



CITY FINAL FY 2019 CAPER

For Housing and Community Development

About the CAPER

The Consolidated Annual Performance and Evaluation Report (CAPER) is a U.S. Department of Housing and Urban Development required document that 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.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Alexandria worked hard to utilize its federal Home Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) program funds along with other federal, state and local funds in order to meet its housing goals in City FY 2019. These goals were established to address the housing needs of the City's low- and moderate-income households as indicated in Fiscal Year 2019 Annual Action Plan, which is guided by the Five-Year Consolidated Plan. Some of the program and activity achievements are as follows:

Rental Units (Preserving and Creating Affordable Rental Housing):

- 100% accomplishment in preserving and maintaining the existing supply of 1,150 public housing and replacement units in the City;

Homeowners:

- 56% accomplishment in rehabilitating five homes through the Home Rehabilitation Loan Program (four additional projects were canceled by the homeowners before loans were made)

Homebuyers:

- 29% accomplishment in helping two moderate-income first time homebuyer household purchase homes through the Flexible Homeownership Assistance Program

Non-Homeless Persons with Special Needs-Elderly and Frail Elderly Persons, and Persons with Physical and Sensory Disabilities:

- 50% accomplishment in providing accessibility modifications to one rental unit for an extremely low-income household with mobility issues through the Rental Accessibility Modification Program (one project was canceled by the tenant before construction began)

Homeless Persons and Persons at Risk of Homelessness:

- 100% accomplishment in preventing 41 households from becoming homeless through the Transitional Assistance Program
- 83% accomplishment in sheltering 271 individuals through the Winter Shelter Program

Overall, the City was not as successful in achieving its FY 2019 goals as it would have preferred to be, but hopes to make up ground in FY 2020.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homeless Intervention and Prevention Services	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	8	15	187.50%			
Homeless Intervention and Prevention Services	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	750	362	48.27%	73	95	130.14%
Improve Living Conditions / Maintain Affordability	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	29	72.50%	9	5	55.56%

Planning and Administration	General Management	CDBG: \$ / HOME: \$	Other	Other	18	18	100.00%	15	15	100.00%
Preserve and/or Create Affordable Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	175	128	73.14%	172	0	0.00%
Preserve and/or Create Affordable Rental Housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0			0	0	
Preserve and/or Create Affordable Rental Housing	Affordable Housing	HOME: \$	Other	Other						
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	15	7	46.67%	2	1	50.00%
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Other	Other	0	0				
Provide Affordable Ownership Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	5		7	2	28.57%

Provide Affordable Ownership Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	35	26	74.29%			
Provide Fair Housing Testing	Fair Housing	CDBG: \$	Other	Other	5	4	80.00%	1	1	100.00%
Provide Shelter Facility for Homeless Households	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1200	1157	96.42%	325	271	83.38%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The highest priorities of the FY 2019 Action Plan as well as the 2013 Housing Master Plan were the production and preservation of affordable units, programs to help low- and moderate-income homeowners stay in their homes, the prevention of homelessness, and programs to assist first-time homebuyers purchase homes. The goal of producing and preserving affordable units was funded through HOME, while the other priorities in the plan were funded through CDBG. The allocation of CDBG funds reflects this, with the most money being allocated toward the Home Rehabilitation Loan Program and the Rental Accessibility Modification Program, followed by funding for the Transitional Assistance Program (TAP) which provides rental assistance to households at risk of homelessness. The Flexible Homebuyer Assistance Program received similar funding to TAP, but it was supplemented with HOME funds as well.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	78	0
Black or African American	185	2
Asian	3	0
American Indian or American Native	3	0
Native Hawaiian or Other Pacific Islander	0	0
Total	269	2
Hispanic	18	0
Not Hispanic	251	2

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The households assisted under the HOME program received loans from Flexible Homeownership Assistance Program. The households and individuals assisted by CDBG funds received help from various programs such as the Home Rehabilitation Loan Program; the Rental Accessibility Modification Program; the Transitional Assistance Program; and the Winter Shelter Program.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,551,853	894,018
HOME	public - federal	636,873	236,345

Table 3 - Resources Made Available

Narrative

In FY 2019, over \$1.5 million in CDBG funding was made available to the City. \$894,018 was used, however, and \$485,366 in program income was utilized for expenditures. Similarly, the City received \$636,873 in HOME dollars in FY 2019, and used \$236,345 because of the use of \$333,343 in program income.

