

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 4, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *ps*

SUBJECT: CONSIDERATION OF THE ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR FY 2005

ISSUE: City Council consideration of the City's One-Year Action Plan for Housing and Community Development for FY 2005.

RECOMMENDATION: That the City Council:

- (1) Adopt the One-Year Action Plan for Housing and Community Development for FY 2005, which includes the City's applications for \$1,499,000 in Federal Fiscal Year (FFY) 2004 Community Development Block Grant (CDBG) monies and \$1,034,805 in FFY 2004 Home Investment Partnerships (HOME) Program monies; and
- (2) Authorize the City Manager to execute all necessary documents and submit the Plan to the U.S. Department of Housing and Urban Development (HUD).

DISCUSSION: City Council received the Draft One-Year Action Plan for Housing and Community Development for FY 2005 and held a public hearing on the Draft Plan on April 17, 2004. There were no speakers at the hearing, and the Office of Housing did not receive any written comments on the Draft Plan. The Public Hearing docket item describing the Draft Plan is attached (Attachment I).

The final Action Plan (Attachment II) now incorporates the Executive Summary, and includes several updates of information that were not current or not available at the time the Draft Plan was released. These include the description of the point-in-time count of homeless persons (pages 14 - 15), and service targets for several non-housing programs in Section II (beginning on page 28). Technical corrections have also been made where necessary.

Notably, Alexandria's 2004 point-in-time homeless count, which was not available when the Draft Plan was prepared, identified 448 homeless persons, down from 515 in 2003 and 600 in 2002. This indicates continued progress in closing existing service gaps.

Also attached is Budget Memo #49, which describes the various sources and uses of Housing and Community Development funds in FY 2005.

FISCAL IMPACT: Subject to HUD approval of the Action Plan, receipt of \$2,533,805 in new federal funding for FY 2005.

ATTACHMENTS:

Attachment I. Docket Item #5 from the City Council Public Hearing of April 17, 2004 (without attachments)

Attachment II. One-Year Action Plan for Housing and Community Development for FY 2005

Attachment III. Budget Memo #49: Housing Program Sources and Uses

STAFF:

Robert C. Eiffert, Deputy Director, Office of Housing
Mildrilyn Stephens Davis, Director, Office of Housing

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 13, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER

SUBJECT: PUBLIC HEARING ON THE DRAFT ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR FY 2005

ISSUE: Public Hearing on the City's Draft One-Year Action Plan for Housing and Community Development for FY 2005.

RECOMMENDATION: That City Council:

- (1) Conduct a public hearing on the Draft One-Year Action Plan for Housing and Community Development for FY 2005, which includes the City's applications for \$1,499,000 in Federal Fiscal Year (FFY) 2004 Community Development Block Grant (CDBG) monies and \$1,034,805 in FFY 2004 Home Investment Partnerships (HOME) Program monies; and
- (2) Docket the Action Plan and Community Development Block Grant and Home Investment Partnerships Program applications for final Council consideration on May 11, 2004.

BACKGROUND: Since 1975, the City has received an annual entitlement grant under the CDBG program to be used for locally-developed activities designed to benefit low- and moderate-income persons and neighborhoods. Since FY 1993, the City has also received annual allocations from the HOME Program, which provides additional resources for housing activities. The Draft One-Year Action Plan for Housing and Community Development, which includes the application for funds from these programs, has been prepared in accordance with regulations set forth by the U.S. Department of Housing and Urban Development (HUD). These regulations require that participants develop and submit annual updates to their five-year strategic Consolidated Plan for Housing and Community Development. The City's current Consolidated Plan, which defines the City's strategy for addressing housing and community development needs from FY 2001 through FY 2005, was approved by Council on May 23, 2000.

DISCUSSION: An Executive Summary of the Draft Action Plan (Attachment I) describes activities to be undertaken to address the City's priorities for affordable housing, homeless services, and community development, along with proposed funding levels, for the fifth and final year of the City's five-year Consolidated Plan period. The report provides an estimate of the federal, state, local and private resources that are expected to be available, and to be committed, during FY 2005, as well as the number of persons and/or households to be assisted with these

funds. This material is summarized in the Executive Summary in the chart beginning on page 3, and is discussed in detail beginning on page 8 of the complete Draft One-Year Action Plan for FY 2005 (Attachment II). The CDBG and HOME budgets are summarized in Tables B and C beginning after page 41 of the complete Draft Plan. These figures are consistent with the City Manager's proposed FY 2005 Operating Budget. Income limits applicable to FY 2005 activities supported with CDBG or HOME funds can be found on page 5 of the complete Draft Plan. The complete Draft Plan was distributed for a 30-day public comment period on March 18, as required by HUD.

Alexandria's FFY 2004 CDBG grant of \$1,499,000 represents a decrease of \$34,000 from the FFY 2003 allocation of \$1,533,000. The decrease is the result of nearly level federal funding for the CDBG program coupled with an increase in the number of local jurisdictions entitled to receive funding through the program. The FFY 2004 grant will be augmented by an estimated \$231,692 in carryover monies and an estimated \$33,168 in federal program income from scheduled loan repayments, providing a total of \$1,763,860 in available CDBG funding for FY 2005. Of this total, \$1,566,860 is allocated to the Office of Housing, and the remaining \$197,000 is allocated to the Department of Human Services to cover the operation of the Eviction Assistance and Furniture Storage Program, the Transitional Assistance Program and the Winter Shelter Program.

The City's FFY 2004 HOME award of \$1,034,805 represents an increase of \$125,158 over the FFY 2003 allocation of \$909,647. The increase is largely the result of a \$120,268 allocation in new HOME monies for the American Dream Downpayment Initiative (ADDI). Congress appropriated funds for this program in both FFY 2003 and 2004, but did not authorize the funding until December 2003. Hence, the City received two allocations, one for FFY 2003 totaling \$55,168, and which requires a 25% local match, and one for FFY 2004 for \$65,100 that does not require a match. The required non-federal match for the FFY 2003 allocation will come from prior years' non-federal program income, not City General Funds. The use criteria for ADDI monies are basically the same as for the City's existing Housing Assistance Program (HAP), so the ADDI monies will be used to provide downpayment and closing cost assistance for low and moderate-income first-time homebuyers. The City's FFY 2004 HOME allocation will be used along with \$152,564 in new local matching funds, and an estimated \$1,012,064 in carryover funds (including carryover match), providing a total of \$2,199,433 in available HOME funding during FY 2005.

FISCAL IMPACT: Subject to HUD approval of the Action Plan, receipt of \$2,533,805 in new federal funding for FY 2005 as noted above.

ATTACHMENTS:

Attachment I. Executive Summary of the FY 2005 Action Plan

Attachment II. Draft One-Year Action Plan for Housing and Community Development for FY 2005

STAFF:

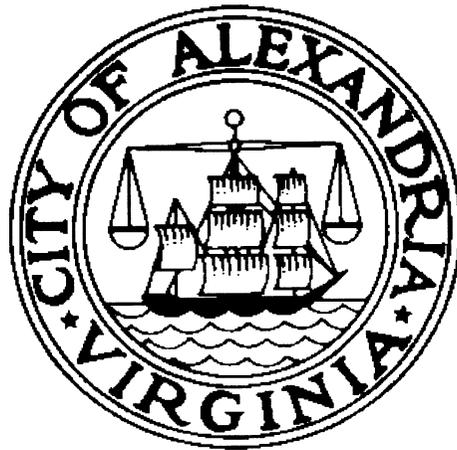
Robert C. Eiffert, Deputy Director, Office of Housing

Mildrilyn Stephens Davis, Director, Office of Housing

City of Alexandria, Virginia

**CONSOLIDATED PLAN FOR HOUSING
AND COMMUNITY DEVELOPMENT**

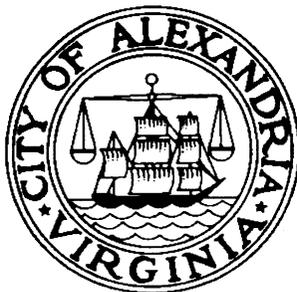
**One-Year Action Plan
July 1, 2004 - June 30, 2005**



Office of Housing

May 2004

City of Alexandria, Virginia
CONSOLIDATED PLAN FOR HOUSING
AND COMMUNITY DEVELOPMENT



One-Year Action Plan
July 1, 2004 - June 30, 2005

ALEXANDRIA CITY COUNCIL

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May 2004



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**APPENDIX I: Federal Application and Certification Forms
City FY 2005 CDBG and HOME Budgets
Listing of Proposed City FY 2005 CDBG/HOME-Funded Projects**

APPENDIX II: Summary of Citizen Comments

**APPENDIX III: Figure 1: Locations of Assisted Rental Housing
Figure 2: Housing for the Homeless and for Persons with Special Needs
Figure 3: Target Areas**

Appendix IV: Consolidated Plan Priority Levels and Strategies

Executive Summary of the City of Alexandria, VA City FY 2005 Action Plan

The following is an Executive Summary of the City of Alexandria's FY 2005 One-Year Action Plan, which represents the City's annual update of its FY 2001-2005 Consolidated Plan for Housing and Community Development and describes activities to be undertaken to promote Consolidated Plan goals during the specified one-year period. Preparation of a Consolidated Plan to establish five-year goals related to the housing and community development needs of low- and moderate-income persons, special needs populations and/or target areas of the City and the one-year updates to this document known as Action Plans are required by the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs, including, but not limited to the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs. The City of Alexandria's current Consolidated Plan was approved by City Council on May 23, 2000 and covers the period July 1, 2000 through June 30, 2005. The current Action Plan describes actions to be taken in furtherance of Consolidated Plan goals during the period July 1, 2004 through June 30, 2005 and serves as the City's application to HUD for its annual allocation of CDBG and HOME monies.

Section I of the Executive Summary lists the housing and community development activities benefitting low- and moderate-income persons, special needs populations and/or target areas of the City that are outlined in the City FY 2005 Action Plan. For Consolidated Planning purposes, the City has identified a number of target populations and activity types. The proposed activities listed below have been grouped accordingly.

Section II of the Executive Summary provides CDBG and HOME budget tables that set forth the proposed uses of \$1,499,000 in Federal FY 2004 CDBG funds and \$1,034,805 in new HOME program monies that will become available for City FY 2005.

