Citizen Summary

The CFY 2017 Draft Consolidated Annual Performance and Evaluation Report (CAPER)

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About the CAPER

The City's Consolidated Annual Performance and Evaluation Report (CAPER) describes the use of federal, state, City and private funds to provide affordable housing and supportive services for extremely low-, low-and moderate-income residents of Alexandria in furtherance of the FY 2016-2020 Consolidated Plan. It measures how well program activities and financial goals were accomplished as outlined in the FY 2017 Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD).

The City FY 2017 CAPER combines narrative reporting with financial reports, and covers the City's housing and community development activities for the period July 1, 2016 to June 30, 2017. 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), complete and submit the CAPER each year as a condition to received funds.

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

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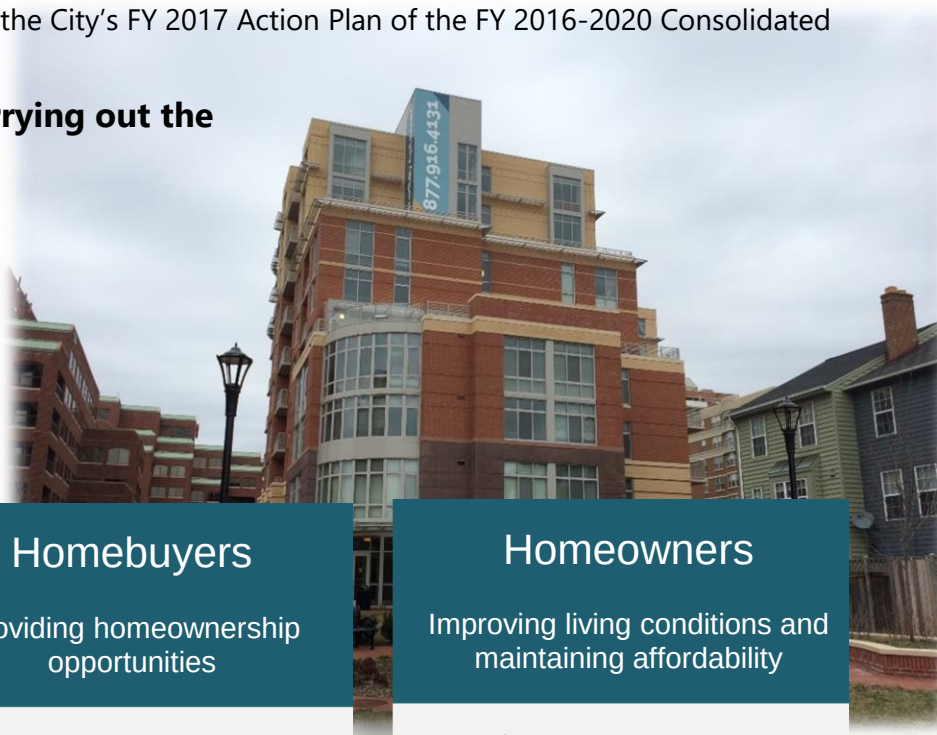
Preparing the CAPER

The CAPER was prepared according to instructions issued by HUD. Preparation of the Report, coordinated by the Office of Housing, was a collaborative effort on the part of multiple City and nonprofit agencies, as well as the Alexandria Redevelopment and Housing Authority (ARHA), all of which use federal funds to assist Alexandria's most vulnerable residents.

Progress in Carrying out the City's FY 2017 Action Plan

The City of Alexandria did very well in meeting its goals during the second year of the current Five-year Consolidated Plan period while utilizing its federal HOME and CDGB program funds, along with other federal, state and local funds. The goals were established to address the housing needs of the City's low-and moderate-income households as indicated in the City's FY 2017 Action Plan of the FY 2016-2020 Consolidated Plan.

