG, and NSP, HTF	Units	Annual: 26 5-Year: 150	FY 2011: 28 FY 2012: 30 FY 2013: 1 FY 2014: 4	DH-2
2 MIHP and EHIP	Provide financial assistance to households meeting income and other eligibility criteria to secure ownership housing.	Housing Trust Fund	Units	Annual: 4 5-Year: 20	FY 2011: 6 FY 2012: 10 FY 2013: 0 FY 2014: 0	DH-2
3 Counseling	Educate prospective low- and moderate-income homebuyers on the home purchase process.	Housing Trust Fund	Households	Annual: 300 5-Year: 1,500	FY 2011: 156 FY 2012: 151 FY 2013: 0 FY 2014: 4	DH-2

**HUD Table 2C continued...**  
**Summary of Specific Housing/Community Development Objectives**

<b>Objective #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/ Objective</b>
4 Homeownership Set Aside	Secure affordable ownership units in new developments.	Developer Contribution	Units	Annual: 5 5-Year: 25	FY 2011: 0 FY 2012: 0 FY 2013: 0 FY 2014: 0	DH-2 DH-3
5 Home Rehabilitation	Provide no-interest rehabilitation loans to homeowner households with incomes at or below HUD's moderate-income limits.	CDBG and HOME	Units	Annual: 10 5-Year: 50	FY 2011: 7 FY 2012: 9 FY 2013: 7 FY 2014: 7	DH-2 DH-3 SL-2 SL-3
6 Rebuilding Together Alexandria	Improve living conditions for elderly homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications.	Housing Trust Fund and Private Funds	Household Served	Annual: 70 5-Year: 350	FY 2011: 86 FY 2012: 85 FY 2013: 92 FY 2014: 77	DH-2
7 FY 2013 Program Amendment - Alexandria Neighborhood Stabilization Program	Provide funding to Rebuilding Together Alexandria (RTA) to acquire and rehabilitate housing units under the Neighborhood Stabilization Program (NSP) using CDBG and HOME program funding	CDBG and HOME	Units	Annual: 6 5-Year: 24	FY 2013: 2 FY 2014: 5	DH-1
<b>Community Development</b>						
1 City Code	The City's Code Enforcement Bureau undertakes aggressive monitoring of properties throughout the City for compliance with building, fire and maintenance code.	City General Fund	Properties	Annual: 1 5-Year:	FY 2011: 0 FY 2012: 1 FY 2013: 0 FY 2014: 0	SL-3*
<b>Infrastructure</b>						
1 T&ES	Improve pedestrian safety and provide better service at street crossings by providing countdown timers, accessible pedestrian signals and reducing vehicular phases to provide pedestrian intervals long enough for children, older adults and persons with disabilities. Pedestrian safety features shall be used at all signals to provide a better separation between vehicles and pedestrians.	City General Fund	Intersections in eligible areas (area benefit)	Annual: N/A 5-Year: 3	FY 2011: N/A FY 2012: N/A FY 2013: N/A FY 2014: N/A	SL-3*
<b>Public Facilities</b>						
1 Parks & Rec.	Provide recreational and cultural programming to residents in areas of the City with high concentrations of households with incomes at or below HUD's moderate-income limits through the operation of three recreation centers.	City General Fund	Facilities	Annual: 3 5-Year: 3	FY 2011: 3 FY 2012: 3 FY 2013: 3 FY 2014: 3	E-03
<b>Public Services</b>						
1 DHS	Provide job training to citizens including persons with incomes at or below HUD's moderate-income limits.	Federal, State, and Local	Persons	Annual: 4,250 5-Year: 4,250 per year	FY 2011: 4,605 FY 2012: 4,859 FY 2013: 6,434 FY 2014: 16,924	E-03
2 Fair Housing Testing	Continue to conduct fair housing testing to determine the presence of discrimination in the housing industry.	CDBG	Citywide	5 rounds of testing	FY 2011: 1 FY 2012: 1 FY 2013: 1 FY 2014: 1	SL-1

HUD Table 2C continued...  
Summary of Specific Housing/Community Development Objectives

