Attachment

# Citizen Summary

## DRAFT FY 2019 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

**The Draft FY 2019 Action Plan Citizen Summary provides a brief overview of the objectives and expected outcomes of affordable housing and community development programs and activities that will be funded with federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) entitlement funds along with state, local, private or other federal funds during July 1, 2018 through June 30, 2019.**

**March 2018**



## Inside the Plan


| | |
|---|---|
| What is the Action Plan? | 1 |
| Meeting the Needs of the Most Vulnerable Residents | 1 |
| Meeting the Needs of Renters | 2 |
| Preserving and/or Creating Affordable Rental Housing with Nonprofits | 3 |
| Privately-owned Rental Units | 3 |
| Meeting the Needs of Homebuyers | 4 |
| Meeting the Needs of Existing Homeowners and Disabled Renters | 5 |
| Meeting the Needs of Persons who are Homeless or at Risk of Homelessness | 6 |
| CFY 2019 Action Plan Goals and Outcomes | 7-8 |
| CFY 2019 Proposed Federal Funding | 9 |
| Public Comment Period Announcement | 9 |


## What is the Action Plan?

In 2015, the City submitted its Fiscal Year (FY) 2016 – 2020 Five-Year Consolidated Plan that identifies the housing and community development needs of Alexandria's extremely low-to-moderate income, homeless, and special needs populations, as well as of certain target areas identified by the City. The Plan is mandated by the U.S. Department of Housing and Urban Development (HUD) since Alexandria receives a direct allocation of federal entitlement CDBG and HOME grant funds. The Plan outlines the City's strategies to address the needs of these groups and the designated areas over the mid-term, using entitlement funds as well as other federal funds and local, state and private resources leveraged by the City.

The specific activities to be undertaken in each year of the Consolidated Plan period are spelled out in the action plans and are submitted to HUD online prior to the beginning of each FY. The FY 2019 One-Year Action Plan is the third Action Plan to be submitted to HUD under the current five-year Consolidated Plan period. It details activities to be undertaken during the City's fiscal year and will serve as the City's application for Federal Fiscal Year (FFY) 2018 allocations of CDBG and HOME funds.

The FY 2019 Action Plan has been prepared by the Office of Housing in collaboration with multiple City and nonprofit agencies, as well as the Alexandria Redevelopment and Housing Authority, which use federal funds to assist Alexandria's most vulnerable residents.

## Meeting the Needs of the Most Vulnerable Residents

In the current Consolidated Plan, the City provided a needs assessment, based on HUD's guidance, a housing market analysis, an inventory of facilities and services, and strategic planning information, in five general categories: 1) Renters, Homebuyers, and Homeowners; 2) Homeless Persons and Persons who are at Risk of Homelessness; 3) Persons with Special Needs; 4) Non Housing Community Development; and 5) Other Issues of Concern to HUD. The Citizen Summary outlines the City's program goals, objectives, and expected outcomes in meeting the needs under these categories during FY 2019.

# MEETING THE NEEDS OF RENTERS
## BY PRESERVING AND/OR CREATING AFFORDABLE HOUSING

## Alexandria Redevelopment and Housing Authority (ARHA)

### Resolution 830

The City and ARHA are currently engaged in a community process, that includes a stakeholder group representing various perspectives to develop recommendations for consideration by ARHA Board and City Council regarding possible revisions to the 1981 joint Resolution 830. Resolution 830 includes their pledged to maintain, at a minimum, 1,150 of Public Housing and Affordable Rental Housing units if they are demolished or redeveloped. As federal resources for housing have continued to decrease, creating challenges for ARHA to fulfill its mission, ARHA is actively redeveloping several public housing sites into mixed income communities. The City and ARHA have concluded that this is the right time to review and modernize Resolution 830. The ongoing community engagement process will consider best practices as well as development and finance tools and strategies regarding affordable housing development.

### Housing Choice Voucher Program

In FY 2019, ARHA will continue administering the Housing Choice Voucher program, which 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 City's private market and what the voucher household can afford to pay based on its income, funds available through the allocation currently cover 1,721 vouchers.

### Development

ARHA has selected three partners to redevelop five public housing sites, including Andrew Adkins, Samuel Madden, Hopkins-Tancil Courts, Cameron Valley and the ARHA Administration building.