As program income can vary from year to year, an excess of funding in FY 2018 will not necessarily be replicated in FY 2020 and beyond.

CDBG Expenditures:

- \$100,840 in Program Administration
- \$15,469 for the Fair Housing Testing Program
- \$629,357 for the Home Rehabilitation Loan Program
- \$70,409 for the Winter Shelter and Transitional Assistance Program
- \$63,310 for the Rental Accessibility Modification Program

HOME Expenditures:

- \$100,000 for the Homeownership Assistance Program
- \$460,000 for The Bloom/Carpenter's Shelter
- \$9,688 for Program Administration

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Alexandria	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

<p style="margin: 0in 0in 10pt;">CDBG and HOME funds expended during

the reporting period were used for projects throughout the City of Alexandria.</p>

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City used program income to support the Home Rehabilitation Loan Program, Rental Accessibility Modification Program, construction of new affordable rental units at The Bloom/Carpenter's Shelter, Flexible Homeownership Assistance Program, and Fair Housing Testing program. This program income supplemented the HOME and CDBG grant monies used to fund these programs.

In multifamily projects HOME funds are leveraged with local dollars at a one-to-ten basis with additional funding often provided by LIHTC and Virginia Housing Development Authority (VHDA) funds. For the homeownership program the HOME funds are leveraged at a one-to-three basis and additional funding is provided through VHDA Community Homeowner Revitalization Program (CHRP) funds, which reduce the interest rates on VHDA mortgage loans by 1% below VHDA's First-Time Homebuyer mortgage interest rate.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	56,665
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	56,665
4. Match liability for current Federal fiscal year	56,665
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	672,522	333,343	0	339,185

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

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						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	325	271
Number of Non-Homeless households to be provided affordable housing units	40	41
Number of Special-Needs households to be provided affordable housing units	2	1
Total	344	313

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	40	41
Number of households supported through The Production of New Units	172	0
Number of households supported through Rehab of Existing Units	9	6
Number of households supported through Acquisition of Existing Units	0	0
Total	221	47

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The greatest difference between goals and outcomes in FY 2019 was in the production of new rental units. The FY 2019 Annual Action Plan assumed there would be completion of new affordable rental units in FY 2019, but no projects were completed during the fiscal year although several are in process and will be completed throughout FY 2020. The City anticipates a spike in new affordable housing unit completions in FY 2020 as projects that are currently under construction come on line.

The number of homeless households assisted was less than the stated goal by 17%, which tracks with an overall 12% decrease in homelessness in the City as measured by the annual Point-in-Time count. The City will continue to fund the Winter Shelter Program at existing levels in FY 2020.

The Transitional Assistance Program met its goal for FY 2019, with 41 households receiving assistance, one more than the 40 anticipated in FY 2019. As the available funding was adequate for the program needs, there will be no funding increase in FY 2020.

The City fell short of its goal for the rehabilitation of existing units because some tenants and homeowners who applied for assistance ultimately chose not to proceed with the approved projects. One tenant and four homeowners withdrew from planned RAMP and HRLP projects. If these tenants and homeowners had chosen to proceed, the City would have achieved its rehabilitation goals. Outreach efforts undertaken to contact potential applicants for the HRLP included mailing informational flyers to 744 eligible households.

Because of the timing of loan closings, the Flexible Housing Assistance Program only assisted two first-time homebuyers in FY 2019. However, the program anticipates assisting at least five homebuyers in FY 2020.

Discuss how these outcomes will impact future annual action plans.