Objective #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
3	Landlord Tenants Complaints  Continue to coordinate and present public education programs to improve public awareness and promote compliance with fair housing laws.  Conducts on-site fair housing training for real estate and property management professionals.	City	Citywide	Annual: 1,000  5-Year: 5,000	FY 2011: 1,176 FY 2012: 1,115 FY 2013: 1,307 FY 2014: 1,215	SL-1
<b>Economic Development</b>						
1	Mt. Vernon  Encourage revitalization to provide employment and commercial opportunities in a manner to be in concept with the community's long-term vision.	Private	Mt. Vernon Avenue Area (area benefit)	N/A	FY 2011: N/A FY 2012: N/A FY 2013: N/A FY 2014: N/A	E-03
2	2013 Program Amendment ECDC Enterprise Development Group (EDG)  Expand opportunities for job creation and/or retention	City	Citywide (jobs)	Annual: 8 5-Year: 24	FY 2013: 12 FY 2014: 16 jobs created; 6 jobs retained)	EO-1
<b>Neighborhood Revitalization/Other</b>						

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

\*Outcome/Objective Codes

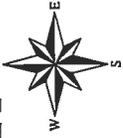
### **APPENDIX III: MAPS**

FIGURE 1 – CENSUS BLOCK GROUPS WITH THE HIGHEST CONCENTRATIONS OF  
LOW/MODERATE INCOME PERSONS

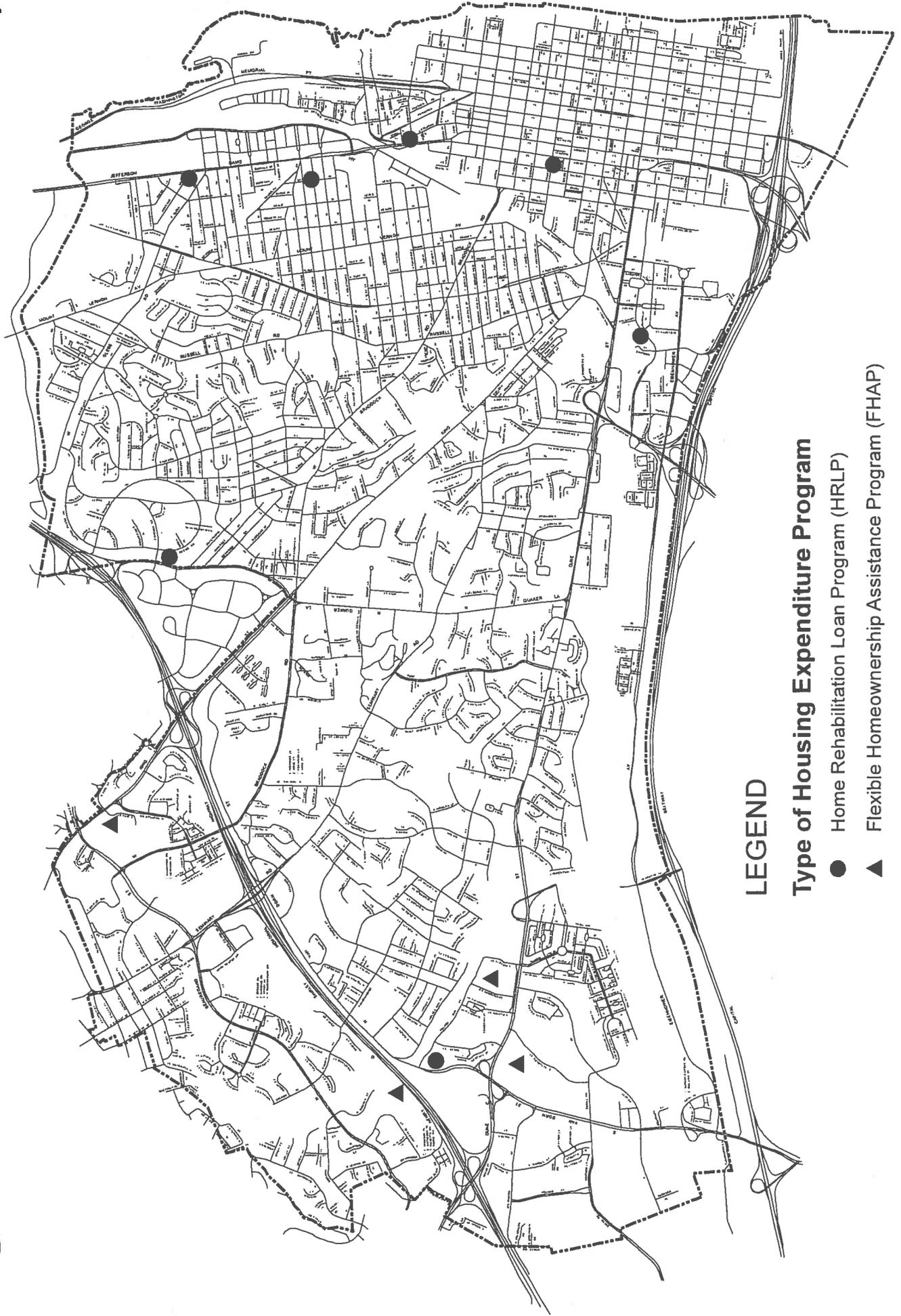
FIGURE 2 – GEOGRAPHIC DISTRIBUTION OF SELECTED HOUSING EXPENDITURES

FIGURE 3 – STATUS OF PLEDGED AFFORDABLE HOUSING UNITS AS OF JUNE 2014





# Geographic Distribution of Selected Housing Expenditures 2014



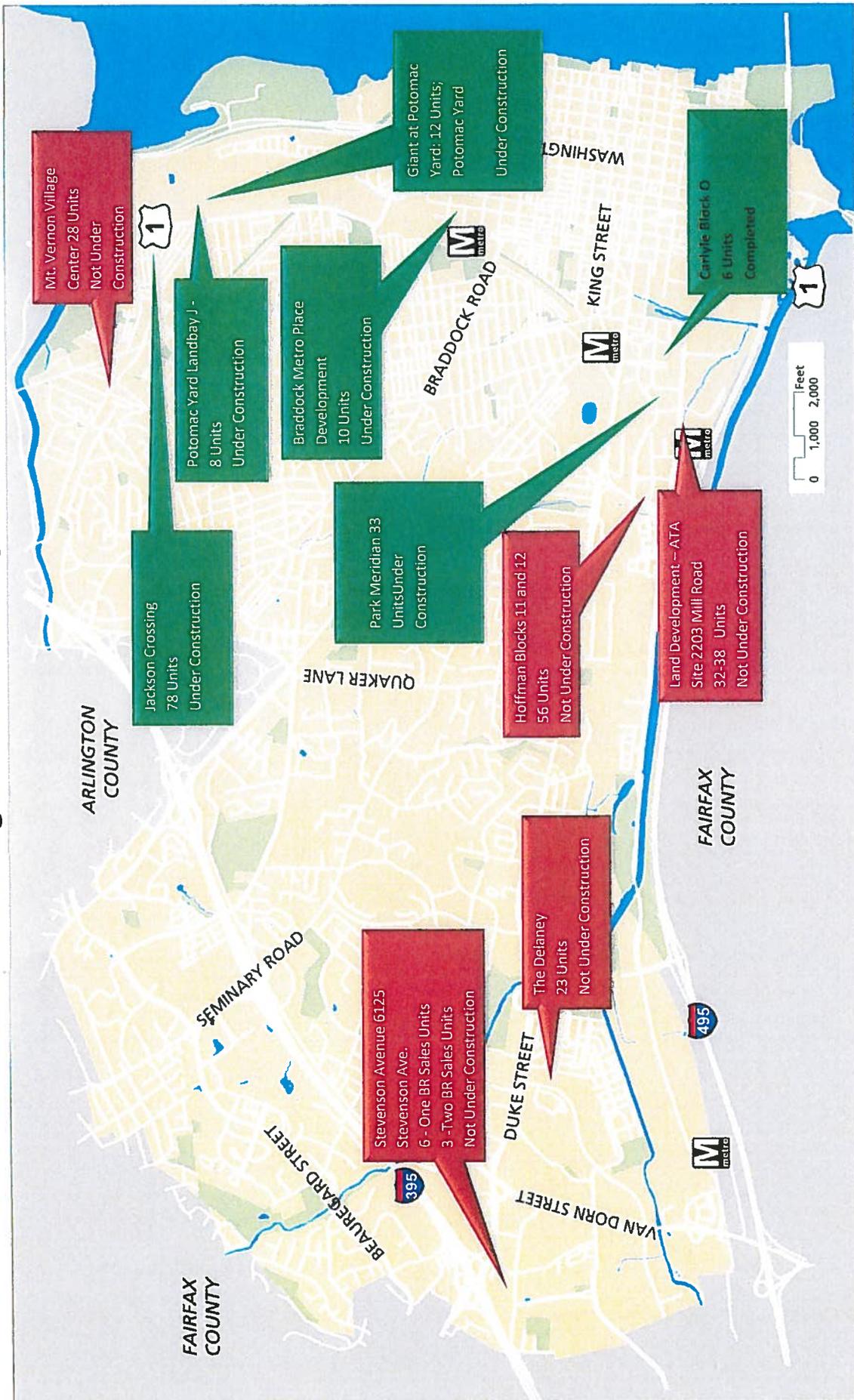
## LEGEND

### Type of Housing Expenditure Program

- Home Rehabilitation Loan Program (HRLP)
- ▲ Flexible Homeownership Assistance Program (FHAP)