Here are the accomplishments in carrying out the City's FY 2017Action Plan goals:



Renters

Preserving and Creating Affordable Rental Housing

100%

accomplishment in preserving and maintaining the existing supply of ARHA's 1,150 public housing and replacement units (administered by ARHA);

100%

preserving and maintaining the current supply of 2,668 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits (administered by the Office of Housing);

105%

accomplishment in providing Tenant-based Rental Housing Choice Vouchers to 1,585 households with incomes at or below HUD's moderate-income limits in the Housing Choice Voucher Program (administered by ARHA); and

0%

developing or preserving rental units through acquisition, rehabilitation, or new construction for households at or below 60% AMI. The development project is anticipated to be completed during FY 2018. (See Use of HOME funds to Help Nonprofits Develop Affordable Housing Units, page 5).

Homebuyers

Providing homeownership opportunities

333%

accomplishment in assisting 10 first-time homebuyer households with incomes at or below HUD's moderate-income limits through the Flexible Homeownership Assistance Program (administered by the Office of Housing); and

200%

accomplishment in assisting 4 first-time, low-to moderate-income homebuyers with the purchase of previously assisted resale-restricted units provided through the Alexandria Neighborhood Stabilization Program. Two units were acquired and rehabbed during the reporting period. One household was also assisted through the Neighborhood Stabilization Program funded by the state. (administered by the Office of Housing in partnership with Building Together Alexandria).

Homeowners

Improving living conditions and maintaining affordability

100%

accomplishment in completing 8 construction home rehabilitation projects for 8 existing homeowner households with incomes at or below 80% AMI through the Home Rehabilitation Loan Program (administered by the Office of Housing); and

75%

accomplishment in approving 6 rehabilitation loans to existing homeowner households with incomes at or below 80% AMI through the Home Rehabilitation Loan Program. Additional loan applications are in process for FY 2018 (administered by the Office of Housing).

Progress in Carrying out the City's FY 2017 Action Plan

Non-Homeless Persons with Special Needs

Here are the accomplishments in carrying out the City's FY 2017 Action Plan goals funded with other federal, state or local funds:

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

95%
accomplishment in relieving the housing cost burden for 78 income-eligible renters, including 25 elderly, 39 disabled and 14 elderly-disabled persons, through the Rent Relief program [administered by the Department of Community and Human Services (DCHS)];

74%
accomplishment in relieving the housing cost burden for 1,002 income-eligible and/or disabled homeowners, and **288%** in relieving the housing cost burden for 104 disabled veteran homeowners, through the Real Property Tax Relief Program (administered by the Department of Finance); and

100%
in modifying 1 privately-owned rental unit for a disabled renter household with incomes at or below HUD's moderate-income limits through the Rental Accessibility and Modification Program (administered by the Office of Housing).

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

100%
accomplishment in providing 26 beds in 19 units of facility-based permanent supportive housing, including 8 beds in 3 family units, for homeless persons with mental illness, intellectual disabilities and/or substance abuse (administered by DCHS); and

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

Providing Housing Assistance for Persons with HIV/AIDS

144%
accomplishment in providing Tenant-based Rental Assistance vouchers to 13 Alexandria households (administered by Northern Virginia Family Services)

142%
accomplishment in providing short-term security deposits to 7 persons living with HIV/AIDS (administered by Northern Virginia Family Services).

Non-Housing Community Development

106%
accomplishment in providing job training to 1,815 residents through the Workforce Development Center, which includes persons with incomes at or below HUD's moderate-income limits (administered by DCHS); and

258 %
accomplishment in providing microenterprise loans to 31 small businesses owned by low-and moderate-income minority entrepreneurs located in underserved areas while creating 13 and retaining 14 jobs (administered by ECDC Enterprise Development).