Detail on the housing and community development activities benefitting low- and moderate-income persons, special needs groups and/or target areas of the City to be undertaken during City FY 2005, on the sources and uses of available funding, on other related actions to be taken by the City during the specified period and on other HUD-required Action Plan elements are provided in the complete City FY 2005 Action Plan.

KEY TO ABBREVIATIONS

Providers:

*AACH - Arlington-Alexandria Coalition for the Homeless;
ACSB - Alexandria Community Services Board)
AEDP - Alexandria Economic Development Partnership
ARHA - Alexandria Redevelopment and Housing Authority)
RTA - Rebuilding Together Alexandria
CLI - Community Lodgings, Inc.
DHS - City Department of Human Services
MH/MR/SA - City Department of Mental Health, Mental Retardation and Substance Abuse
NVFS - Northern Virginia Family Service
SHA - Sheltered Homes of Alexandria
T&ES - City Department of Transportation and Environmental Services
VHDA - Virginia Housing Development Authority
WWC/NOVA - Whitman Walker Clinic of Northern Virginia*

Funding Sources:

*CDBG - Community Development Block Grant
CIP - Capital Improvement Program
ESG - Emergency Shelter Grant
FEMA - Federal Emergency Management Agency
HOME - Home Investment Partnerships Program
HOPWA - Housing Opportunities for Persons with AIDS
HTF - City of Alexandria Housing Trust Fund
LIHTC - Low Income Housing Tax Credit Program
SHP - Supportive Housing Program
USDA - U.S. Department of Agriculture
VHDA - Virginia Housing Development Authority*

SECTION I: City of Alexandria, VA - City FY 2005 Action Plan, Proposed Housing and Community Development Activities

Program	Target Population/Area ¹	Provider(s) ²	Total and/or Known FY 2005 Funding by Source ^{2,3}	FY 2005 Service Objective
RENTERS				
Resolution 830 Public Housing/Public Housing Replacement Units	Extremely Low to Moderate Income Renters	ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)	TOTAL - Not Available Section 8 Moderate Rehabilitation - \$998,000; also LIHTC, Section 8 New Construction and Capital Funds/Comprehensive Improvement Grant	Housing Units - 1,150
Public Housing Redevelopment (Samuel Madden)	Extremely Low to Moderate Income Renters	ARHA	TOTAL - \$23.7 million HOPE VI - \$6.7 million LIHTC - \$9 million Land Sale - \$8 million (\$2 Million in City Housing Trust Fund and \$2.2 Million in City Capital Improvement Program (CIP) monies have also been used to support this activity.)	Housing Units - 100 (also included with Public Housing/Public Housing Replacement Units above)
Privately-Owned Subsidized Rental Units	Low and Moderate Income Renters	Private Providers	Not Available Ongoing subsidies are provided by the following programs: LIHTC, Tax-Exempt Bonds, Section 8 New Construction/Substantial Rehabilitation, Section 236	Housing Units - 2,032
Section 8 Housing Choice Voucher Program	Extremely Low to Moderate Income Renters	ARHA	TOTAL - \$17.9 million Section 8 - \$17.9 million	Households - 1,722
Section 8 Security Deposit Loan Program	Extremely Low to Moderate Income Renters	ARHA	Not Applicable This is a Revolving Loan Fund that was capitalized in a prior year.	Households - Contingent on rate of loan repayments
Supportive Services for ARHA-Assisted Households	Extremely Low to Moderate Income Renters	ARHA	Not Available ARHA will seek private and local funding to support these services	Not Specified
See also the "Housing Production for Homebuyers and Renters" category, which follows the "Homebuyers" category below.				

Program	Target Population/Area ¹	Provider(s) ²	Total and/or Known FY 2005 Funding by Source ^{2,3}	FY 2005 Service Objective
HOMEOWNERS				
Single Family Home Rehabilitation Program	Extremely Low to Moderate Income Homeowners	City Office of Housing	TOTAL - \$1,490,192 CDBG - \$1,041,692 HOME - \$448,500	Loans Obligated - 16 Loans Completed - 20
Housing Rehabilitation and Accessibility Modifications	Elderly, Disabled and/or Lower Income Homeowners	RTA (formerly Alexandria Christmas in April Rebuilding Together)	TOTAL - Not Available City General Fund - \$2,612 Private Funds - \$145,000	Overall Households-80
Home Ownership Protection Program	Low- and Moderate-Income Homeowners	City Department of Finance	Total - \$500,000 City General Fund - \$500,000	Not Specified
HOMEBUYERS				
Homeownership Assistance Program (HAP)	Extremely low to Moderate Income Homebuyers	City Office of Housing	TOTAL - \$1,051,912 CDBG - \$142,351 HOME - \$909,561	Households - 26
Moderate Income Homeownership Program (MIHP)	Moderate to Middle Income Homebuyers	City Office of Housing	TOTAL - \$475,000 HTF - \$475,000	Households - 23
Mortgage Financing with Below Market Interest Rates [Sponsoring Partnerships and Revitalizing Communities (SPARC) Mortgage Loan Program; Northern Virginia Single Family Regional Loan Fund]	Extremely Low to Middle Income Homebuyers	VHDA in cooperation with the City Office of Housing	TOTAL - Not Available VHDA - \$1.9 million	Households - 36 (all of which are also expected to use HAP, MIHP or EAH)
Home Stretch	Extremely Low to Middle Income Homebuyers	VHDA in cooperation with the City Office of Housing	TOTAL - Not Available Depends on renewal of funding	To be determined based on available funding
Seller's Incentive Fund	Extremely Low to Middle Income Homebuyers	City Office of Housing	TOTAL - \$44,000 HTF - \$44,000	Households - up to 44 (all of which will also be using HAP/ MIHP)
Employer Assisted Housing (EAH) Program	Extremely Low to Middle Income Homebuyers	City Office of Housing	TOTAL - \$113,000 HTF - \$113,000	Continue to encourage employers to establish EAH programs

Program	Target Population/Area ¹	Provider(s) ²	Total and/or Known FY 2005 Funding by Source ^{2,3}	FY 2005 Service Objective
Section 8 Homeownership Program	Section 8 Voucher Holders	ARHA	Not Specified	Not Specified
Homeownership Counseling Services	Extremely Low to Middle Income Homebuyers	City Office of Housing	TOTAL - \$107,020 HTF - \$107,020	Hold 12 English or Spanish-language training sessions
Homeownership Fair	Homebuyers	City Office of Housing	TOTAL - \$11,985 CDBG Admin - \$8,985 Private Funds - \$3,000	Hold Annual Homeownership Fair
See also the "Housing Production for Homebuyers and Renters" category below.				
HOUSING PRODUCTION FOR HOMEBUYERS AND RENTERS				
Financial Assistance for Housing Production <i>[includes operating assistance for the new City-supported non-profit housing development organization]</i>	Extremely Low to Middle Income Homebuyers/Renters	City Office of Housing	TOTAL - \$2,299,986 Housing Opportunities Fund - \$2,299,986 (includes \$750,000 in HOME funds)	Not Specified <i>(Unknown # of assisted housing units or households; Harambee currently pending)</i>
Set-Aside Sales/Rental Unit Program	Low to Middle Income Renters and Homebuyers	Private Developers Pursuant to City Policy administered by the Office of Housing	Amount of developer subsidies available to support this program is not known until a project proposal is submitted.	Sales Units Delivered-6
HOMELESS AND THOSE THREATENED WITH HOMELESSNESS				
Homeless Management Information System (HMIS)	Homeless/Threatened with Homelessness	DHS, MH/MR/SA and private homeless services providers	TOTAL - \$18,500 Consists of City General Fund and User's Fees	Implement an HMIS
Homeless Prevention Programs <i>[includes Homeless Intervention Program (HIP), General Relief Program, Emergency Shelter Fund (ESF) and services for former Adopt-A-Family clients]</i>	Homeless/Threatened with Homelessness	DHS and AACH	TOTAL - \$643,900 City General Fund - \$382,000 FEMA - \$3,500 State Funds - \$258,400	Households - 551 <i>Includes HIP - 160; Emergency General Relief/ESF - 385; and Adopt-A-Family - 6</i>
Transitional Assistance Program (TAP)	Homeless/Threatened with Homelessness	DHS	TOTAL - \$102,000 CDBG - \$102,000	Households - 140 <i>(consisting of 325 persons)</i>

Program	Target Population/Area ¹	Provider(s) ²	Total and/or Known FY 2005 Funding by Source ^{2,3}	FY 2005 Service Objective
Emergency Shelter Services <i>[includes Alexandria Community Shelter (ACS), Carpenter's Shelter and ALIVE! House]</i>	Homeless Persons	DHS, Salvation Army, Carpenter's Shelter and ALIVE! House	TOTAL - \$2,060,617 City General Fund/Community Partnership Fund - \$599,700 Federal ESG/PATH/FEMA/USDA - \$126,689 State Funds - \$146,100 City and State Funds from DHS - \$48,000 Private Funds - \$1,148,128	Beds Available - 159
Women's Shelter	Victims of Domestic Violence	Office on Women	TOTAL - \$383,700 City General Fund - \$250,000 Federal ESG - \$6,000 State Funds - \$118,200 Private Funds - \$9,500	Persons - 140
Winter Shelter Program	Homeless Persons	Carpenter's Shelter and other Private Providers	TOTAL - \$88,623 CDBG - \$20,000 City General Fund - \$25,000 Private Funds - \$6,000 Monies included in budget figures under Emergency Shelter Services - \$37,623	Persons - 300
Eviction Assistance and Furniture Storage Program	Homeless Persons	DHS	TOTAL - \$75,000 CDBG - \$75,000	Households - 80 <i>(consisting of 150 persons)</i>
Transitional Housing Programs <i>[includes Alexandria Transitional Housing Program, Community Lodgings, Inc., Adopt-A-Family, Salvation Army and Carpenter's Shelter]</i>	Homeless/Threatened with Homelessness	City Office of Housing, NVFS, CLI, AACH, Salvation Army and Carpenter's Shelter	TOTAL - Not Available HTF - \$484,480 City Community Partnership Fund - \$44,000 Federal ESG/SHP - \$182,793 State Funds - \$50,670 Private Funds - \$66,615	Households - 61
ELDERLY PERSONS AND PERSONS WITH DISABILITIES				
Rent Relief Program	Elderly and/or Disabled Lower Income Renters	DHS	TOTAL - \$195,000 City General Fund - \$195,000	Households - 85