The City remains committed to its goal of creating 2,000 units with affordability by 2025 through its programs as targeted in the 2013 Housing Master Plan. Through the actions detailed in previous action plans, the City is moving toward that goal and intends to continue its work via the same types of projects and activities in previous plans. The goals outlined in future action plans will remain in line with the objectives of the Housing Master Plan and funding priorities will not change.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	5	0
Low-income	1	0
Moderate-income	0	2
Total	6	2

Table 13 – Number of Households Served

Narrative Information

The Office of Housing directly administers three programs which require information on income by family size to determine eligibility: Flexible Homeownership Assistance Program, Home Rehabilitation

Loan Program, and Rental Accessibility Modification Program. The two households assisted by the Flexible Homeownership Assistance Program, which is funded by HOME dollars, were moderate-income first-time homebuyers.

Of the households assisted by the Home Rehabilitation Loan Program, four were extremely low-income and one was low-income. The household served by the Rental Assistance Modification Program was extremely low-income. Both the Home Rehabilitation Loan Program and the Rental Assistance Modification Program are funded by CDBG monies.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During FY 2019, the Alexandria Department of Community and Human Services (DCHS) continued to employ one full-time worker through the Projects for Assistance in Transition from Homelessness (PATH) program. The PATH worker's primary duty is to conduct routine community outreach targeted at engaging individuals experiencing homelessness in mental health treatment and housing services. Outreach occurs throughout the 15 square miles of the City with specific attention to areas where individuals experiencing homelessness are known to sleep and/or spend their days (e.g. near the Potomac River waterfront, bridges, parks and libraries). The PATH worker also conducts in-reach services at local shelters, drop-in centers, free meal sites, churches, and other agencies, and works with various partners such as the local police, various first responders, and mental health workers to identify potential PATH candidates and get them to get involved in the PATH program. In order to improve community awareness of the program, the PATH worker disseminates business cards and the City of Alexandria Community Resource cards to first responders, local businesses, librarians, and the community at large.

The current Homeless Outreach/PATH Coordinator has worked for DCHS providing case management to individuals with serious mental illness, co-occurring substance misuse disorders, and experiencing homelessness since 2002. Prior to working for DCHS he worked at a local homeless shelter for over three years. The PATH Coordinator has lived experience and is a subject matter expert on homelessness having served on the Commonwealth of Virginia's Policy Academy Team in 2003 and working on the Governors Policy Council until 2007. In 2004, he was a presenter at the Virginia PATH Training Conference where he provided a presentation titled, "MH/SA Hard to Reach." He was also a speaker at the 2007 state housing conference where he presented, "CSB's & Supportive Housing". The PATH Coordinator is a member of the Homelessness Resource Center Advisory Board, was a board member of The National Coalition for the Homeless from 2003-2007 and has been a member of the National Coalition's Faces of Homelessness Speakers Bureau from 2003 to present, where he speaks to thousands of people each year on issues of homelessness and poverty.

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG funds were used to support the Carpenter's Shelter's Winter Shelter Program which, through a contract with the City, provided seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect 271 persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

Local and private funds were used to support the following programs:

- Community Lodgings, Inc. provided nine homeless families, many of whom are leaving emergency shelters, with transitional housing, case management, education and other supportive services.
- ALIVE! House provided transitional shelter and supportive services for six families.
- The Alexandria Community Shelter, a City-owned emergency shelter operated by Volunteers of America Chesapeake, had 64 shelter beds available year-round.
- The Carpenter's Shelter had 60 emergency shelter beds available year-round.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

CDBG funds were used to support the Transitional Assistance Program, which provides security deposits and rental assistance to low-income households experiencing or at-risk of homelessness. Forty-one households were helped by this program.

Local and private funds were used to support the following programs:

- The Alexandria Department of Community and Human Services continued its Rent Relief Program to assist persons 65 or older and/or permanently and totally disabled individuals to remain in their homes. During the reporting period, 83 households consisting of 114 individuals were served. Of the individuals, 34 were elderly, 36 were disabled and 13 were both.
- Friends of Guest House provided transitional housing and supportitive services to 76 female ex-offenders to help them achieve self-sufficiency.
- A \$145,000 loan was made to Guest House to renovate a building to house their transitional housing program.
- The Alexandria Domestic Violence Safe House provided 21 beds to serve 92 victims of domestic violence, including 49 women, and 43 children with emergency shelter.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The following activities were undertaken by service providers using local and private funds:

- Christ House provided 26 men with transitional housing, intensive case management, job training, and employment search assistance to facilitate their transition to independent living. Christ House also provides personal counseling and psychological assessments as part of their clients' treatment plans in order to identify and address the reasons their clients became homeless and help break dysfunctional patterns.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Section 18 Application

In 2019, with the support of the City, the Alexandria Redevelopment and Housing Authority (ARHA) submitted a Section 18 application to HUD. If approved ARHA will convert a large portion of its Public Housing to Project Based Section 8. Operating revenue generated from converting units from a public housing operating subsidy to a Project Based Section 8 subsidy will allow the housing authority to address many capital items and deferred maintenance repairs in many of its housing developments. ARHA expects to know the status of the Section 18 application sometime in winter 2019.

Ramsey Homes

ARHA has continued to make progress on replacing 15 Public Housing units with the redevelopment of Ramsey Homes. After securing 9% Low-Income Housing Tax Credits in May of 2017, demolition was completed this year and construction is underway. Upon completion, thirty-seven new units affordable at 60% AMI will be added to ARHA's portfolio as well as the 15 replacement Public Housing units. Construction has begun and is expected to be completed in 2020.

Resolution 830 Process

The City's Office of Housing (OH) and the Alexandria Redevelopment and Housing Authority (ARHA) concluded its community consultation process to review and update Resolution 830, an agreement between the City and ARHA to replace public housing units lost as a result of demolition and/or redevelopment. In April 2019, the City Council and ARHA Board of Commissioners adopted Resolution 2876, which supersedes Resolution 830. The resolution reflects the continued joint commitment of the City and ARHA to replace 1,150 units of public and publicly-assisted housing and provide tenant protections to any tenant displaced during any future redevelopment activities. Resolution 2876 also describes the approach to determining the future affordability mix of future redevelopment projects; as well as, a mechanism for the City to provide financial resources to achieve deeper levels of affordability.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

ARHA staff meets several times a year with each housing development's community. Topics discussed include; building and unit maintenance, community safety, problematic behavior(s) of residents, and new rules and regulations affecting the Agency and tenants. During all ARHA lead community meetings, tenants are encouraged to speak, suggest improvements, and ask questions.

The ARHA Resident Association (ARA) and Resident Advisory Board (RAB) continue to be active in the

community and with ARHA management. Both associations meet on a regular basis and when necessary, bring their concerns to ARHA management. The President of the ARA was selected by the City Council this year to serve on the ARHA Board of Directors.

The Agency continues to administer the Homeownership Voucher Program. Currently eighteen voucher families own their home. The Virginia Housing Development Authority offers free first time homebuyers' classes to ARHA tenants. The City's Flexible Homeownership Assistance Program is available to ARHA tenants and provides \$50,000 in down payment and closing cost assistance for their home purchases. The Flexible Homeownership Assistance Program is financed with CDBG and HOME funding. Currently, ARHA is in the process of finding additional first time homebuyer resources that are available to ARHA tenants.

ARHA continues to make efforts to change the low-income level of many public housing families so that they may move towards self-sufficiency and possible homeownership. ARHA works towards increasing resident's job skills through the Social Services, Resident Opportunity & Self-Sufficiency (ROSS), and Family Self Sufficiency (FSS) programs. These programs not only offer case management of family needs and goals but they provide trainings on topics that include: Obtaining Employment, Self-Development, Financial Literacy, Credit Repair, etc. These training sessions are open to all ARHA residents.

Actions taken to provide assistance to troubled PHAs

The Alexandria Redevelopment and Housing Authority is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

One of the greatest regulatory barriers in developing affordable housing in the City may be State restrictions that prohibit the City from requiring mandatory contributions from developers to affordable housing in new developments. All affordable housing contributions from developers are voluntary, except where the City provides the option to use Section 7-700 of the City's Zoning Ordinance, allowing an increase in density for housing development projects in exchange of the provision of affordable housing units. In 2019 the City convened a Housing Contributions Work Group, including a wide range of stakeholders (housing advocates, developers, land use counsel, representatives of special populations) to update its current procedures and, generally, raise levels of contributions, including onsite units, in planning and development that provides additional density. Recommendations will be presented to City Council before the end of year.