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

HUD Performance Goals	Programs	Federal Funding Source and FY 2017 Expenditures	Expected Accomplishment	Actual Accomplishment
Preserve and/or Create Affordable Rental Housing	Housing Opportunities Fund	$1.0M [$880,000 (HOME) $125,916 (CDBG Program Income)]	Preserve or create 132 units	0 units preserved or created. Funds expended were for acquisition and construction--no units produced during the reporting period.
	Privately Owned Subsidized Rental Units	Privately Owned Subsidized Rental Units	Maintain 2,533 (Correction from 2,566 in the FY 2017 Action Plan)	2,751 units maintained (216 units added in FY 2017)
	Alexandria Neighborhood Stabilization Program	$0 spent from FY 2017 funding (Revolving CDBG funds expended only)	Acquired and rehab 2 properties for resale to first-time homebuyers	2 properties acquired and sold to first-time homebuyers
Provide and Preserve Decent Affordable Housing	Public and Replacement Housing	$4.8M (Public Housing Capital Fund and Operating Fund)	Maintain 1,150 units	1,150 units maintained
	Housing Choice Voucher	$23.1M (Section 8 Housing Choice Voucher Allocation)	1,500 vouchers expected to be in use	1,585 vouchers currently in use and in use at the end of City FY 2017
	Long-term Tenant Based Rental Assistance	$1.2M Housing Opportunities for Persons with AIDS (HOPWA)--for Northern Virginia Metropolitan Area	Provide 9 vouchers to Alexandria households	Vouchers provided to 13 Alexandria Households
	Supportive Services for Persons Living with HIV/AIDS	$343,426 Ryan White Comprehensive AIDS Medical Case Management (includes funding for Alexandria)	Assist 170 persons (includes Alexandria)	219 persons assisted (includes Alexandria)
Improve Living Conditions/ Maintain Affordability	Home Rehabilitation Loan Program	$694,706 (CDBG Program Income - $414,499; CDBG - $280,207)	Complete 8 construction projects	8 construction projects completed
Provide Affordable Ownership Housing Opportunities	Flexible Homeownership Assistance Program	$401,038 (CDBG Program Income)	Assist 3 households	10 households assisted
	Alexandria Neighborhood Stabilization Program	$0 spent from FY 2017 funding. (Revolving HOME funds expended only)	Assist 2 households	3 households assisted (1 household also assisted under NSP funded by the state)
Provide Accessibility Modifications	Rental Accessibility Modification Program (RAMP)	$4,871 (CDBG)	Assist 1 household	1 household assisted
Provide Fair Housing Testing	Fair Housing Testing Program	$15,690 (CDBG)	Conduct 1 round of testing	Conducted 1 round of testing
Provide Homeless Intervention and Prevention Services	Eviction Storage	$3,144 (CDBG)	Assist 20 households	12 households assisted
	Transitional Assistance Program	$42,285 (CDBG)	Assist 55 households	27 households assisted
	Winter Shelter	$20,000 (CDBG)	Assist 220 households	264 households assisted

City's Use of HOME and CDBG Funds to Help Non-Profits Develop and Preserve Affordable Rental Housing Units

Carpenter's Shelter Redevelopment Project

During FY 2017, Alexandria Housing and Development Corporation (AHDC) continued the redevelopment process of the Carpenter's Shelter site. The proposed redevelopment project will provide a new shelter and related administrative and case management space; approximately 87 affordable apartments; and 10 units of permanent, supportive housing for households transitioning out of the shelter. The project will also provide a facility that will include permanent housing options along with case management services that will help clients to successfully transition out of the shelter. The 87 proposed rental units will be affordable to incomes ranging between 40% and 60% of the HUD area medium income limits and will include a mix of studios, and one-, two- and three-bedroom units, including 10 fully accessible units. In FY 2017, City Council approved a development loan of $7.1M, which includes HOME funds for the project.

Current Carpenter's Shelter Site

Proposed Carpenter's Shelter

Church of the Resurrection Redevelopment Project

The predevelopment process also continued during FY 2017 for Church of the Resurrection. AHC, Inc., the developer of the project, proposed to develop affordable housing units on the site located in N. Beauregard area. During FY 2016, City Council approved a predevelopment loan of $400,000 which includes HOME funds for the project.

St. James Plaza Redevelopment Project

During the reporting year $2.6M, including $880,000 in HOME funds, was expended for the construction of 93 new affordable housing units on the St. James Plaza Redevelopment project. The affordable housing project will include a mix of efficiencies, one-, two- and three-bedroom apartments for incomes ranging from 40% to 60% of the Area Median Income limits. AHC Inc., the developer of the project, also received $19M in competitive 9% Low-income Housing Tax Credits from the Virginia Housing Development Authority for the redevelopment project.