Program	Target Population/Area ¹	Provider(s) ²	Total and/or Known FY 2005 Funding by Source ^{2,3}	FY 2005 Service Objective
Real Property Tax Relief Program	Elderly and/or Disabled Lower Income Homeowners	City Finance Department	Not Applicable Tax Revenue Foregone	Households - 700
Rental Accessibility Modification Program (RAMP)	Disabled Extremely Low to Moderate Income Renters	City Office of Housing	TOTAL - \$116,040 CDBG - \$104,040 HTF - \$12,000	Housing Units - 3
Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons	Extremely Low- to Moderate-Income Elderly Renters	ARHA and Private Rental Property Owners	Included in figures provided above under Resolution 830 and Privately-Owned Subsidized Rental Units	Housing Units - 300 <i>(all of which have been included above in the count of Resolution 830 and Privately-Owned Subsidized Rental Units)</i>
Single Family Home Rehabilitation Program	Extremely Low to Moderate Income Homeowners	City Office of Housing	See entry under HOMEOWNERS	HOMEOWNERS
Housing Rehabilitation and Accessibility Modifications	Elderly, Disabled and/or Lower Income Homeowners	RTA	See entry under HOMEOWNERS	HOMEOWNERS
PERSONS WITH MENTAL ILLNESS, INTELLECTUAL DISABILITIES AND/OR CHEMICAL DEPENDENCY				
Residential Services Programs	Extremely Low- to Moderate-Income Persons with Mental Illness, Mental Retardation and/or Chemical Dependency	ACSB, MH/MR/SA and SHA	TOTAL - Not Specified Federal - \$259,607 Also, State, City and Private monies	Persons - 239
Safe Haven	Homeless Persons with Mental Illness Who May Also Have Substance Abuse Problems	ACSB and MH/MR/SA	Funding for this activity will be sought by ACSB during City FY 2005	Persons - up to 12
PERSONS WITH HIV/AIDS				
Long-Term Rental Assistance for Persons Living with HIV/AIDS	Persons Living with HIV/AIDS	ARHA	TOTAL - \$120,000 HOPWA - \$120,000	Households - 15
Short-Term Housing Assistance and Other Housing-Related Services for Persons Living with HIV/AIDS	Persons Living with or Affected by HIV/AIDS	WWC/NOVA	\$300,000 in HOPWA funding for this purpose is provided on a regional basis.	Households Assisted with Short-Term Housing Assistance-75

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Program	Target Population/Area ¹	Provider(s) ²	Total and/or Known FY 2005 Funding by Source ^{2,3}	FY 2005 Service Objective
Agape House	Persons Living with HIV/AIDS	Wesley Housing Development Corporation	Not Specified	Overall Apartments Available - 12
Supportive Services for Persons Living With or Affected by HIV/AIDS	Persons Living With or Affected by HIV/AIDS	Alexandria Health Department, MH/MR/SA, WWC/NOVA, INOVA Juniper Program and Positive Livin'	TOTAL - Not Specified Ryan White CARE Act, federal Substance Abuse Block Grant and City Community Partnership Fund monies will support services provided on a regional basis	Persons - over 345
FAIR HOUSING				
Fair Housing Testing Program	Protected Categories of Housing Consumers	City Office of Housing	TOTAL - \$47,386 CDBG - \$47,386	Tests - 84
Fair Housing Training	Protected Categories of Housing Consumers	City Office of Housing	Included in Landlord/Tenant Operations Budget - Specific Cost not identified	Trainings Provided - 1 to 3
NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES				
Facilities for Senior Programs - Dr. Oswald Durant Center and Jerome "Buddie" Ford Nature Center	Consumers will include Elderly Persons	City Department of Recreation, Parks and Cultural Activities	Not Specified	Provide space for Senior Programs
Parks and Recreational Facilities - Renovation of the Charles Houston Community Center and operation of the Dr. Oswald Durant Center in the Potomac East Neighborhood Strategy Area (NSA); and Citywide improvements and accessibility modifications to parks and recreational facilities	Beneficiaries will include residents of Potomac East NSA, as well as low- and moderate-income persons and persons with disabilities Citywide	City Department of Recreation, Parks and Cultural Activities	TOTAL - Not Available City CIP - \$8.3 million	Provide a renovated and expanded recreation facility in Potomac East; renovate and expand parks/recreational facilities Citywide; and operate the Dr. Oswald Durant Center
Infrastructure Improvements - Street, sidewalk, storm sewer, sanitary sewer, street lighting improvements	Residents of Potomac East NSA, Potomac West NSA and Strawberry Hill	T&ES	TOTAL - \$5.3 million City CIP - \$5.3 million	Complete infrastructure improvements in the target areas

Program	Target Population/Area ¹	Provider(s) ²	Total and/or Known FY 2005 Funding by Source ³	FY 2005 Service Objective
Senior Services - Companion Services Programs	Low-Income Elderly and Disabled Persons	DHS	TOTAL - \$1,276,639 City General Fund - \$1,042,549 State Funds - \$234,090	Persons - 200
Accessibility for Persons with Disabilities - Installation of handicapped access ramps and operation of paratransit programs	Persons with Disabilities	T&ES	TOTAL - Not Specified City General Fund - \$1,133,052	Install handicapped access ramps and operate paratransit programs
Child Care Assistance	Consumers will include Low- and Moderate-Income Households	DHS	Total - \$9,869,986 Includes local, state and private funds	Children - 700
Drug and Alcohol Dependence Services	Persons with Substance Abuse Problems	MH/MR/SA	Total - \$6.5 million Includes federal, state and local monies and client fees	Persons - 2,075
Employment and Training Services	Consumers will include Low- and Moderate-Income Persons	DHS	Not Specified	Persons - 5,200
Youth Services	Consumers will include Low- and Moderate-Income Youth	DHS and Private Providers	TOTAL - \$458,208 Includes local, state and private monies	Youth - 260
Economic Development - Revitalization of Mount Vernon Avenue and Northern Route 1 Commercial Corridors	Mount Vernon Avenue and Northern Route 1 within the Potomac West NSA	AEDP	TOTAL - \$534,122 City General Fund - \$534,122	In the Enterprise Zone, increase employment, stabilize the commercial tax base, increase property values and increase the number of retail establishments along Mount Vernon Avenue
Code Enforcement and Blight Abatement	Includes Potomac East NSA, Potomac West NSA and Strawberry Hill	City Code Enforcement Bureau	TOTAL - up to \$45,900 in the target areas	Monitor and abate code issues and blighting influences

¹ Income categories used to describe target populations are based on income limits established by the federal Department of Housing and Urban Development (HUD).

² For a Key to Abbreviations used in this table, please see page 2 of this document.

³ Funding amounts reflect figures included in the City FY 2005 Action Plan, which are based on budget projections available when the Plan was prepared.

Section II: City FY 2005 CDBG and HOME Program Budgets

Community Development Block Grant (CDBG) 30th Year Proposed Budget; July 1, 2004 - June 30, 2005

PROGRAM	30th Year Grant	Carryover Funds	Program Income	Total Funds Available	Percent of Budget
CDBG Program Administration	\$199,230	\$16,000		\$215,230	12.20%
Eviction Assistance & Furniture Storage*	\$75,000			\$75,000	4.25%
Fair Housing Testing Program	\$36,381	\$11,005		\$47,386	2.69%
Home Rehabilitation Loan Program *	\$824,246	\$184,278	\$33,168	\$1,041,692	59.06%
Rental Accessibility Modification Program *	\$87,914	\$16,126		\$104,040	5.90%
Homeownership Assistance Program *	\$141,135	\$1,216		\$142,351	8.07%
Submissions and Applications for Federal Programs/Public Information	\$13,094	\$3,066		\$16,160	0.92%
Transitional Assistance Program*	\$102,000			\$102,000	5.78%
Winter Shelter*	\$20,000			\$20,000	1.13%
TOTALS	\$1,499,000	\$231,691	\$33,168	\$1,763,859	100%

* These programs benefit low- and moderate-income persons. Funds for these programs constitute 100% of the non-administrative program budget. General administrative costs are presumed to benefit low- and moderate-income persons in the same proportion.

Federal FY 2004 Home Investment Partnerships (HOME) Program Proposed Budget; July 1, 2004 - June 30, 2005

Program	FFY 2004 Grant	FFY 2003 ADDI (requires match)	MATCHING FUNDS FOR NEW HOME GRANT AND FFY2003 ADDI				FFY 2004 ADDI (match not required)	Carryover Funds*	Total Funds Available
			City General Fund	Other Non-Federal Monies					
HOME Administration	\$91,372							\$91,372	
HOME Homeownership	\$469,121	\$55,168	\$92,564	\$38,508		\$65,100	\$189,100	\$909,561	
HOME Housing Development Assistance	\$240,000		\$60,000				\$450,000	\$750,000	
HOME Rehabilitation	\$114,044			\$28,511			\$305,945	\$448,500	
TOTAL	\$914,537	\$55,168	\$152,564	\$67,019		\$65,100	\$945,045	\$2,199,433	

* Carryover amounts include carryover funds from non-federal sources needed to match carryover HOME grant.

City of Alexandria, VA City FY 2005 Action Plan

Introduction

The City of Alexandria's One-Year Action Plan for the period July 1, 2004 to June 30, 2005 represents its annual update of the City's FY 2001-2005 Consolidated Plan for Housing and Community Development and describes activities to be undertaken to promote Consolidated Plan goals during this fifth and final year of the current Consolidated Plan period. Preparation of a Consolidated Plan to establish five-year goals related to housing and community development and the one-year updates to this document known as Action Plans are required by the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The City of Alexandria's current Consolidated Plan was approved by City Council on May 23, 2000 and covers the time period from July 1, 2000 through June 30, 2005.