The Andrew Adkins site redevelopment process began in late 2016. ARHA and its developer partner are currently working through Alexandria's development review process and expect to submit an application for Low Income Housing Tax Credits in 2019. The current concept is for one building with approximately 76 units affordable to households at or up to 60% of the Area Median Income (AMI), to be owned by ARHA , and an estimated 511 market rate rentals in 6 new buildings. The market rate buildings will include 14 or more workforce units at 80% AMI.

Ramsey Homes received a 2017 allocation of Low Income Housing Tax Credits; HUD approved ARHA's Disposition Application and, with these major milestones accomplished, the financial closing will occur in the spring of 2018. The 15-unit public housing community will be razed and a new 52-unit, mixed-income community with rents affordable to households between 30% to 60% AMI will be constructed on the site. Six (6) of the new units will be subject to an Annual Contributions Contract with HUD.

## Preserving and/or Creating Affordable Rental Housing with Nonprofits

The City uses federal HOME and CDBG funds to help nonprofits develop or preserve affordable housing. During previous years, HOME funds were provided as predevelopment and development costs for affordable housing construction projects. These projects included St. James Plaza (93 units), Gateway at King and Beauregard (74 units), Carpenter's Shelter (now, "The Bloom") (97 units), and The Church of the Resurrection (113 units).

Construction of the **St. James Plaza** is slated to be completed in the spring of 2018. The building consists of 93 apartments, including efficiencies and one-, two-, and three-bedroom apartments, and will be affordable for households at 40% to 60% of the AMI for 60 years. Lease up is complete, with 2,400 households still on the waiting list.

Construction of the **Gateway at King and Beauregard** is ongoing. This Project will consist of 74 affordable apartments with a unit mix of 7 studios, 5 one-bedroom units, 50 two-bedroom units, and 12 three-bedroom units, and will serve households with incomes ranging from 40% to 60% of the AMI.

Demolition at **The Bloom (formerly Carpenter's Shelter)** is expected to begin during FY 2019. In 2016, City Council approved the application to construct a modern shelter facility with 98 affordable rental housing units. Ten of the units will serve as permanent supportive housing with deeply affordable rents and case management services to help qualified shelter residents transition into permanent housing.

**Church of the Resurrection Redevelopment Project** submitted a Tax Credit application in March of 2018. The Project proposes 113 housing units affordable to households at 40% to 60% of the AMI.

The Bloom

## Privately-owned Rental Units

There are currently 2,925 privately-owned, committed-affordable rental units for low-to moderate-income households in the City. Alexandria's five-year objective for these units is to preserve, maintain or even achieve a net increase in the number of units through investment of local funds and/or through non-monetary tools and strategies. However, affordability could be lost in these units as the private entities that own and operate them can opt out of the rental subsidy contracts that will expire. Currently, contracts could be lost at the Olde Towne West III properties (contract is due to expire 2019/2020), and at the Heritage at Old Town (contract is renewed annually).

The City is being proactive in developing tools and strategies to preserve the housing affordability of these properties. A planning process to preserve the same number committed affordable units at the current levels of affordability is a priority. The City will continue to proactively work with other private owners to preserve other affordable housing units, when possible, and will continue to identify possible resources to assist in preserving and expanding the supply of affordable housing for lower- income households. The property owners, neighbors, residents and other stakeholders are involved.