Community Lodgings, Inc. Renovations

CDBG funds, in the amount of $125,916, were expended to preserve 7 Community Lodgings, Inc. affordable housing units located at 607 Notabene Drive. Renovations are anticipated to be completed in the fall of 2017. In FY 2015, City Council approved a loan of $300,000 to complete these renovations.

Providing and Preserving Decent Affordable Housing

Alexandria Redevelopment and Housing Authority

During FY 2017, the Alexandria Redevelopment and Housing Authority (ARHA) continued to own and operate 1,150 Public Housing/ Replacement units for extremely low-to moderate- income City households. Through their joint Resolution 830, the City and ARHA have pledged to maintain this supply of units as ARHA redevelops its portfolio.

ARHA also continued to administer the Housing Choice Voucher program in Alexandria. The agency currently has an allocation of 1,926 vouchers to serve low-to moderate- income households. Because the vouchers subsidize the difference between rents in the private market and what the voucher household can afford to pay based on its income, the funds available through the allocation covered only 1,585 vouchers in FY 2017. These vouchers are currently in use.

During the reporting period, AHRA selected developers for the redevelopment of Andrew Adkins, Samuel Madden, Hopkins-Tancil, Cameron Valley and the ARHA Administration Office Building. The development process will continue during FY 2018 as well as the planning of substantial renovation of the Ladrey Highrise building.

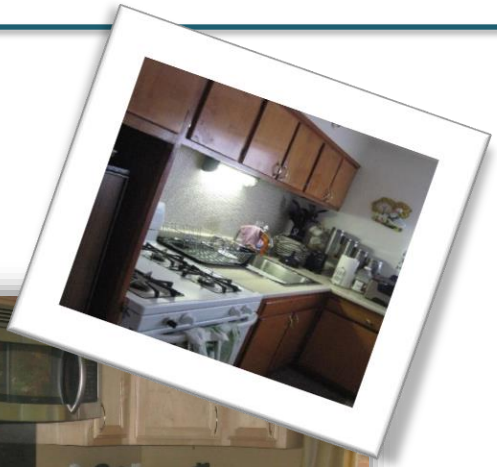
Ramsey Homes (15 Units)

The Ramsey Homes Redevelopment project continues to be in process. During FY 2017, ARHA completed the HUD-required environmental assessment for the site. The process included the coordination of the Section 106 study. The result of the study formulated an executed agreement between all parties that includes stipulations that will be undertaken for the property.

Ramsey Proposed Redevelopment

The Ramsey Homes Redevelopment project will continue during FY 2018. The project will demolish the 15-unit site and construct 52 new affordable housing units with Low Income Housing Tax Credits and local funds. ARHA will be using its development affiliate, Virginia Housing Development LLC to complete this effort.

Improving Living Conditions and Maintaining Affordability



After Home Rehabilitation

The City continues to address the needs of low-income homeowners as identified in its current Five-year Consolidated Plan. During FY 2017, no-interest, deferred payment home rehabilitation loans were provided to 8 eligible households to make the necessary repairs to their homes. The 8 program eligible households included 1 low-income; 4 elderly, and 3 disabled. There were 6 loans approved for households qualified to participant in the program and 7 loans were still in process for approval. There were 18 additional households that expressed interest in the program, and over 900 program brochures were mailed out to elderly and disabled households that participated in the City's Tax Relief program.

The 2017 home rehab construction included repairing water heaters, roofs, furnaces, air conditioning and electrical systems, windows, doors, plumbing, foundations and sidings; installing handicapped ramps; conducting lead and asbestos abatements; and much more. The Home Rehabilitation Loan program will continue during FY 2018.

After Home Rehabilitation

The Home Rehabilitation Loan Program *provides no-interest, deferred payment loans to low-and moderate-income homeowners for home rehabilitation activities that include accessibility modifications, correction of code and safety violations, and energy efficiency improvements. During FY 2017 eight construction projects were completed.*

Providing Affordable Ownership Housing Opportunities

The Flexible Homeownership Assistance Program

During FY 2017, 10 eligible first-time homebuyers were assisted through the Flexible Homeownership Assistance Program (FHAP). The 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 special projects. Participants in the Program are required to complete a Virginia Housing Development Authority (VHDA) pre-purchase training class. Successfully completing a VHDA pre-purchase training gives first-time homebuyers access to VHDA's below-market interest rates.