The City is always working to identify strategies to remove public policies that are barriers to developing affordable housing and ameliorate the negative effects of policies that cannot be changed. The 2013 Housing Master Plan contains a list of proposed zoning and ordinance changes designed to reduce barriers to affordable housing. Some updates have been adopted (including an increase in bonus density from 20 to 30%, along with an open-ended approach to density in the small area planning process. In addition, in FY 2019 a new Residential Multifamily Zone was created to permit additional density/larger floor-area-ratios so long as one-third of the units created with the larger FAR be committed affordable housing, with an average rent affordable at 40% AMI. The new zone resulted from a community planning process focused on developing tools and strategies to preserve 215 deeply affordable (HAP contract) units. The approach will preserve existing affordability by incentivizing the owners to redevelop at a much higher density so long as the existing affordable units return. The City is also updating its housing contribution procedures to increase the yield of affordable housing generated by development.

In addition, the City, in conjunction with ARHA, passed Resolution 2876, the successor to Resolution 830 which had mandated the one-for-one replacement of ARHA-owned affordable housing units in the City. Resolution 2876 reaffirmed ARHA and the City's joint commitment to preserving the 1,150 affordable housing units subject to replacement, but expanded ARHA's ability to leverage other federal, state, and local resources, as well as private sources, in order to preserve the affordability of the units.

In addition, the City continues to provide loans to new affordable housing developments in exchange for long-term affordability requirement. The rehabilitation of Lacy Court, a 44 unit affordable rental development, is partially funded with City loans. Phase One of the renovation was completed in FY 2019 and Phase Two is scheduled to be completed in FY 2020.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

While the Consolidated Plan shows extremely low-income homeowners as having the greatest substandard housing problems, the Plan identified homeowners in all income ranges (extremely low to high) as having a housing problem due to overcrowding or housing cost burdens (paying over 30% their income in monthly housing costs). The City continues to work to address these specific homeowners' housing needs. During FY 2019, home rehabilitation projects were completed for 5 households and outreach was conducted to 744 households eligible for the City's real-estate tax exemption program. Other outreach efforts are conducted by the Department of Code Enforcement and the Alexandria City Fire Department's Community Paramedic.

The Consolidated Plan also identified extremely low-, low-, or moderate- income renters as having the greatest substandard housing problems, the greatest overcrowding housing problems, or the greatest housing cost burden problems. Based on an analysis completed for the 2013 Housing Master Plan, these problems are worsened by the limited supply of rental housing units. There are fewer market-affordable rental housing units available than the number of low-income households who need them, likely due to a substantial share of higher-income households occupying housing units which would be market-affordable to lower income households.

To help address this shortfall the City continued working with non-profit housing developers to produce more affordable units. The City offered them incentives of increased density in exchange for long-term, committed affordable housing units or financial contributions that are used to create, preserve or construct new affordable housing units restricted for households up to the moderate-income limits. Developers who received City, state, CDBG, and HOME funds also completed affordable housing projects that preserved and created affordable housing units for low-income families. To ensure previously completed committed affordable housing units remained affordable, the Office of Housing monitored those organizations that received federal, state or local financial assistance to ensure compliance with all program guidelines and regulations.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City commissions a Certified Risk Assessor and Certified Lead-based Paint Inspector to conduct a Risk Assessment and Lead-based Paint Testing at all Home Rehabilitation Loan Program and Rental Accessibility Modification Program projects if the structures were constructed before 1978 and when any painted surfaces are likely to be disturbed during the proposed rehabilitation work. The City pays the costs for the risk assessments and lead-based paint testing, and when warranted for soil analysis. The results of these risk assessments are provided to the owner(s) and the assigned project architects. The project architects, based on the level of assistance being provided at a project, will incorporate the appropriate level of hazard abatement required to meet the requirements of the Title X regulations. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