■ *Action Plan Report Format and Criteria*

The One-Year Action Plan consists of several sections:

- ▶ Section I, "Housing Programs and Services to be Undertaken During City FY 2005" identifies the City's priorities for City FY 2005 with respect to housing-related activities for renters, homeowners, homebuyers, homeless persons and persons with special needs; describes the pertinent programs and services to be provided in the Alexandria community during the City FY 2005 Action Plan period; and provides an estimate of federal, state, local and private resources expected to be available and committed during that time.
- ▶ Section II, "Non-Housing Community Development Programs and Services," describes pertinent community and economic development programs and services to be undertaken by the City during the City FY 2005 Action Plan period.
- ▶ Section III, "Other Activities to be Undertaken," describes the City's actions to address issues of particular interest to HUD, including poverty, barriers to affordable housing, fair housing, the effects of lead-based paint and the coordination of services between public and private agencies providing housing and social services to low- and moderate-income persons.
- ▶ Appendix I serves as the City's application for Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds, and sets forth the City's proposed uses for \$1,499,000 in Federal FY 2004 CDBG funds and \$1,034,805 in new HOME Program funding (including \$55,168 in Federal FY 2003 and \$65,100 in Federal FY 2004 American Dream Downpayment Initiative monies), which will become available for use by the City during City FY 2005.
- ▶ Appendix II provides a summary of the citizen input on the Action Plan received from the Alexandria community and the City's responses to these comments.
- ▶ Appendix III includes maps of the City which identify the general locations of public and assisted housing developments, emergency shelters and special-needs housing facilities.

Action Plan Development Process

Citizen Participation Plan - As required by HUD, the City of Alexandria developed its current Citizen Participation Plan in 1995. The purpose of the Citizen Participation Plan is to ensure that Alexandria residents, particularly low-income persons and those living in the City's targeted revitalization areas, have an understanding of their role in the development, implementation and assessment of housing and community development activities, and participate in the formulation of the Consolidated Plan, annual Action Plans, program amendments and the annual Consolidated Annual Performance and Evaluation Report (CAPER). In order to disseminate information on housing and community development activities, the Office of Housing maintains a list of interested parties, primarily consisting of organizations whose membership or clientele may be affected by the Consolidated Plan and/or CDBG- and HOME-funded activities. The list includes:

- ▶ City Boards and Commissions with an interest in housing issues or any of the special populations whose housing needs are addressed in the Consolidated Plan;
- ▶ Homeless shelter operators and service providers;
- ▶ Non-profit organizations that provide housing or housing-related services;
- ▶ Civic associations and other local organizations active in current and former CDBG target areas;
- ▶ City-wide and Potomac West area business and economic development organizations;
- ▶ Alexandria-based organizations representing or serving very low- and low-income persons throughout the City, or expressly concerned with addressing the housing and community development needs of such persons; and
- ▶ Other organizations and individuals who have requested to be included on the list.

Prior to adoption of the Consolidated Plan, annual Action Plans, CAPER or amendments to the Consolidated Plan, the City makes available to the above organizations, public agencies and other interested parties information that includes the amount of CDBG and HOME assistance anticipated or actually available to the City and a description of housing and community development activities that may be or have been undertaken with federal, state and local funds during the time period addressed by the plan, amendment or evaluation report under consideration. A summary of this information is published in three newspapers with general circulation in the City, including one Spanish-language paper. The proposed plan, amendment(s) or evaluation report is distributed to the organizations, public agencies and other parties on the interested parties list, and is made available for public review at Alexandria libraries and at the Office of Housing. The proposed City FY 2005 Action Plan was also made available on the City's website. In accordance with federal requirements, the City provides the required 30-day period of time for citizen comments to be received on the Consolidated Plan, Action Plans and amendments to programs funded through CDBG and HOME; the CAPER requires a 15-day public comment period.

HUD's Consolidated Plan regulations include a requirement that the City conduct at least two public hearings per year to obtain citizen input. The hearings must be held at two different stages of the program year and together must address housing and community development needs, development of proposed activities, and a review of program performance. The City addresses this requirement by holding one hearing each fall prior to submission of the CAPER to HUD, and again in the spring when the draft Consolidated or Action Plan is made available for public comment. The fall hearing is conducted by City staff to allow citizen input on the City's prior-year performance under the CDBG and HOME programs

and to receive comments on current housing, homeless and community development needs. The second of the two annual public hearings is held in the spring before the Alexandria City Council at one of its regularly-scheduled monthly public hearings. This hearing allows for public comment on the draft Consolidated or Action Plan, including the proposed activities for the upcoming grant year, prior to the Plan's finalization and submission to HUD.

In developing the City FY 2005 Action Plan, the City sponsored a public hearing on housing and community development needs on September 25, 2003. The draft One-Year Action Plan will be distributed for the HUD-required 30-day public comment period on March 17, 2004, and a second public hearing conducted by the Alexandria City Council will be held on April 17, 2004, at which time the public comment period will end. City Council will consider the Action Plan for final approval on May 11, 2004. Citizen input on the City FY 2005 Action Plan is included in Appendix II of this document.

The City provides no less than two weeks' notice to the public of the time, location and subject of these public hearings. As with other CDBG- and HOME-related notices, notices of the public hearings are published in three general-circulation newspapers in Alexandria, two of which are published in English and one that is published in Spanish. If the City anticipates that a significant number of non-English-speaking residents can be reasonably expected to attend a public hearing, translation services will be made available. Public hearings are held in City facilities that are fully accessible to persons with mobility impairments, and requests from persons with other special needs, such as sign language interpreting, are accommodated whenever possible with advance notice.

Coordination with Public and Private Entities - The Office of Housing is the lead agency in the development of the City's Consolidated Plan, Action Plans and CAPER, and obtains information on programs and services from a variety of other public and private entities in Alexandria. Staff of the Office of Housing would like to express appreciation to the following entities who contributed information and input into the development of the City FY 2004 Action Plan:

- ▶ the Alexandria Economic Development Partnership;
- ▶ the Alexandria Health Department;
- ▶ the Alexandria Redevelopment and Housing Authority;
- ▶ the Alexandria Code Enforcement Bureau;
- ▶ the Department of Finance;
- ▶ the Department of Human Services;
- ▶ the Department of Mental Health, Mental Retardation and Substance Abuse;
- ▶ the Department of Planning and Zoning;
- ▶ the Department of Recreation, Parks and Cultural Activities;
- ▶ the Department of Transportation and Environmental Services; and
- ▶ the Homeless Services Coordinating Committee.

Priority Levels and Strategies

As part of the Consolidated Plan, HUD requires that priority levels be assigned to housing and homeless services activities and needs groups according to HUD-established definitions. The priority levels assigned by the City in its FY 2001-2005 Consolidated Plan to the different housing and homeless services activities

and needs groups are identified in Appendix IV.

CDBG/HOME and Areas of Minority Concentration

Unless otherwise indicated below, the geographic area to be served by programs supported with CDBG and HOME funds during City FY 2005 will be the entire City of Alexandria, which includes areas of minority concentration. While CDBG and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. As reported in the most recent Consolidated Annual Performance and Evaluation Report (CAPER), minorities constituted 79.75% of the City’s CDBG and HOME beneficiaries for the program year ending June 30, 2003. There is every reason to expect that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries during City FY 2005.

Income Limits for CDBG and HOME-Funded Activities

The income limits for the CDBG and HOME programs are the HUD-established low-income limits for the Section 8 Program, which for a family of four are set at the national median income of \$57,500. For CDBG and HOME purposes, these limits are designated as the “Moderate” income limits. The current income limits in each HUD category (i.e., extremely low income, low income and moderate income, etc.) are provided in the Table A, which follows. Beneficiaries of programs and services funded through the CDBG and HOME programs must meet these income limits as updated by HUD each year.

TABLE A

2004 HUD Income Limits (Effective January 28, 2004)								
Income Category	Number of Persons							
	1	2	3	4	5	6	7	8
Extremely Low (HUD-adjusted 30% of median) ¹	\$18,250	\$20,900	\$23,500	\$26,100	\$28,200	\$30,300	\$32,350	\$34,450
Low (Section 8 very low income limits; HUD-adjusted 50% of median) ¹	\$30,450	\$34,800	\$39,150	\$43,500	\$47,000	\$50,450	\$53,950	\$57,400
Moderate (Section 8 low income limits) ²	\$40,250	\$46,000	\$51,750	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900
Middle (HUD Section 235 income limits)	\$47,800	\$54,650	\$61,450	\$68,300	\$73,750	\$79,200	\$84,650	\$90,150

* 2004 Median Income, Washington, D.C. Metropolitan Statistical Area (MSA): **\$85,400**

¹ As was done in 2003, HUD has maintained the 2004 extremely low and low-income limits at the levels established for 2002 because they would otherwise have been lower than the 2002 limits due to the fact that the current year estimate of median income for the Washington Metropolitan Area is lower than it was in 2002.

² Moderate-income limits are capped at the national median income, which is currently \$57,500 for a family of four. HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the eligibility limits for the CDBG and HOME programs to 80% of area median for a family of four. The City has chosen not to exercise this option in order to continue to target these programs to the households with the greatest need.