Alexandria Neighborhood Stabilization Program

Rebuilding Together Alexandria, in partnership with the City of Alexandria, administers the Alexandria Neighborhood Stabilization Program. The City provides funding to RTA to purchase foreclosed or short-sale properties. The properties are then renovated and sold to income- eligible, qualifying homebuyers. By leveraging volunteer labor and funds through existing City home purchase programs, RTA helps families buy homes across the City. During FY 2017, five eligible first-time homebuyers were qualified to purchase homes renovated through ANSP.

Rebuilding Together Alexandria Volunteers

Office of Housing congratulates its first-time homebuyer.

Office of Housing staff participates in the 2017 Housing Expo

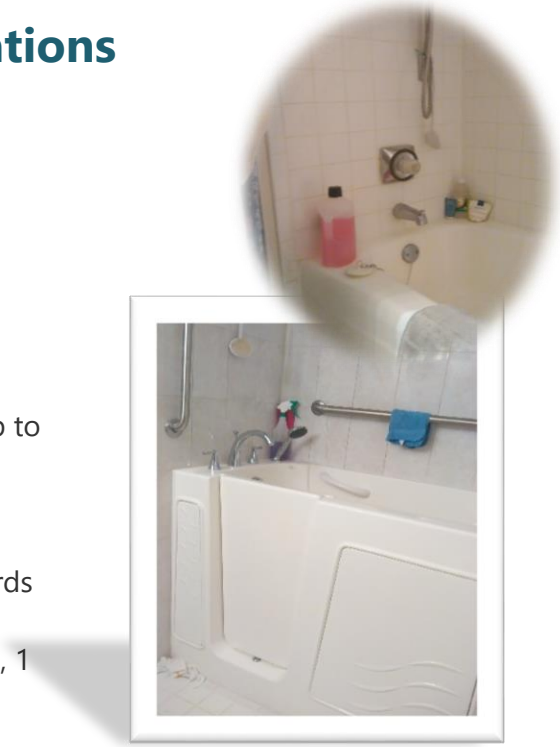
Housing Expo 2017

More than 500 people attended the 7th Annual Northern Virginia Housing Expo. This free event took place in March 2017 at the Dominion High School in Sterling, VA. The event showcased rental and first-time home ownership in the region, and featured dozens of workshops and exhibits designed to help educate attendees about housing options, financing, preparing to buy or rent, understanding the current housing market, housing counseling, credit scores and more. The event was 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.

Providing Accessibility Modifications

Rental Accessibility Modification Program (RAMP)

The Rental Accessibility Modification Program (RAMP) provides assistance to low- and moderate- income tenants with physical disabilities in completing accessibility modifications to their residences. RAMP targets physically- disabled renters meeting the federal Section 8 Low Income limits. The City provides grants of up to $50,000 for primary residence modifications necessary to accommodate the circumstances of the disabled member of the household. The program also provides "mini-grants" to assist households needing limited modifications of up to $1,500. Landlords are encouraged to designate modifications to make permanent improvements to the rehabilitated rental property. During FY 2017, 1 household was assisted through the RAMP program.



After Modifications

Fair Housing Testing Program

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

In FY 2017, the Office of Housing tested 13 mortgage lending institutions in the City for evidence of discrimination based on race and national origin. Tester teams consisting of African American/White, Latino/White and Middle Eastern/White testers were trained and closely matched in terms of gender, income, employment, and credit profile, and were dispatched to seek to apply for mortgage loans.

The City's Office of Housing hosts the 2017 Fair Housing Training for housing providers.