General Contractors awarded contracts for Home Rehabilitation Loan Program or Rental Accessibility Modification Program projects that contain lead-based paints are required to possess an EPA Toxic Substances Control Act (TSCA) Section 402 Certification. The General Contractors receive a copy of the project specific lead-based paint report identifying the location(s) of known lead-based paints at the residence. At all times during rehabilitation, the General Contractor is required to ensure that prior to any renovation or demolition activity that could disturb lead-based paints on interior or exterior components, engineering controls described in HUD Guidelines and Virginia, EPA, and OSHA regulations are implemented to prevent the migration of lead-based paint contaminated dust and potential exposure to occupants or contractors performing the work at the property. When a project's scope of work includes lead-based paint abatement activity, which exceeds the General Contractor's license and certification limits, General Contractors are required to obtain the services of a Lead Abatement Contractor who are licensed by the Commonwealth of Virginia and certified by the Board for Asbestos, Lead, and Home Inspectors to complete the lead abatement work at the project. The costs for lead-based paint hazard abatement are included as part of the homeowner's loan provided through the City's Home Rehabilitation Loan Program and the grant provided through the Rental Accessibility Modification Program.

At the conclusion of a Home Rehabilitation Loan Program project in which lead-based paint hazards and/or lead-based paints were present, a Certified Lead-based Paint Inspector conducts a clearance test to ensure the rehabilitated unit is safe for the occupants to resume use of the home.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During FY 2019, the City continued to focus on housing programs intended to promote housing opportunities for households with low incomes and persons who are homeless, and on supporting programs transitional programs designed to improve households' economic status through mental health services, education, training, and job placements. The City also introduced a pilot program, supported by local funds, to subsidize 10% of all units in City-sponsored projects at a deeply affordable level.

The City's housing programs were often coordinated with anti-poverty services. A primary example of this coordination is the Partnership to Prevent and End Homelessness (PPEH)'s case management process for homeless persons. The PPEH works to ensure shelter, transitional housing, and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans. Another example is the Alexandria Redevelopment and Housing Authority provision of self-sufficiency programs to promote the economic wellbeing of tenants in the agency's public housing, Section 8, and other assisted housing. ARHA also works with the Department of Community and Human Services and private agencies to help educate disabled seniors and adults on financial management.

Federal and state programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as the Head Start program for low-income children and the Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits to children, elderly persons, disabled adults, and pregnant women; the Workforce Development Center, which is the City's one stop center for Workforce Investment Act service delivery, and the Virginia initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients. These programs and services were supplemented by City and non-profit programs such as food pantries, free or reduced-cost child care programs, mentoring programs for low-income youth, and educational support programs offered by Alexandria City Public Schools.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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

In FY 2019, the City continued working with public and private provider agencies to offer housing and/or supportive services to low-income households in Alexandria. The City also worked with local lenders, realtors, developers, architects, contractors and its state government who were essential in assisting the City in completing affordable housing projects and implementing programs to meet the needs of low-income and moderate-income households.

The ARHA Redevelopment Work Group met regularly, bringing together ARHA leadership with City leadership to coordinate ARHA's efforts to redevelop and modernize its housing stock.

In addition to these ongoing activities, the City formed a Ad Hoc Joint City-Schools Facility Investment Task Force to explore ways the City could co-locate affordable housing, social services, and City departments with new or existing Alexandria City Public School (ACPS) facilities and vice versa. This task force is intended to enhance cooperation between the ACPS and the City in order to better serve the needs of City residents.

Actions taken to enhance coordination between public and private housing and social service

agencies. 91.220(k); 91.320(j)

The Partnership to Prevent and End Homelessness (The Partnership) is the City's Continuum of Care group. Also known as The Partnership, it works with many different public and private entities to ensure that it has a broad, diverse active membership that is reflective of the Alexandria's community. The Partnership plans, coordinates and implements an effective and efficient system-wide response to homelessness within the City. The Partnership also coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

The Alexandria Council of Human Service Organizations (ACHSO) was formed to strengthen the human services network in the City, build relationships, and leverage resources. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs.

The Alexandria Redevelopment and Housing Authority (ARHA) and City agencies frequently, and informally, coordinate their efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing and the Department of Planning & Zoning continue to provide support to ARHA's redevelopments effort by meeting with ARHA staff to coordinate on the plans and issues raised during the monthly meetings of the ARHA Redevelopment Work Group.