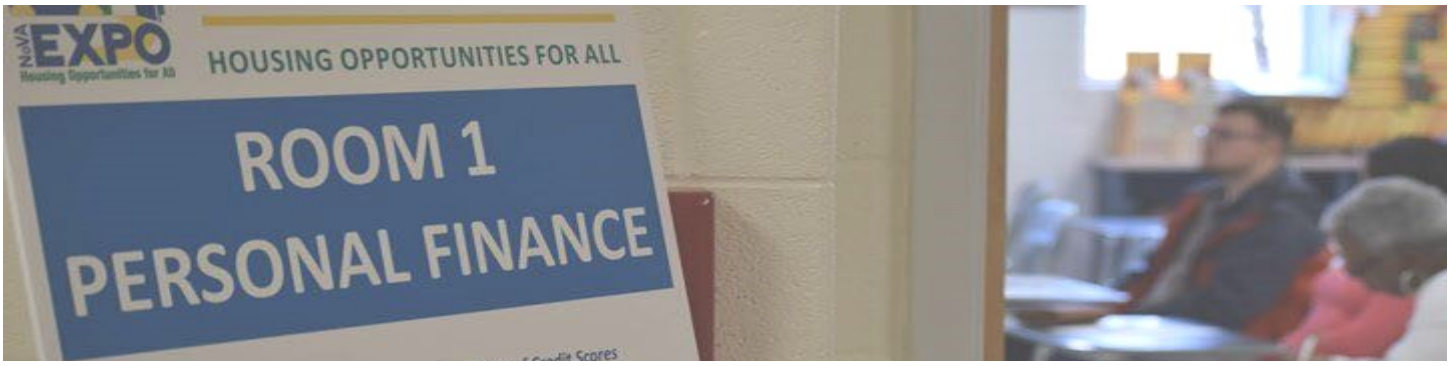
Gateway at King and Beauregard

St. James Plaza

# MEETING THE NEEDS OF HOMEBUYERS

## By Providing Education, Counseling and Affordable Ownership Housing Opportunities

The City's homeownership programs are tools through which the City can retain low- and moderate- income households who currently live or work in Alexandria but have limited opportunities for home purchase. During FY 2019, the City will continue to provide assistance to Alexandria homebuyers with incomes at or below HUD's moderate-income limits though these programs.




### Flexible Homeownership Assistance Program (FHAP)

FHAP will provide deferred-payment, second trust loans of up to $50,000 for down payment and closing cost assistance to income-qualified, first-time homebuyer households with incomes up to 80% of AMI, specifically for resale of previously assisted resale restricted units and special projects. During FY 2019, the City expects to provide 7 (4 from ANSP) first-time homebuyers with financial assistance to purchase a home in the City.

### Alexandria Neighborhood Stabilization Program (ANSP)

ANSP provides funding to Rebuilding Together Alexandria for the acquisition and rehabilitation of housing units. The units are sold to eligible first-time homebuyers with incomes at or below 80% of the AMI limits. Down payment and closing cost loans are also provided to assist first-time homebuyers with the purchase of these units. During CFY 2019, it is anticipated that 4 properties will be acquired, rehabilitated and sold to eligible first-time homebuyers. Generally the units acquired, rehabilitated and sold affordably are foreclosures and short sales.

### Fair Housing Testing Program

During the Action Plan year, CDBG funds will be utilized for the Fair Housing Testing Program. The Program tests for discrimination on one or more of the following bases prohibited by federal or state fair housing laws or by the City's Human Rights Ordinance: race, age, marital status, color, national origin, familial status, disability sex, religion, ancestry and sexual orientation.

Office of Housing staff also coordinates and presents public education programs to improve public awareness and promote compliance with fair housing laws. In addition to a regularly scheduled annual seminar, staff will conduct an on-site fair housing training for real estate and property management professionals. This training is provided as a free service to businesses operating in the City. Fair housing training is also incorporated in the annual Regional Housing Expo.

EQUAL HOUSING OPPORTUNITY

# MEETING THE NEEDS OF EXISTING HOMEOWNERS AND DISABLED RENTERS

## By Improving Living Conditions, Maintaining Affordability and Providing Accessibility Modifications

### Rental Accessibility Modification Program (RAMP)

RAMP provides grant funds of up to $50,000 for a rental unit that is the primary principal residence of an individual with a disability. Modifications funded by the program can include installation of ramps, rehabilitation of a bathroom, widening of doorways, and exterior improvements, as well as other work.

RAMP can only be used by renter households living in the City of Alexandria. At least one member of the household must be physically disabled, and the property owner must agree to the proposed improvements.

During FY 2019, the City is expected to assist 4 household (2 RAMPs and 2 mini-RAMPs) to make rental accessibility modifications.

### Home Rehabilitation Loan Program (HRLP)

The chief purpose of HRLP is to provide existing City homeowners whose incomes are at or below 80% of the AMI with the financial and technical assistance to make repairs and/or accessibility improvements to their owner-occupied residences. During FY 2019, at least 8 households are expected to received HRLP assistance.

# MEETING THE NEEDS OF PERSONS WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS

## By Providing Shelter Facility for Homeless Households

### Winter Shelter Program

During FY 2019 the City will provide CDBG funding to Carpenter's Shelter for its Winter Shelter Program. The program will provide seasonal shelter, including workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbit during cold weather months. Carpenter's Shelter anticipates 325 homeless persons (302 households) will benefit from the program. It is noted that Carpenter's Shelter will relocate its shelter and admin functions during redevelopment (Spring 2018—Winter 2020).