■ Consolidated Plan Specific Objectives

The following Specific Objectives are included in the City's current Consolidated Plan and are reflected in activities to be undertaken during the City FY 2005 Action Plan period as described in Sections I, II and III below:

Housing Programs and Services
<p>Specific Objective 1: Using CDBG and HOME funds, provide no-interest rehabilitation loans to 75 to 100 households Citywide between City FY 2001 and 2005.</p>
<p>Specific Objective 2: Using CDBG funds, bring about the removal of housing blight and other unsanitary conditions in Potomac East and Potomac West through the monitoring of a minimum of 18 properties annually, and the inclusion of additional blighted properties to the Blighting Influences List as needed. <i>[Note: City Council voted in November 2003 to discontinue the use of CDBG funds for this activity pending removal of a final six properties from the program's monitoring list. As discussed in Section II.B.5, the City's Spot Blight Abatement Program continues as a mechanism to manage blighted properties in the target areas.]</i></p>
<p>Specific Objective 3: Using CDBG funds, investigate, counsel and conciliate an estimated 950 landlord-tenant complaints per year.</p>
<p>Specific Objective 4: Using CDBG, HOME and Housing Trust Fund monies, provide assistance to an estimated 100 low- and moderate-income first-time homebuyer households and 140 VHDA-eligible first-time homebuyer households who live and/or work in the City of Alexandria to purchase homes in the City. <i>[Note: During City FY 2003, VHDA-eligible income limits were replaced by the City with City-established income limits.]</i></p>
<p>Specific Objective 5: Using CDBG funds to conduct fair housing testing, identify discriminatory rental housing and/or sales housing practices in the City of Alexandria through an estimated 100 tests per year.</p>
Homeless Services
<p>Specific Objective 1: Develop a 12 bed (maximum) Safe Haven facility for difficult-to-serve chronically homeless persons who are also mentally ill, recovering from substance abuse, or dually-diagnosed. <i>[Note: In the City's current Consolidated Plan this Specific Objective encourages the development of 7-8 beds in a new or existing facility to serve the targeted population. The objective was restated for the City FY 2005 Action Plan to reflect the related goal established by the Alexandria Community Services Board (ACSB) in its current Five-Year Housing Plan, which was approved by City Council in the Spring of 2003.]</i></p>
<p>Specific Objective 2: Identify additional public or private resources to add the equivalent of 1.5 mental health/substance abuse counselors to provide evening and weekend outreach to the homeless outreach and coverage at shelter facilities.</p>
<p>Specific Objective 3: Set aside six beds in existing facilities to provide long-term shelter and health services for homeless persons requiring on-going medical supervision, and develop resources to provide comprehensive health and supportive services for those persons.</p>

<p>Specific Objective 4: Develop resources to provide transitional housing and comprehensive support services to an additional 131 individuals and 58 families who are homeless, formerly homeless and at risk of homelessness, over the five-year period of the Plan.</p>
<p>Specific Objective 5: Establish partnerships with local public and private primary and specialty health care providers, in order to expand the availability of affordable health care services to the homeless, to include services during evening and weekend hours and at accessible locations and mobile facilities.</p>
<p>Services for Persons with Special Needs</p>
<p><i>For persons with mental illness, mental retardation, and/or substance abuse problems:</i> <i>[Note: In the Spring of 2003, a new Alexandria Community Services Board (ACSB) Five-Year Housing Plan for July 1, 2003 - June 30, 2007 was adopted by City Council and resulted in amendments to the Specific Objectives for persons with mental illness, mental retardation and/or substance abuse problems included in the City's current Five-Year Consolidated Plan. The Specific Objectives shown below reflect these changes. While the new ACSB Five-Year Housing Plan includes an objective to develop a Safe Haven to provide residential support services for up to 12 homeless individuals who are mentally ill or who are mentally ill and have substance abuse problems, to reflect the arrangement of the City's current Consolidated Plan, this objective is included above under Homeless Services.]</i></p>
<p>Specific Objective 1: Continue to provide an array of residential and supportive services to persons who are mentally ill, mentally retarded, and/or in recovery from substance abuse.</p>
<p>Specific Objective 2: Develop four new group homes with a total capacity of approximately 24 beds to provide permanent residential support services for persons who are mentally ill, mentally retarded, and/or in recovery from substance abuse.</p>
<p>Specific Objective 3: Provide 10 tenant-based rental vouchers (Section 8) to enable 10 or more persons with mental disabilities and/or chemical dependency accompanied by children to secure affordable, permanent, supportive housing within the City.</p>
<p>Specific Objective 4: Develop 15 apartments or condominiums to provide permanent housing with supervision and support to an additional 45 individuals who are in recovery from substance abuse and/or have mental illness.</p>
<p><i>For elderly and frail elderly persons:</i></p>
<p>Specific Objective 1: Maintain or improve the physical and psychosocial functioning of an estimated 400 to 500 elderly and frail elderly Alexandrians per year, through continuing to provide an array of supportive services, including transportation, congregate and home-delivered meals, companion aid, and the operation of facilities such as senior centers and adult day healthcare facilities. <i>[Note: In the City's current Consolidated Plan, this Specific Objective includes the operation of the Alexandria Residential Care Home (ARCH). As this facility was closed in June 2003, this Specific Objective has been amended accordingly.]</i></p>
<p>Specific Objective 2: Develop or support the development of an assisted living facility for elderly and/or disabled persons who are unable to live independently in the community.</p>
<p>Non-Housing Community Development Objectives</p>
<p>Specific Objective 1: Provide recreational and cultural programming to residents of the Potomac East and Potomac West Neighborhood Strategy Areas through the maintenance and operation of five recreation centers, each with an average daily attendance of 250 participants.</p>

Specific Objective 2: Improve the infrastructure of the target areas through expenditure of an estimated \$34.2 million for streetscaping and paving, bridge repairs, sanitary and storm sewer maintenance and upgrades, and accessibility and other improvements to sidewalks and walkways.

Specific Objective 3: Address the health and welfare needs of low- and moderate-income Alexandrians, both in the target areas and citywide, through provision of a variety of programs and services, including income maintenance through the TANF and General Relief programs; nutrition programs such as Food Stamps and Women, Infants and Children (WIC); adoption, foster care and child protective services; services for at-risk youth and ex-offenders; employment search and training; childcare services; child health, immunization, dental and family planning clinics; primary medical care and treatment of communicable and sexually-transmitted diseases, and other similar programs/services.

Specific Objective 4: Administer and coordinate public transportation services for persons with disabilities through provision of an estimated 55,000 taxi and wheelchair-accessible van trips per year.

Specific Objective 5: Improve Alexandria's economy and create jobs in the target areas through a variety of economic development activities, including marketing the City to technology firms and major corporations interested in expansion/relocation; providing low-interest loans and technical assistance to small and micro businesses; continuing development and revitalization of the target areas, especially the Enterprise Zone and the northern Route 1 corridor; and supporting other economic development activities designed to increase job opportunities for low- and moderate-income Alexandrians.

Section I

Housing Programs and Services to be Undertaken During City FY 2005

The following sections describe housing-related programs and services for renters, homeowners, homebuyers, homeless persons and persons with special to be provided in the Alexandria community during the City FY 2005 Action Plan period; and provide an estimate of federal, state, local and private resources expected to be available to support these activities during that time.

■ I.A. Extremely Low- and Low-Income Renters

The primary goal of the City's Housing and supportive services is to promote self-sufficiency and progression from assisted rental housing to eventual homeownership. Primary strategies for renter households include support facilities and services for extremely low- and low-income households, and homeownership assistance for those at the upper end of this income range. With the establishment of the Housing Opportunities Fund by the City in the second half of City FY 2002 and the support provided by the City for the creation of a new non-profit housing development organization in City FY 2004 (see Section III.B), acquisition and rehabilitation has become a primary strategy for assisting extremely low- and low-income renter households. This represents a change from the Consolidated Plan where it was described as a secondary strategy.

City FY 2005 Programs/Activities for Extremely Low- and Low-Income Renters:

Program/Activity: *Public Housing and Replacement Public Housing Units*

Provider(s): ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)

Target Population: Extremely-Low to Moderate-Income Renters

Program/Activity Description: Publicly owned/operated affordable rental units available to income-eligible households - In accordance with Resolution 830, 1,150 such units are maintained in the City, of which 889 are Public Housing units, 111 are Section 8 Moderate Rehabilitation units, 60 are Low-Income Housing Tax Credit (LIHTC) units and 90 are Section 8 New Construction units reserved for elderly income eligible renters

Geographic Distribution: Citywide [See Figure I, Appendix III]

Projected Funding for City FY05 (By Source): Section 8 Moderate Rehabilitation - \$998,000 (January to December 2004); also LIHTC, Section 8 New Construction and HUD Comprehensive Improvement Grant

Service Objective: Units Available - 1,150 (*100 units at Samuel Madden are currently offline due to redevelopment; Average turnover for both Public Housing and Section 8 Moderate Rehabilitation units is 4%.*)

Program/Activity: *Section 8 Housing Choice Voucher Program*

Provider(s): ARHA

Target Population: Extremely-Low to Moderate-Income Renters

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

Geographic Distribution: Citywide

Projected Funding for City FY 2005 (By Source): Section 8-\$17,933,304 (January-December 2004)

Service Objective: Vouchers Supported - 1,722 (*Average Turnover is 4%*)

<p><u>Program/Activity:</u> <i>Section 8 Security Deposit Loan Program</i> <u>Provider(s):</u> ARHA <u>Target Population:</u> Extremely-Low to Moderate-Income Renters <u>Program/Activity Description:</u> Revolving loan fund established during City FY 2002 and partially funded with City Housing Trust Fund monies that provides loans for security deposits to Section 8 voucher program participants <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> Not Applicable - This is a Revolving Loan Fund that was capitalized in a prior program year <u>Service Objective:</u> Contingent on rate of repayments</p>
<p><u>Program/Activity:</u> <i>Privately-Owned Subsidized Rental Units</i> <u>Provider(s):</u> Various Private Providers <u>Target Population:</u> Low and Moderate Income Renters <u>Program/Activity Description:</u> Privately-owned affordable rental units available to income-eligible households <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> These units originally received assistance from the following sources - LIHTC Program, Tax-Exempt Bond Program, Section 8 Program, Section 236 Program and/or the City's Housing Trust Fund. Ongoing subsidies from non-City sources other than Tax-Exempt Bonds will continue in City FY 2005, but subsidy amounts are not readily available to the City. <u>Service Objective:</u> Housing Units Available - 2,032</p>
<p><u>Program/Activity:</u> <i>Supportive Services for ARHA-Assisted Households</i> <u>Provider(s):</u> ARHA <u>Target Population:</u> Extremely-Low to Moderate-Income Renters <u>Program/Activity Description:</u> Limited social services for ARHA residents (see Section III.I) <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> ARHA will seek private and local funding including the HUD Service Coordinators for Public Housing Grant and Butler Family Foundation monies <u>Service Objective:</u> Continue limited social services for ARHA residents</p>
<p><i>For information on the development and or preservation of affordable rental housing, see Section I.B and III.B below. For information on assistance with accessibility modifications for income-eligible renters with disabilities see Section I.G.</i></p>

Leveraging of Federal Funds: ARHA leverages private funds for low-income housing by offering tax-exempt bond financing to private and non-profit developers and by serving as the general partner in projects utilizing federal Low Income Housing Tax Credits (LIHTC). Both local and private funding will be utilized in conjunction with the two allocations of LIHTC awarded to ARHA in 2003 in connection with the redevelopment of Samuel Madden Homes (Downtown).