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

Providing Homeless Intervention and Prevention Services

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

During FY 2017, 125 emergency shelter beds were provided for homeless families, including 65 beds under Alexandria Community Shelter and 60 beds under Carpenter's Shelter. Carpenter's Shelter also continued to provide case management, community case management and supportive services to homeless families and single adults. DCHS assisted a total of 51 homeless persons through its Transitional and Permanent Supportive Housing, including Safe Haven (20 persons), Notabene Condos (13 persons), Columbus and Wythe Apartments (10 persons), and Canterbury and Mayflower Condos (8 persons).

Also during the reporting period, CDBG funds were expended in three programs to assist in providing homeless and prevention services in the City. These programs included the Eviction Storage program, the Transitional Assistance Program (TAP), and the Winter Shelter program.

Eviction Storage Program

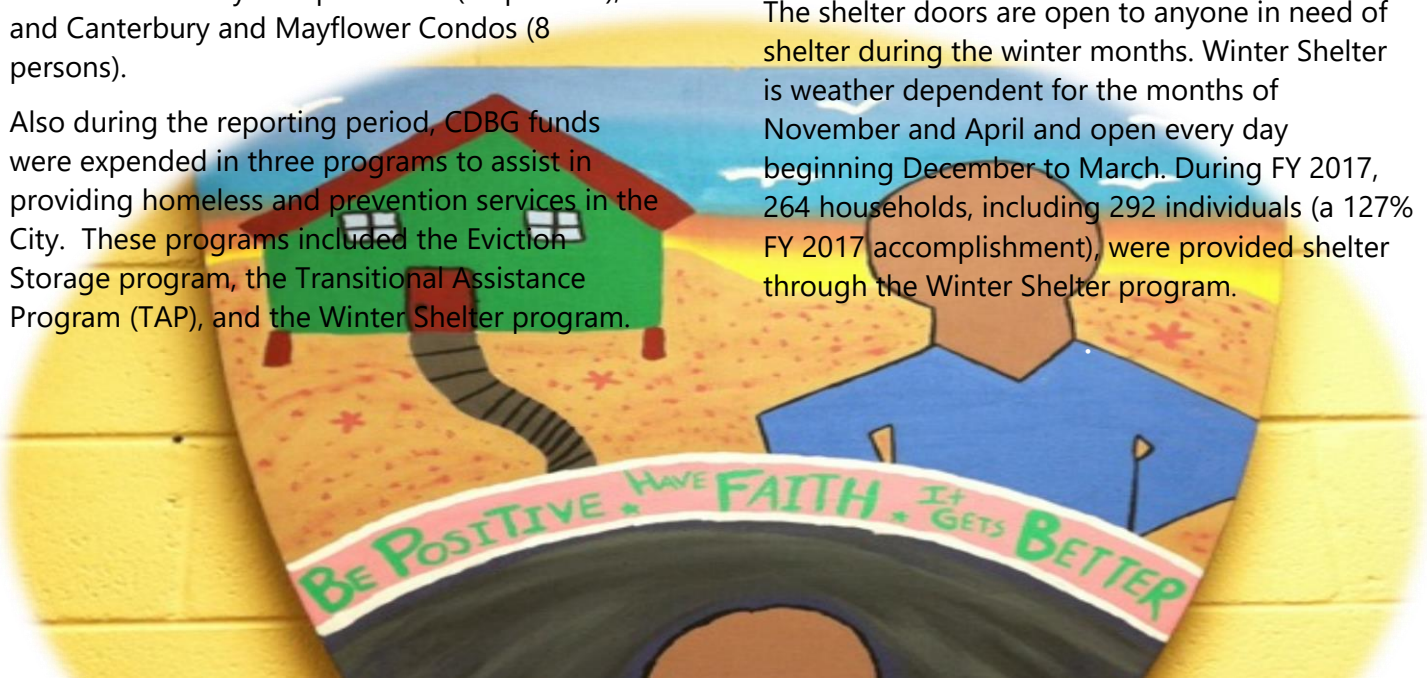
The City's Eviction Storage program provides furniture storage and emergency shelter referrals for eligible low-income households facing immediate eviction. During FY 2017, the Program provided assistance to12 households, including 24 individuals (a 53% FY 2017 accomplishment).