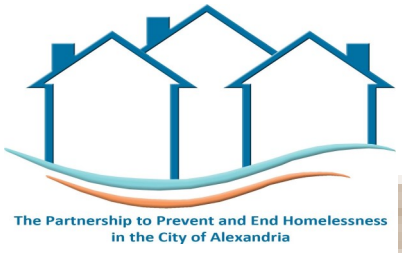
## Providing Homeless Intervention and Prevention Services

### Transitional Assistance Program

DCHS's Office of Community Services (OCS) 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, case management services to ensure future stability. The Transition Assistance Program (TAP) provides security deposit assistance to qualifying households. OCS anticipates serving 29 households, consisting of 73 individuals, under TAP during FY 2019.

### Prevention Services

Other DCHS prevention services include case management, rent, and utilities assistance to households facing immediate eviction into homelessness. In FY 2019, it is anticipated that 23 households, consisting of 79 persons, will receive prevention assistance. DCHS also administers the Community and Emergency Services program, which provides short-term rental and/or utility assistance as homeless prevention to low-income households. It is anticipated that 310 households, consisting of 995 persons, will receive assistance.




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

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 CoC in Alexandria, The Partnership, 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 Partnership is to promote housing without recurring episodes of homelessness.

Each year, City and nonprofit service agencies that comprise The Partnership participate in a HUD-sponsored CoC competition to obtain federal grant funding for projects that provide housing and services to individuals and families experiencing or at-risk of homelessness. The grant program requires CoC groups to submit collaborative applications for the funding of programs that fit within specific HUD-mandated eligibility guidelines. The Commonwealth of Virginia has also adopted this collaborative process for all homeless services funding. Through this model, Alexandria has created a system that avoids duplication of services and allows resources to be allocated efficiently among providers to maximize opportunities for leverage and impact.

# City of Alexandria
# Draft CFY 2019 Action Plan Goal Outcomes

Using other federal, state, local, or private funds
(All Subject to Available Resources)

## Renters

1. Preserve and maintain the existing supply of 1,150 public housing and replacement units;
2. Preserve and maintain the current supply of approximately 2,925 privately-owned rental units with federal, state and/or local funds available to households at or below HUD's moderate-income limits;
3. Provide at least 1,721 Tenant-based Rental Housing Choice Vouchers to households that are at or below HUD's moderate-income limits; and
4. Develop or preserve 172 affordable housing rental units (King and Beauregard and The Bloom) through acquisition and rehabilitation, or new construction for households at or below 60% AMI.

## Homeowners

1. Complete 9 construction projects and provide no-interest rehabilitation loans to 9 households with incomes at or below HUD's moderate-income limits under the Home Rehabilitation Loan Program;
2. In collaboration with private agencies, provide modest, free repairs or renovations to 4 owner-occupied housing units for households at or below HUD's moderate-income limits under the Alexandria Neighborhood Stabilization Program (ANSP); and
3. Assist 7 first-time, low-to moderate-income homebuyers with the purchase of a home rehabilitated under ANSP or a previously assisted resale-restricted unit.

## Non-Homeless Persons with Special Needs

1. Relieve the housing cost burden for 1,363 income–eligible and/or disabled homeowners, and 100 disabled veteran homeowners under the Real Property Tax Relief Program;
2. Relieve the housing cost burden for 26 elderly, 41 disabled and 14 elderly-disabled persons under the Rent Relief program; and
3. Provide modifications to 4 (2 RAMPs and 2 mini-RAMPs) privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits under the RAMP.

## Persons with Mental Illness, Intellectual Disabilities and Substance Use Disorders

1. Provide 34 beds in 19 units in facility-based, permanent supportive housing, including 8 beds in 3 units for families, provided through DCHS for persons who are homeless and have mental illness; and
2. Provide 50 permanent supportive housing beds to persons with mental illness, intellectual disabilities and/or substance abuse disorders in 29 housing units provided through DCHS.