Support for Applications by Other Entities: Applications for federal housing assistance to acquire, rehabilitate, or subsidize rental housing for extremely-low to moderate-income renters will be certified as consistent with the City's Consolidated Plan if they apply to the preservation, maintenance, or replacement of currently assisted housing units. Applications for funding to support residential services for extremely low to moderate-income renters (e.g., services to assisted housing residents) will be

certified as consistent with the City’s Consolidated Plan if they pertain to the continuation of existing or similar activities to address resident needs and/or promote resident self-sufficiency.

Proposals for new assisted rental housing will be subject to City Council approval on a case-by-case basis. In considering such proposals for assisted rental housing, the City Council will consider the following factors: (a) the extent to which the proposed project will be used to assist with the maintenance or replacement of Resolution 830 units in the City; (b) the extent to which the proposed project will be used to assist with the replacement of non-Resolution 830 units with project-based assistance, or with the replacement of non-Resolution 830 units that are available to persons with tenant-based assistance; (c) the characteristics of the surrounding neighborhood, the extent of the proposed project’s impact on the neighborhood, and the project’s consistency with City land-use policies; (d) the extent to which support services will be provided by the sponsor of the proposed project; (e) the extent to which the proposed project provides for a mix of incomes; and, (f) in the case of a rehabilitation project, the extent to which the proposed rehabilitation will provide significant improvements to the property in question and serve as a stabilizing influence on the surrounding neighborhood. In giving such consideration, Council will give highest consideration to proposed projects that will be used to maintain or replace Resolution 830 units.

■ **I.B. Moderate-Income Renters**

City FY 2005 Programs/Activities for Moderate-Income Renters:

Program/Activity: *Set-Aside Unit Program (Rental Units)*

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

Target Population: Low- and Moderate-Income Renters

Program/Activity Description: In accordance with the City’s Affordable Housing Policy, the City may negotiate with new housing developers to provide affordable rental units to income-eligible households. Forty rental units are currently pledged to this program at two new development projects- Northampton Place (25 units under construction) and Mill Race (15 units not yet constructed).

Geographic Distribution: Citywide

Projected Funding for City FY 2005 (By Source): Amount of developer subsidies available to support this program is not known until a project proposal is submitted.

Service Objective: Continue to negotiate with developers to secure rental units for the Set-Aside Unit Program

Moderate-income renters are also eligible for all programs described in Section I.A. ARHA is unable to estimate the number of non-elderly, moderate-income households to be assisted through ARHA rental programs during City FY 2005. For additional information on City strategies to encourage the development and preservation of affordable rental (and sales) housing, please see Section III.B below.

Leveraging of Federal Funds: See the previous section on extremely low- and low-income renters for information on leveraging of ARHA funding.

Support for Applications by Other Entities: See the previous section on extremely low- and low-income renters for information on Support for Applications by Other Entities for this needs group.

■ **I.C. Existing Low- and Moderate-Income Homeowners**

Rehabilitation is the primary strategy for assisting low- and moderate-income homeowners. Rehabilitation funded with CDBG and HOME funds through the City’s Home Rehabilitation Loan Program is the primary activity and resource for low- and moderate-income existing homeowners.

City FY 2005 Programs/Activities for Existing Low- and Moderate-Income Homeowners:

<p><i>Program/Activity: Single Family Home Rehabilitation Program</i> <i>Provider(s):</i> City of Alexandria Office of Housing <i>Target Population:</i> Extremely Low- to Moderate-Income Homeowners <i>Program/Activity Description:</i> Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. May include the rehabilitation of one home in the Parker Gray Historic District. Includes energy efficiency improvements. <i>Geographic Distribution:</i> Citywide <i>Projected Funding for City FY 2005 (By Source):</i> TOTAL-\$1,490,192 [New CDBG-\$824,246; CDBG Program Income-\$33,168; CDBG Carryover-\$184,278; HOME Carryover including carryover match-\$305,945; New HOME grant-\$114,044; Match for new HOME grant from non-federal sources-\$28,511] <i>Service Objective:</i> Loans Obligated - 16; Loans Completed - 20</p>
<p><i>Program/Activity: Home Ownership Protection Program</i> <i>Provider(s):</i> City of Alexandria Department of Finance <i>Target Population:</i> Low- and Moderate-Income Homeowners <i>Program/Activity Description:</i> Pilot tax relief program intended to help keep homeownership in Alexandria affordable by providing tax reduction grants of \$250 to lower-income homeowners with annual household incomes below \$43,500 and homes assessed at less than \$362,000. <i>Geographic Distribution:</i> Citywide <i>Projected Funding for City FY 2005 (By Source):</i> City General Fund - \$500,000 <i>Service Objective:</i> Not Specified</p>
<p><i>Supportive services and financial assistance to prevent income-eligible homeowners from losing their homes due to economic crisis will be provided through the Homeless Intervention Program (HIP; see Section I.E) and the Real Property Tax Relief Program (see Section I.F). City agencies will also encourage homeowners to apply for energy conservation grants from VMH, Inc. and rehabilitation assistance through Rebuilding Together Alexandria (RTA). For more details on the latter programs, see Section I.F.</i></p>

Leveraging of Federal Funds: None

Support for Applications by Other Entities: The City generally intends to support applications by other entities for assistance to existing low- and moderate-income homeowners. Such applications would be certified as consistent with the Consolidated Plan.

■ **I.D. Low- and Moderate-Income Homebuyers**

Homeownership assistance, which is the City’s main strategy for providing affordable homeownership opportunities to low- and moderate-income households, is primarily offered by the City through the Homeownership Assistance Program (HAP) and the Moderate Income Homeownership Program (MIHP).

City FY 2005 Programs/Activities for Low- and Moderate-Income Homebuyers:***Program/Activity: Homeownership Assistance Program (HAP)*****Provider(s):** City of Alexandria Office of Housing**Target Population:** Extremely Low- and Low-Income Homebuyers**Program/Activity Description:** Provides deferred-payment second trust loans of up to \$35,000 for downpayment and closing cost assistance to first-time homebuyer households with incomes up to HUD's Section 8 low-income limits (\$57,500 for a family of four as of January 28, 2004)³**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** TOTAL-\$1,051,912 [New CDBG-\$141,135; CDBG Carryover-\$1,216; HOME Carryover, including carryover match-\$189,100; New HOME grant -\$589,389, includes \$120,268 in new American Dream Downpayment Initiative (HOME ADDI) monies; Match for new HOME grant from City General Fund-\$92,564; Match for new HOME grant from other non-federal sources- \$38,508]**Service Objective:** Households Assisted - 26***Program/Activity: Moderate Income Homeownership Program (MIHP)*****Provider(s):** City of Alexandria Office of Housing**Target Population:** Moderate- to Middle-Income Homebuyers**Program/Activity Description:** Provides deferred-payment second trust loans of up to \$20,000 for downpayment and closing cost assistance to first-time homebuyer households with incomes between the Section 8 low-income limits and a City-established maximum income limit (currently \$79,500 for a households of three or more persons). MIHP-eligible law enforcement officers are eligible for the HAP assistance limit of \$35,000.**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** City Housing Trust Fund - \$475,000**Service Objective:** Households Assisted - 23***Program/Activity: Mortgage Financing with Below-Market Interest Rates*****Provider(s):** Virginia Housing Development Authority (VHDA) in cooperation with the City of Alexandria Office of Housing**Target Population:** Low- to Middle-Income Homebuyers**Program/Activity Description:** First-trust mortgage financing for participants in the City's HAP and MIHP programs at interest rates below that of VHDA's first-time homebuyer program**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** VHDA Sponsoring Partnerships and Revitalizing Communities (SPARC) - \$1.9 million (represents the remaining balance of the City's calendar year 2004 SPARC allocation; the City will also apply for calendar year 2005 SPARC monies); VHDA Single Family Regional Loan Fund (SFRLF) - Not Specified**Service Objective:** Households Assisted - 36 (all of which will also be participants in HAP/MIHP)***Program/Activity: Seller's Incentive Fund*****Provider(s):** City of Alexandria Office of Housing**Target Population:** Low- to Middle-Income Homebuyers**Program/Activity Description:** Offers sellers a cash incentive of \$1,000 to defray the costs of the real estate commission if they accept a purchase involving HAP or MIHP second trust financing**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** City Housing Trust Fund - \$44,000**Service Objective:** Households Assisted - 44 (all of which will also be participants in HAP/MIHP)

³ CBDG and HOME-funded HAP assistance is subject to recapture either 99 years from the date of purchase or at the time that the assisted unit is sold.

Program/Activity: Home Stretch**Provider(s):** City of Alexandria Office of Housing**Target Population:** Low- to Middle-Income Homebuyers**Program/Activity Description:** Provides up to \$20,000 in loan funds with deferred payment and interest for the first three years of the loan to assist with downpayment and closing costs. These funds can be combined with other City homeownership assistance.**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** Tentative, depending on renewal of funding**Service Objective:** To be determined based on available funding**Program/Activity: Employer-Assisted Housing (EAH)****Provider(s):** Local employers in cooperation with the City of Alexandria Office of Housing**Target Population:** Employees of Local Employers offering EAH Programs**Program/Activity Description:** Allows employees working within the City who are utilizing an EAH program established by their employer and who meet applicable eligibility criteria to access HAP and MIHP assistance. For employees who are ineligible for HAP/MIHP for reasons other than income, the City will provide 0% interest deferred repayment loans of up to \$5,000 for downpayment/closing costs that match on a 2:1 basis contributions of participating employers providing financial EAH benefits.**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** City Housing Trust Fund - \$113,000**Service Objective:** Continue to encourage employers to establish EAH programs**Program/Activity: Section 8 Homeownership Program****Provider(s):** ARHA**Target Population:** Low- and Moderate-Income Section 8 Voucher Holders**Program/Activity Description:** Homeownership component of the Section 8 Voucher Program**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** Not Specified**Service Objective:** Not Specified**Program/Activity: Homeownership Counseling Services****Provider(s):** City of Alexandria Office of Housing**Target Population:** Low- to Middle-Income Homebuyers**Program/Activity Description:** Homeownership counseling and training for first-time homebuyers**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** City Housing Trust Fund - \$107,020**Service Objective:** Training Sessions Held - 12**Program/Activity: Homeownership Fair****Provider(s):** City of Alexandria Office of Housing**Target Population:** Low- to Middle-Income Homebuyers**Program/Activity Description:** Provides information on the homebuying process, affordable housing opportunities and affordable financing available in the City**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** TOTAL - \$11,985 [CDBG Administrative Monies - \$8,985; Fees - \$3,000]**Service Objective:** Hold an annual Homeownership Fair

Program/Activity: *Set-Aside Unit Program (Sales Units)***Provider(s):** Private developers pursuant to City policy administered by the City's Office of Housing**Target Population:** Low- and Moderate-Income Homebuyers**Program/Activity Description:** In accordance with the City's Affordable Housing Policy, the City may negotiate with new housing developers to provide affordable rental units to income-eligible households. Twenty-eight units are currently pledged to this program at four projects - The Preston (under construction); Cameron Station, Mill Race and Quaker Ridge (not yet constructed).**Geographic Distribution:** Citywide**Projected Funding for City FY 2005 (By Source):** Amount of developer subsidies available to support this program is not known until a project proposal is submitted.**Service Objective:** Units Delivered - 6*The City will also encourage the development and preservation of affordable sales (and rental) housing units as discussed in Section III.B below.*

Leveraging of Federal Funds: HOME and CDBG funds expended during City FY 2005 to support down payment and closing cost assistance provided through the City's HAP program are expected to leverage first trust mortgage monies from VHDA and other private lenders, as well as 2nd trust monies from VHDA.