**City of Alexandria, VA**  
**Status of Pledged Affordable Housing Units During 2014**



Preview For Order # 11837523



## CITY OF ALEXANDRIA, VA

### Notice of Public Hearing on Housing and Community Development

The City of Alexandria will hold a public hearing on Thursday, September 25, 2014 for the purpose of obtaining public comments on two items: 1) the draft **Consolidated Annual Performance and Evaluation Report (CAPER)** for the recently completed City FY 2014, and 2) the development of the **City's Consolidated Plan for Housing and Community Development for City FY 2016 - 2020, including the one-Year Action Plan for City FY 2016**. The public hearing will be held in City Hall, Room 2510 located at 301 King Street, Alexandria, Virginia, beginning at 5:30 p.m. The City will also accept written comments on these items beginning Monday, September 15 through Monday, September 29 at 5 p.m.

The City of Alexandria invites citizen comments on the draft CAPER, which describes progress made in carrying out the City's approved Consolidated Plan One-Year Action Plan during the recently completed fiscal year and assesses annual performance in relation to the priorities and goals established in that document. The CAPER identifies federal, state and local resources used, housing activities undertaken, and types and numbers of households assisted during the one-year period represented by City Fiscal Year 2014.

The City also invites public input on development of the Consolidated Plan for City FY 2016-2020, and on the City's One-Year Action Plan for the period July 1, 2015 - June 30, 2016, which will be submitted to the U.S. Department of Housing and Urban Development (HUD) in May 2015. The City's Consolidated Plan for Housing and Community Development is a comprehensive five-year planning document (with One-Year Action Plan updates) that identifies the City's overall housing and community development needs, including services for persons who are homeless or who have special needs, and proposes strategies to address those needs. The Consolidated Plan must include an assessment of market and housing inventory conditions, as well as a five-year strategy for addressing identified needs. The City must have an approved Consolidated Plan in order for it, or other agencies operating in the City, to receive funding through certain HUD programs, including the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The Action Plan identifies housing and community development activities to be undertaken to address local needs and priorities established in the five-year Consolidated Plan during a specified one-year period. The Action Plan submission will include the City's annual application for the CDBG and HOME Programs and will indicate the competitive grant programs for which the City may apply, or support applications made by other entities operating in the City.

Persons wishing to comment on the draft CAPER or provide input on the development of the City's FY 2016-2020 Consolidated Plan or Action Plan for the City's FY 2016 may do so in writing and/or by providing testimony at the public hearing to be held on Thursday, September 25, 2014. Staff from the City's Office of Housing and the Department of Community and Human Services will be in attendance at the public hearing to receive public comments.