# City of Alexandria
# Draft CFY 2019 Action Plan Goal Outcomes

Using other federal, state, local, or private funds
(All Subject to Available Resources)

## Homeless Persons and Persons at Risk of Homelessness

1. Provide 124 beds to homeless persons for emergency shelter (Carpenter's Shelter—60 beds (beds are anticipated to be temporally relocated due to new construction at its facility); Alexandria Community Shelter Operated by Volunteers of America-Chesapeake—64 beds);
2. Provide 50 beds to homeless persons during the winter months under the Winter Shelter program;
3. Relieve the housing cost burden for 81 households under the Rent Relief program;
4. Provide19 units in facility-based permanent housing along with 3 units for families;
5. Provide 12 Safe Haven beds for single men and women;
6. Provide security deposits and rental assistance to 29 at-risk homeless households under the Transitional Assistance Program; and
7. Provide 29 households with Rapid Re-housing assistance through Non Profit Provider (new selection process will take place in 2018 and a provider will be decided by June 2018)

## Persons with HIV/AIDS

1. Provide long-term, Tenant-Based Rental Assistance to 12 Alexandrians living with HIV/ AIDS under the HOPWA voucher program administered by Northern Virginia Family Services (funds are managed and distributed by the Northern Virginia Regionals Commission); and
2. Provide short-term security deposit assistance to 3 Alexandria households.

## Non-Housing Community Development

1. Provide job training to 1,600 residents, including persons with incomes at or below HUD's moderate-income limits through DCHS Workforce Development Center; and
2. Provide microenterprise loans to 33 small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas, and create 16 and retain 15 jobs under the ECDC Enterprise Development Group Microenterprise Loan Program.

## Other Major Federally-Funded Housing Programs

| Program | Proposed FY 2019 Federal Funding | FY 2019 Performance Measure |
|---|---|---|
| **Housing Opportunities Fund (HOF)** | $468,750 ((New HOME—$375,000; HOME Match—$66,950; General Fund Match—$26,800) | 172 Housing Units |
| **Home Rehabilitation Loan Program** | $723,552 (New CDBG - $523,552; Program Income - $200,000) | 9 Households |
| **Flexible Homeownership Assistance Program** | $150,000 (HOME Program Income - $100,000; CDBG Program Income - $50,000) | 7 Households (Total of 4 with state or local funds) |
| **Alexandria Neighborhood Stabilization Program** | *HOME funding revolves within the program.* | 4 Households |
| **Rental Accessibility Modification Program** | $28,750 (New CDBG) | 2 Household |
| **Transitional Assistance Program** | $50,000 (New CDBG) | 29 Households |
| **Winter Shelter** | $20,000 (New CDBG) | 302 Households |
| **Fair Housing Testing** | $23,204 (New CDBG) | One Round of Testing |
| **Program Administration** | $180,895 (New CDBG - $158,268; New HOME - $22,627) | n/a |

## Other Major Federally-Funded Housing Programs

| Program | Projected FY 2019 Federal Funding | FY 2019 Performance Measure |
|---|---|---|
| **Public and Replacement Housing** | $4.86M | 1,150 Units |
| **Housing Choice Voucher Program** | $22.2M | 1,500, from voucher allocation of 1,926 |
| **Privately-Owned Subsidized Rental Units** | LIHTC, Tax-Exempt Bonds, Section 8 Project Based | 2,925 Units |
| **Rapid Re-Housing** | New nonprofit provider selection process to take place in June 2018 | 29 Households |
| **Continuum of Care (COC)** | $850,002 | 59 Households |
| **HOPWA (Long-term Tenant Based)** | $151,000 | 12 Vouchers |
| **Ryan White Comprehensive AIDS Response Emergency (CARE)** | $451,881 (Alexandria) | 208 Persons |

The Draft FY 2019 Action Plan is made available for public comment from Thursday, March 30, 2018 through Monday, May 1, 2018. A public hearing will be held Thursday, April 5 at the Alexandria Housing Affordability Advisory Committee meeting, Room 2000, City Hall beginning at 7 p.m., and before City Council on Saturday, May 12, City Council Chambers, second floor, beginning at 9:30 a.m., Alexandria City Hall, 301 King Street, Alexandria, Virginia. Copies of the Draft Action Plan is available at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday, on the City's website at alexandriava.gov/Housing, and at the following City libraries:

BEATLEY CENTRAL LIBRARY: 5005 Duke Street, Alexandria

BARRETT BRANCH LIBRARY: 717 Queen Street, Alexandria

BURKE BRANCH LIBRARY: 4701 Seminary Road, Alexandria

DUNCAN BRANCH LIBRARY: 2501 Commonwealth Avenue, Alexandria

The Draft Action Plan is in a format accessible to persons with disabilities, upon request. For more information about the Plan or housing programs, email Cindy Metcalf at cindy.metcalf@alexandriava.gov or call 703-746-4990.