Transitional Assistance Program

The goal of the Transitional Assistance Program (TAP) is to alleviate and/or prevent homelessness of single individuals, couples, and families with children. TAP provides financial assistance to eligible Alexandria households at risk of becoming homeless or experiencing homelessness to obtain permanent and affordable rental housing, and as needed, housing, utility, and budget counseling to ensure future stability. During FY 2017, the Program provided assistance to 27 households, including 68 individuals (a 61% FY 2017 accomplishment).

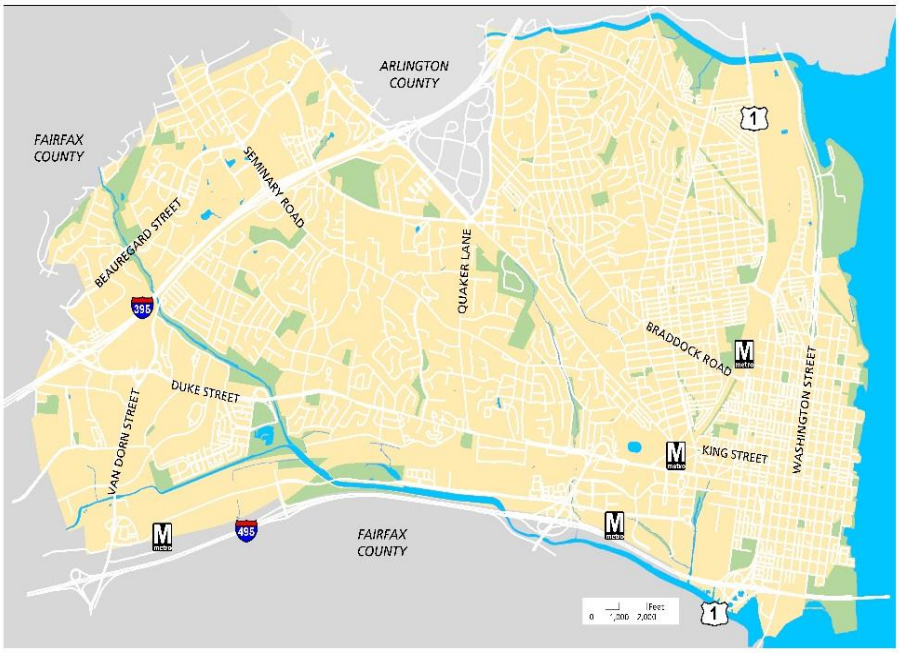
Winter Shelter Program

The Winter Shelter provides a safe refuge from illness, injury and death during inclement weather. The shelter doors are open to anyone in need of shelter during the winter months. Winter Shelter is weather dependent for the months of November and April and open every day beginning December to March. During FY 2017, 264 households, including 292 individuals (a 127% FY 2017 accomplishment), were provided shelter through the Winter Shelter program.



CDBG and HOME Geographic Distribution

The geographic area served by programs supported with CDBG and HOME funds during City FY 2017 was the entire City, which includes areas of minority concentration.



Public Comment Period

The Draft FY 2017 CAPER is made available for public comment beginning Tuesday, September 12 and ending Tuesday, September 26. A staff-level public hearing will be held on Thursday, September 21, in City Hall, Sister Cities Room 1101 located at 301 King Street, Alexandria, Virginia, beginning at 5:30 p.m. Copies of the Draft CAPER will be made available for review beginning Tuesday, September 12 at the Office of Housing, 415 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday and ending Tuesday, September 26. The Draft CAPER will also be made available on the City's Web site at alexandriava.gov/Housing and for review at the following libraries:

BEATLEY CENTRAL LIBRARY: 5005 Duke Street, Alexandria
BARRETT BRANCH LIBRARY: 717 Queen Street, Alexandria
BURKE BRANCH LIBRARY: 4701 Seminary Road, Alexandria
DUNCAN BRANCH LIBRARY: 2501 Commonwealth Avenue, Alexandria

The Draft CAPER will be in a format accessible to persons with disabilities, upon request. Written comments should be delivered to the Office of Housing or emailed to cindy.metcalf@alexandriava.gov.