In Summer 2019, DCHS, the Office of Housing and the Partnership collaborated with ARHA to submit an application for an allocation of Mainstream Vouchers to serve persons with disabilities who are at risk of, or experiencing, homelessness. It is anticipated that a determination regarding the requested allocation of 50 vouchers will be forthcoming from HUD in late 2019. These vouchers will potentially help some of the City's hardest to serve households secure housing on the private market.

The Office of Housing continues to work with various agencies such as the Virginia Housing Development Authority (VHDA) to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. The Office of Housing also collaborates with approved private lenders as part of its down-payment assistance programs to low- and -moderate income first-time homebuyers. These homebuyers must attend housing counseling classes sponsored by VHDA before they can be approved for a loan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Office of Housing operates a Fair Housing Testing Program designed to identify discriminatory

practices based on race/national origin, familial status, persons with disabilities, and sexual orientation 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 2019, the Office of Housing tested 12 real estate firms in the City for evidence of discrimination on the basis of mobility impairment in the pre-application phase of real estate sales. Tester teams consisting of persons with mobility impairment and persons without mobility impairment were recruited and paired as testers. The tester teams were trained and closely matched in all variables with regards to income, employment, gender, and family size. However, the testers with mobility impairment were assigned a slightly higher income and credit than the control testers. No problems were identified in the testing.

Total funds expended on the Fair Housing Testing program were \$15,468.63, with \$2,160.00 coming from program income and \$13,308.63 coming from CDBG funding.

The City is also participating, through the Metropolitan Washington Council of Governments, in a regional AI assessment. HUD is providing technical assistance for this effort.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Office of Housing is the lead office for ensuring that progress is made toward achieving goals established in the Consolidated Plan. The Office of Housing is also responsible for seeing that CDBG and HOME funded programs are administered in a manner consistent with program regulations. Any subrecipient that utilizes CDBG or HOME funds is subject to the requirements of a grant or loan agreement with the City, and is required to submit progress reports to the City on a regular basis. Housing staff conducts on-site and remote monitorings to determine if the subrecipients continue to comply program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed.

Three projects had on-site monitoring this year, one of which had problems that required corrective actions. The property manager was alerted to these problems immediately and the corrective actions were completed in a timely manner. When corrective actions are warranted, staff works with the subrecipients to resolve any issues identified during the monitoring and prevent future issues.

The Office of Housing follows City of Alexandria RFP procedures when soliciting for RAMP and Home Rehabilitation projects. This RFP process includes regulations regarding minority business outreach. HOME and CDBG project activities carried out by contractors are subject to grant agreements mandating minority business outreach in accordance with federal law.

The City conducts environmental reviews of all the major projects it funds. These reviews include assessments of the projects' compliance with the City's Master Plan and Small Area Plans both now and in the future.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

City of Alexandria residents were provided with notice of the public comment period and public hearing on the CAPER through advertisements in one English-language and one Spanish-language newspaper in general circulation in the City (see attached documents). The CAPER was available for residents to review at the City Office of Housing as well as at four public libraries throughout the City throughout the fifteen day comment period. In addition, notice of the public comment period and the public hearing were posted on the Office of Housing website. The CAPER was and is also available on the Office of Housing's website along with a short presentation prepared for the public hearing.

No public comments were received about the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Alexandria has no plans to change its program objectives as the demand for affordable housing, especially rental housing, continues to grow in the City. The Office of Housing does intend to increase its promotion of certain programs that benefit low-income homeowners and renters through home rehabilitations and modifications in order to better meet program goals to assist those populations, but no other program changes are anticipated in FY 2020.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Three projects were inspected this year.