The draft CAPER will be available on the City's Web site at [www.alexandriava.gov/Housing](http://www.alexandriava.gov/Housing) or may be reviewed or picked up at the Office of Housing, Suite 200, 421 King Street, Alexandria, VA from 8 a.m. to 5 p.m., Monday through Friday, beginning Monday, September 15, 2014. Copies will also be available for review at the following City libraries:

BEATLEY CENTRAL LIBRARY:	5005 Duke Street, Alexandria
BARRETT BRANCH LIBRARY:	717 Queen Street, Alexandria
BURKE BRANCH LIBRARY:	701 Seminary Road, Alexandria
DUNCAN BRANCH LIBRARY:	2501 Commonwealth Avenue, Alexandria

Written comments may be sent or delivered to the Office of Housing, Suite 200, 421 King Street, Alexandria, Virginia 22314 or emailed to [cindy.metcalf@alexandriava.gov](mailto:cindy.metcalf@alexandriava.gov). Written comments will be accepted until 5 p.m. on Monday, September 29, 2014. Comments received during this time period will, as appropriate, be addressed in the final CAPER and/or taken into account in the development of the FY 2016-2020 Consolidated Plan and FY 2016 Action Plan. Interested parties will have an additional opportunity to comment on the Consolidated Plan and Action Plan when the draft documents are released in the spring.

For further information or request for reasonable accommodations, please call Cindy Metcalf at the Office of Housing at 703-746-4990 or TTY (703) 838-5056 for the hearing impaired.



# CIUDAD DE ALEXANDRIA, VA

## Aviso de Audiencia Pública sobre Vivienda y Desarrollo Comunitario

La ciudad de Alexandria realizará una audiencia pública el jueves 25 de septiembre de 2014 con el propósito de recibir comentarios del público acerca de dos temas: 1) la versión preliminar del **Reporte Anual Consolidado de Desempeño y Evaluación (CAPER)** para el año fiscal (FY) 2014 que acaba de concluir, y 2) el desarrollo del **Plan de Acción Consolidado de la Ciudad para Vivienda y Desarrollo Comunitario para los Años Fiscales (FY) 2016-2020, lo cual incluye el Plan de Acción de la Ciudad para un año, correspondiente al Año Fiscal (FY) 2016**. La audiencia pública se realizará en el City Hall, Salón 2510 ubicado en 301 King Street, Alexandria, Virginia, a partir de las 5:30 p.m. La Ciudad también aceptará comentarios escritos sobre estos temas a partir del lunes 15 de septiembre hasta el lunes 29 de septiembre a las 5 p.m.

La Ciudad de Alexandria invita a los ciudadanos a hacer sus comentarios acerca del CAPER preliminar, el cual describe el progreso logrado al implementar el Plan Consolidado de Acción a un Año aprobado para la Ciudad, durante el año fiscal que recién concluye, y evalúa el desempeño anual en relación con las prioridades y metas establecidas en ese documento. El CAPER identifica los recursos federales, estatales y locales utilizados, las actividades desarrolladas relacionadas con la vivienda, y los tipos y números de hogares asistidos durante el periodo de un año representado por el Año Fiscal (FY) 2014 de la Ciudad.

La Ciudad también invita al público a aportar sus comentarios sobre la implementación del Plan Consolidado de Acción de la Ciudad para los años fiscales (FY) 2016- 2020, y sobre el Plan de Acción de la Ciudad para un año correspondiente al periodo del 1 de julio de 2015 al 30 de junio de 2016, el cual será presentado al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés) en mayo de 2015. El Plan de Acción Consolidado de la Ciudad para Vivienda y Desarrollo Comunitario es un documento completo de planeación para cinco años (con actualizaciones anuales del Plan de Acción) que identifica las necesidades generales de vivienda y desarrollo comunitario, incluidos los servicios a personas sin techo o con necesidades especiales, y propone estrategias para atender dichas necesidades. El Plan Consolidado de Acción debe incluir una evaluación del mercado y de las condiciones del inventario de viviendas, al igual que una estrategia a cinco años para atender las necesidades identificadas. La Ciudad debe tener un Plan Consolidado autorizado listo para esto, u otras agencias que funcionan en la Ciudad, para recibir fondos a través de ciertos programas del HUD, incluidos los programas del Paquete de Subsidios para Desarrollo Comunitario (CDBG, por sus siglas en inglés), de las Sociedades de Inversión en Vivienda (HOME, por sus siglas en inglés), del Subsidio para Soluciones de Emergencia (ESG, por sus siglas en inglés) y el de Oportunidades de Vivienda para personas con SIDA (HOPWA, por sus siglas en inglés).