Support for Applications by Other Entities: The City generally intends to support applications by other entities for homeownership purposes.

■ I.E. The Homeless and Persons Threatened with Homelessness

The Continuum of Care, which is developed and implemented by the Homeless Services Coordinating Committee (HSCC) and is submitted to HUD on an annual basis in order that agencies and organizations in Alexandria will be eligible for federal homeless services funding, describes strategies to assist homeless persons in the City. In preparation for the development of each year's Continuum of Care, HSCC conducts a one-day "point-in-time" count of the homeless in a variety of settings. The 2004 count was conducted on January 21, 2004 in conjunction with the Metropolitan Washington Area Council of Government's (COG) fourth annual enumeration of the metropolitan area's homeless population. Data for this count was based on surveys submitted by each homeless facility in the City (emergency shelters, transitional housing programs and special-needs housing), as well on information collected by volunteers who visited program sites serving the homeless and areas of the City in which unsheltered homeless persons are known to congregate (e.g., parks, under bridges).

A total of 448 homeless persons were identified by Alexandria's 2004 point-in-time count. Fifty-three individuals were identified as unsheltered. An additional 49 individuals were in the Winter Shelter hypothermia program as no other shelter options were available. The latter individuals would be considered unsheltered during other points in the year. Ninety-three individuals and two families were identified as chronically homeless.

The total number of homeless persons identified by the 2004 count is down from the 515 homeless persons identified in 2003 and the 600 homeless persons identified in 2002. The lower number of

homeless persons identified through the two most recent point-in-time counts indicates continued success in closing existing service gaps. Much of the reduction documented by the 2004 count is attributed to a reduction in the number of families in need of or housed in emergency shelter. Two years ago, over 30 families were on a wait list for shelter placement. In 2003 only four families were awaiting placement. On the day of the 2004 count, no families were waiting for placement. In January 2003, 29 families were housed in shelter compared with only 16 in January 2004. Ongoing operation of Alexandria's expanded transitional housing base, as well as the release by ARHA of 70 Housing Choice Vouchers to families since the 2003 point-in-time count was conducted, seem to have prevented more at-risk families from becoming homeless.

The January 2004 count also revealed a continuing need for transitional housing and permanent support housing for single adults. Outreach volunteers suspect that in addition to the 20 individuals assessed through point-in-time interviews as appropriate for the Safe Haven, many of the chronic and unsheltered population would be deemed appropriate if they consented to a screening assessment. Homeless services priorities identified by both HSCC and the City appear in Appendix IV. It should be noted that homeless services priorities identified by HSCC may differ from City priorities

City FY 2005 Programs/Activities for the Homeless and Persons Threatened with Homelessness:

<p>Homeless Management Information System (HMIS)</p>
<p><i>Program/Activity: Homeless Management Information System (HMIS)</i> <u>Provider(s):</u> City of Alexandria Departments of Human Services and Mental Health, Mental Retardation and Substance Abuse, and private homeless services providers <u>Target Population:</u> Persons who are Homeless or Threatened with Homelessness <u>Program/Activity Description:</u> Computerized data collection system designed to capture client-level information on the characteristics and service needs of men, women and children experiencing homelessness. As of October 2004, when evaluating applications for Stewart B. McKinney Act funds for homeless services, HUD will take into consideration whether an HMIS is utilized within a jurisdiction. An amendment to the City FY 2004 Action Plan allocated \$50,000 in CDBG funds to support HMIS acquisition and start-up costs. <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$18,500 (City General Fund and User's Fees) <u>Service Objective:</u> Implement an HMIS</p>
<p>Prevention and Intervention</p>
<p><i>Program/Activity: Homeless Intervention Program (HIP)</i> <u>Provider(s):</u> City of Alexandria Department of Human Services (DHS) <u>Target Population:</u> Persons Threatened with Homelessness <u>Program/Activity Description:</u> Provides financial assistance with rent/mortgage arrearages and with current or future rent/mortgage payments to families and single residents of the City facing immediate eviction or foreclosure due to circumstances beyond their control. Also assists with relocation costs incurred in the transition from a shelter to permanent or supportive housing. <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$314,400 [State Homeless Resource Program - \$214,400; City General Fund - \$100,000] <u>Service Objective:</u> Households - 160</p>

<p><u>Program/Activity:</u> General Relief Program and Emergency Shelter Fund <u>Provider(s):</u> City of Alexandria Department of Human Services (DHS) <u>Target Population:</u> Persons Threatened with Homelessness <u>Program/Activity Description:</u> Provides short-term rental assistance to relieve impending housing crises and thereby prevent homelessness <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$326,000 [City General Fund - \$282,000; State - \$44,000] <u>Service Objective:</u> Households Receiving Housing Assistance - 385</p>
<p><u>Program/Activity:</u> Homeless Prevention for Former Adopt-A-Family Clients <u>Provider(s):</u> Arlington-Alexandria Coalition for the Homeless (AACH) <u>Target Population:</u> Persons Threatened with Homelessness <u>Program/Activity Description:</u> Provides homeless prevention services to former clients of AACH's Adopt-A-Family program, a transitional housing program <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> Federal Emergency Management. Agency (FEMA)- \$3,500 <u>Service Objective:</u> Households - 6</p>
<p><i>The City's Department of Human Services' Office of Community Services (OCS) also projects that \$30,000 in private donations will be solicited from local charities during City FY 2005 to provide case-by-case assistance with eviction prevention and other housing needs.</i></p>
<p>Outreach, Assessment, Case Management, Counseling and Other Support Services</p>
<p><u>Program/Activity:</u> Eviction Assistance and Furniture Storage Program <u>Provider(s):</u> City of Alexandria Department of Human Services (DHS) <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides for the transportation and up to 60 days storage of possessions of households that are about to be evicted and that lack a suitable place to store such items <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> New CDBG - \$75,000 <u>Service Objective:</u> Households Assisted - 80 (consisting of 150 persons)</p>
<p><i>Outreach, assessment, case management and counseling services will continue to be provided as part of the service delivery of the City's emergency shelters by the City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA), DHS, the Alexandria Health Department and the Office of Housing, in conjunction with shelter staff. Emergency assistance and food programs supported by Catholic Charities will also continue.</i></p>
<p>Emergency Shelter</p>
<p><u>Program/Activity:</u> ALIVE! House <u>Provider(s):</u> ALIVE! House <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides emergency shelter to homeless families and single women <u>Geographic Distribution:</u> Eligibility is Citywide <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$74,500 [City and State funds from DHS - \$48,000; Federal ESG - \$7,000; State SSG - \$7,500; Private Monies - \$12,000] <u>Service Objective:</u> Beds - 14</p>

Program/Activity: Carpenter's Shelter**Provider(s):** Carpenter's Shelter**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides emergency shelter and supportive services the homeless**Geographic Distribution:** Eligibility is Citywide**Projected Funding for City FY 2005 (By Source):** TOTAL - \$1,411,459 [Federal ESG - \$47,096; State SSG - \$93,600; State Child Care for the Homeless Program - \$25,000; U.S. Department of Agriculture (USDA) - \$9,500; FEMA - \$1,500; Federal PATH - \$34,635; over \$1 million in foundation grants, monies from fundraising activities, private donations and in-kind contributions; has applied for \$64,000 in City General Fund from the Community Partnership Fund]**Service Objective:** Beds - 80***Program/Activity: Alexandria Community Shelter (ACS)*****Provider(s):** Salvation Army under contract with the City of Alexandria**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides temporary emergency shelter and comprehensive services to homeless families, single women and single men. Case management support is provided by DHS.**Geographic Distribution:** Eligibility is Citywide**Projected Funding for City FY 2005 (By Source):** TOTAL-\$582,658 [City General Fund - \$535,700; Federal Emergency Shelter Grant (ESG) Program - \$26,958; State Shelter Support Grant (SSG) Program-\$20,000]**Service Objective:** Beds - 65***Program/Activity: Alexandria Women's Shelter*****Provider(s):** City of Alexandria Office on Women**Target Population:** Victims of Domestic Violence**Program/Activity Description:** Provides emergency shelter to victims of domestic violence**Geographic Distribution:** Eligibility is Citywide**Projected Funding for City FY 2005 (By Source):** TOTAL - \$383,700 [City General Fund - \$250,000; Federal ESG - \$6,000; State SSG - \$11,200; Virginia Department of Social Services - \$107,000; Private Monies - \$9,500]**Service Objective:** Women and Children Served - 140***Program/Activity: Winter Shelter Program*****Provider(s):** Carpenter's Shelter, Church of St. Clements and Alfred Street Baptist Church**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides shelter and services to homeless persons unwilling or unable to adjust to a structured case management program during a time of year when living outdoors presents serious health hazards through exposure**Geographic Distribution:** Eligibility is Citywide (for specific locations, see Listing of Proposed City FY 2005 CDBG/HOME-Funded Projects in Appendix I)**Projected Funding for City FY 2005 (By Source):** TOTAL - \$88,623 [New CDBG - \$20,000; City General Fund-\$25,000; Private Monies - \$6,000; and \$37,623 in monies included in budget figures for Carpenter's Shelter under "Emergency Shelter" above]**Service Objective:** Persons Served - 300

The City will also continue to support the housing and supportive services needs of homeless persons from special needs populations through the competitive Community Partnership Fund for Human Services. Since City FY 1999, these funds have been awarded annually to support non-profit organizations meeting the shelter, counseling and service needs of homeless families, youth, and persons with HIV/AIDS in a half-way house setting.