- Lynhaven: No issues.
- Community Lodgings, Inc.: Minor site and exterior issues.
- Homes for America/Brent Place: Moderate non-life threatened health and safety issues were detected and the property manager and maintenance supervisor were alerted immediately so they could remediate the issues. Remediation work to correct the issues was completed in a timely manner.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The primary marketing responsibility for rental HOME units falls on the developers the City provides with HOME funding for affordable-housing construction. The Office of Housing assists the developers with marketing by publishing announcements on its website and via its eNews mailing list when project waitlists open. Information about open waitlists is also shared with housing officials in neighboring jurisdictions so they can inform their residents about it. The Office of Housing also publishes a list of available affordable rental units, based on anticipated vacancies, six times a year. This list includes available HOME units. It is posted on the City's website.

HOME-funded ownership units are marketed by the City to potential first-time homebuyers with annual household incomes up to 100% of the area median income and who live or work in the City of Alexandria. Information on these opportunities is provided via the City of Alexandria's eNews email alert service (which now has over 5,000 subscribers), City of Alexandria's public information cable channel 70, Office of Housing's webpage, information packets located at the Office of Housing, City of Alexandria's social media accounts (Twitter and Facebook), and individual consultation with Office of Housing staff.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

See table for data on program income used and number of projects. All the project beneficiaries were African-American. Five of the beneficiaries were home owner, two were first-time homebuyers, and one was a renter.

Program	Program Income Used	Total Projects
Home Rehabilitation Loan Program	\$443,487.65	5
Rental Accessibility Modification Program	\$39,718.77	1
Homebuyer Assistance Program	\$100,000.00	2
Fair Housing Testing Program	\$2,160.00	1

Table 14 - Program Income Use

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City’s Office of Housing and ARHA concluded the community consultation process to review and update Resolution 830, an agreement between the City and ARHA to replace public housing units lost as a result of demolition and/or redevelopment. In April 2019, the City Council and ARHA Board of Commissioners adopted Resolution 2876, which supersedes Resolution 830. Resolution 2876 reflects the continued joint commitment of the City and ARHA to replace 1,150 units of public and publicly-assisted housing and provide tenant protections to any tenant displaced during future redevelopment activities. It also describes the approach to determining the future affordability mix of future redevelopment projects; as well as a mechanism for the City to provide financial resources to achieve deeper levels of affordability.

The City used a mixture of federal and local funds to help moderate-income first-time homebuyers purchase homes through the Flexible Homeownership Assistance Program. Deed restrictions on these homes ensure they will be resold to other moderate-income homebuyers, preserving their affordability in the future.

The City used HOME funds to support the construction of The Bloom/Carpenter's Shelter, a 98-unit affordable housing development that will be built atop a new shelter facility. This shelter will provide case management services to homeless individuals and 10 units in the development will be reserved for formerly homeless individuals who will continue to receive supportive services.

Work continued in FY 2019 on The Gateway at King & Beauregard, which will have 74 affordable units as well as market-rate units, retail, and office space. Construction is scheduled to be completed in November 2019.

Another project that is underway is the Spire, which will have 113 units affordable to households making between 40%-60% AMI. It is slated for completion in FY 2021.

Lacy Court Apartments began a renovation in June 2018 to modernize its 44 affordable rental units. Phase One of the renovation was completed in March 2019 and Phase Two will be

completed before the end of December 2019. The City will be subsidizing five units to keep them affordable to households earning 40-60% AMI for a period of five years.

Finally, the City approved construction of The Waypoint at Fairlington, an 81-unit LIHTC development, including a mix of one-, two- and three-bedroom units available at 40-60% AMI.

In coordination with the City, ARHA hosted a meeting to promote units in their pipeline and the pipelines of other city nonprofit housing organizations that will be available for persons with disabilities, including persons with developmental disabilities. The meeting was attended by more than 60 households. In addition to information about the units and their timelines for delivery, representatives from state and local agencies that coordinate services for persons with disabilities made presentations to inform attendees about resources and processes to help persons with disabilities apply for housing assistance so they may be eligible for the units.

One of the projects supporting developmentally disabled individuals in the City is Sheltered Homes of Alexandria, which is undertaking a substantial rehabilitation of its Bellefonte Apartments with the assistance of the Alexandria Housing Development Corporation, a City recognized CHDO. The City provided AHDC a \$450,000 loan for the project. This rehabilitation will allow Sheltered Homes to enter the HAP Mark-to-Market Program.