El Plan de Acción identifica las actividades de vivienda y desarrollo comunitario que se desarrollarán para atender las necesidades y prioridades locales establecidas en el Plan Consolidado a cinco años durante un periodo específico de un año. La presentación del Plan de Acción incluirá la solicitud anual de la Ciudad para los programas CDBG y HOME e indicará los programas competitivos de subvenciones a los cuales la ciudad podrá aplicar, o apoyará solicitudes hechas por otras entidades que operan en la Ciudad.

Las personas que deseen hacer comentarios sobre el CAPER preliminar, o enviar sus opiniones sobre el desarrollo del Plan de Acción Consolidado de la Ciudad para los años fiscales (FY) 2016-2020 o para el Plan de Acción de la Ciudad para el año fiscal (FY) 2016, pueden hacerlo por escrito y/o presentando su testimonio en la audiencia pública que tendrá lugar el jueves 25 de septiembre de 2014. El personal de la Oficina de Vivienda y del Departamento de Servicios Comunitarios y Humanos de la Ciudad asistirá a la audiencia pública para recibir los comentarios del público.

El CAPER preliminar estará disponible en el sitio web de la Ciudad, [www.alexandriava/Housing](http://www.alexandriava/Housing) o también puede ser revisado o recogido en la Oficina de Vivienda (Office of Housing), Suite 200, 421 King Street, Alexandria, VA, de 8 a.m. a 5 p.m., de lunes a viernes, a partir del lunes 15 de septiembre de 2014. Habrá copias disponibles para revisión en las siguientes bibliotecas de la Ciudad:

BIBLIOTECA CENTRAL DE BEATLEY:	5005 Duke Street, Alexandria
BIBLIOTECA DE BARRETT:	717 Queen Street, Alexandria
BIBLIOTECA DE BURKE:	701 Seminary Road, Alexandria
BIBLIOTECA DE DUNCAN:	2501 Commonwealth Avenue, Alexandria

Los comentarios escritos pueden enviarse o entregarse en la Oficina de Vivienda (Office of Housing), Suite 200, 421 King Street, Alexandria, Virginia 22314, o enviarse por email a [cindy.metcalf@alexandriava.gov](mailto:cindy.metcalf@alexandriava.gov). Se aceptarán comentarios escritos hasta las 5 p.m. del lunes 29 de septiembre de 2014. Los comentarios recibidos durante este periodo, se considerarán, según el caso, para el CAPER definitivo y/o se tendrán en cuenta para el desarrollo del Plan de Acción Consolidado para los años fiscales (FY) 2016-2020 y para el Plan de Acción para el año fiscal (FY) 2016. Las partes interesadas tendrán una oportunidad adicional de hacer comentarios sobre el Plan Consolidado y el Plan de Acción cuando se publiquen los documentos preliminares en la primavera.

Para mayor información o para solicitudes razonables de acomodaciones especiales, favor llamar a Cindy Metcalf en la Oficina de Vivienda (Office of Housing) al (703) 746-4990, o al TTY (703) 838-5056 para personas con deficiencias auditivas.



**Part II: Contracts Awarded**

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$	285,765 *
B. Total dollar amount of contracts awarded to Section 3 businesses	\$	0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses		0 %
D. Total number of Section 3 businesses receiving contracts		0

2. Non-Construction Contracts:

A. Total dollar amount all non-construction contracts awarded on the project/activity	\$	0
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$	0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses		0 %
D. Total number of Section 3 businesses receiving non-construction contracts		0

**Part III: Summary**

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- Other; describe below.

\*Construction has not begun. Funds used for pre-development.

Public reporting for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensures that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.