Transitional Housing
<p><i>Program/Activity: Alexandria Transitional Housing Program</i> <u>Provider(s):</u> Northern Virginia Family Service (NVFS) under contract with the City of Alexandria <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> City Housing Trust Fund - \$484,480 <u>Service Objective:</u> Households Served - 20</p>
<p><i>Program/Activity: Community Lodgings, Inc.</i> <u>Provider(s):</u> Community Lodgings, Inc. <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency <u>Geographic Distribution:</u> Eligibility is Citywide <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$108,229 [Federal ESG - \$18,114; State SSG - \$36,000; Private Monies - \$54,115] <u>Service Objective:</u> Households Served - 14</p>
<p><i>Program/Activity: Adopt-A-Family Program (Alexandria)</i> <u>Provider(s):</u> Arlington-Alexandria Coalition for the Homeless (AACH) <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$211,940 [Federal Supportive Housing Program (SHP) - \$139,440; Federal ESG - \$16,000; Private Monies from the United Way - \$12,500; has applied for \$44,000 in City General Fund from the Community Partnership Fund] <u>Service Objective:</u> Households Served - 16</p>
<p><i>Program/Activity: Salvation Army Transitional Housing Program</i> <u>Provider(s):</u> Salvation Army <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency <u>Geographic Distribution:</u> Eligibility is Citywide <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - Not Specified [Federal ESG - \$9,239; State SSG - \$14,670; Private Monies - Undetermined] <u>Service Objective:</u> Households Served - 7</p>

<p><u>Program/Activity:</u> Carpenter’s Shelter Transitional Housing Program <u>Provider(s):</u> Carpenter’s Shelter <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides transitional housing, case management and other supportive services to help homeless persons leaving emergency shelter at Carpenter’s Shelter transition from homelessness to self-sufficiency <u>Geographic Distribution:</u> Citywide clients residing at Carpenter’s Shelter <u>Projected Funding for City FY 2005 (By Source):</u> Included in budget figures provided for Carpenter’s Shelter under Emergency Shelter above <u>Service Objective:</u> Households Served - 4</p>
<p><u>Program/Activity:</u> Transitional Assistance Program (TAP) <u>Provider(s):</u> City of Alexandria Department of Human Services (DHS) <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing <u>Geographic Distribution:</u> Citywide <u>Projected Funding for City FY 2005 (By Source):</u> New CDBG - \$102,000 <u>Service Objective:</u> Households Served - 140 (consisting of 325 persons)</p>
<p>Permanent Supportive Housing</p>
<p><i>For information on Permanent supportive housing programs available to homeless persons with special needs, please refer to the discussion of supportive housing facilities and services targeted to individuals with mental/developmental disabilities and substance dependence problems that follows in Section I.H.</i></p>
<p>Permanent Housing</p>
<p><i>Homeless persons and transitional housing residents may seek permanent housing under programs serving extremely low- and low-income households discussed in Section I.A and Section I.B. In addition, funds are being sought to support a Safe Haven facility for homeless persons in the City who are mentally ill and/or who are mentally ill and have substance abuse problems. For more information about this activity, please refer to Section I.H.</i></p>

Leveraging of Federal Funds: Federal Emergency Shelter Grant (ESG) funds will be used in conjunction with an estimated \$555,700 in City General Fund revenues and State Shelter Support Grant monies to support the operating costs of the Alexandria Community Shelter. In City FY 2005, private emergency shelters in Alexandria and the Women’s Shelter will receive approximately \$170,196 from the federal ESG and State SSG (expected to consist predominantly of Temporary Assistance for Needy Families (TANF) monies) programs as well as \$20,000 in CDBG monies, which will leverage over \$1 million in state, local and private funds. Transitional housing providers will use an estimated \$217,463 in federal ESG and State SSG (expected to consist predominantly of TANF monies) funds to leverage over \$117,000 in local and private funding. DHS also solicits funds from private sources to assist in its various homeless services and prevention programs.

The federal Emergency Shelter Grant requires a 100% match. The City FY 2004 grant to the City will be matched with General Fund revenues. Private shelters will match their funds with foundation and

private monies.

Support for Applications by Other Entities: With City Council approval, the City would support applications for additional transitional housing services for families and singles, and support existing homeless shelters and service providers in applications for funding to maintain operations and existing levels of service.

■ I.F. The Elderly and Frail Elderly

The primary strategies to address the needs of extremely-low and low-income elderly renters who are experiencing a cost burden are rental assistance and supportive facilities. Home rehabilitation to remove physical defects and to provide accessibility improvements will continue as a primary strategy to enable elderly homeowners to remain in their homes.

ARHA and staff of the City's Office of Aging and Adult Services (OAAS) in the Department of Human Services have recognized a growing need for assisted living services among low-income elderly residents of the Ladrey and Annie B. Rose senior highrises, and throughout the City. An assisted living setting not only provides permanent housing, but also offers supportive services to elderly individuals who can no longer care for their homes or who need assistance with activities of daily living such as bathing, dressing, cooking, cleaning and grocery-shopping. At the April 2000 public hearing on the City's current Consolidated Plan, City Council requested that staff look into the possibility of the City developing, or supporting the development of, an assisted living facility for low- and moderate-income seniors. Currently, the cost of assisted living in the City can exceed \$4,000 per month, an amount which is well beyond the incomes of seniors in this category, and few assisted living beds exist in the Northern Virginia region that are affordable to this population.

During late City FY 2000, representatives of a number of elder-serving entities within the City, including ARHA, OAAS, the Department of Health and of Mental Health, Mental Retardation and Substance Abuse, the Office of Housing and the Commission on Aging began meeting in an ad hoc group to discuss the issue. This ad hoc group grew into the Affordable Assisted Living Study Group, which expanded its membership to include residents of the senior highrises. The group evaluated assisted living programs in other areas to determine what might work in Alexandria, and completed a City-wide survey of current very low and low-income clients to determine the potential need for assisted living in the City. In the spring of 2003, the Assisted Living Study Group released a report that recommended enhancing in-home services for the elderly in the City and recommended that a new work group be formed to propose enhancements to assisted living for low income City residents.

The Assisted Living Work Group began meeting in the fall of 2003. The group consists of representatives from ARHA, the City's Office on Housing, OAAS, DHS Administration, members of the Commission on Aging and a representative from the continuing care retirement field. The Work Group is now focusing on securing a non-profit partner to assist with a market analysis and feasibility study for assisted living in Alexandria. A non-profit partner could also assist the City with the management and operation of a proposed assisted living facility. Future tasks include: identifying a site and securing the non-profit partner. The group must report back to City Council with recommendations

for establishing affordable assisted living.

City FY 2005 Programs/Activities for the Elderly and Frail Elderly:

Program/Activity: Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons

Provider(s): ARHA and private rental property owners

Target Population: Low- and Moderate-Income Elderly Renters

Program/Activity Description: 170 public housing units at Ladrey Highrise, 38 public housing units at Park Place, 90 Section 8 (public housing replacement) units at Annie B. Rose House and 300 Section 8 units at Claridge House (all of which were included in assisted rental housing figures provided in Section I.A) will continue to be reserved for income-eligible elderly renters.

Geographic Distribution: Citywide

Projected Funding for City FY 2005 (By Source): See information provided in Section I.A

Service Objective: Affordable Rental Units Reserved for Income-Eligible Elderly Persons - 598

Program/Activity: Real Property Tax Relief Program

Provider(s): City of Alexandria Department of Finance

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

Program/Activity Description: Provides forgiveness of real property taxes for income-eligible persons who are over age 65 or permanently disabled. As of January 2004, the qualifying annual income for full abatement of real estate taxes was \$40,000 and for partial abatement it was \$62,000.

Geographic Distribution: Citywide

Projected Funding for City FY 2005 (By Source): City Revenue Foregone - \$1.8 million

Service Objective: Households Served - 700

Program/Activity: Rent Relief Program

Provider(s): City of Alexandria Department of Human Services (DHS)

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

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

Geographic Distribution: Citywide

Projected Funding for City FY 2005 (By Source): City General Fund - \$195,000

Service Objective: Households Served - 85

Program/Activity: Rebuilding Together Alexandria (formerly Alexandria Christmas in April) - National Rebuilding Day Activities

Provider(s): Rebuilding Together Alexandria (RTA)

Target Population: Lower-Income Elderly, Lower-Income Disabled or Lower-Income Homeowners

Program/Activity Description: Provides home improvement and repair services to lower-income elderly and/or disabled or lower-income City homeowners primarily using volunteer labor

Geographic Distribution: Citywide

Projected Funding for City FY 2005 (By Source): City General Fund (through the City's Office of Aging and Adult Services) - \$2,612; Private In-Kind/Cash Donations - \$145,000; will also apply for assistance from the City's Housing Trust Fund and Community Partnership Fund)

Service Objective: Households Served - 80

Many elderly City residents will also take advantage of the City's Single Family Rehabilitation Loan Program (see Section I.C) to make accessibility modifications to their homes, which improve their ability to age in place. Since FY 1998, 56% of the income-eligible households assisted through this program have been elderly. Housing-related assistance is also available to elderly City residents through VMH, Inc., which uses funds received through the state's Weatherization Program to provide grants for energy efficiency improvements in the homes of low-income households with priority given to the elderly and persons with disabilities.

Leveraging of Federal Funds: The leveraging of any federal funds that may be used to support programs mentioned above is discussed as applicable in Sections I.A and I.C. No federal funds are leveraged by programs/activities above that are not included in those sections

Support for Applications by Other Entities: The City would support, and certify as consistent with the Consolidated Plan, applications by other entities for funding to provide housing for the elderly only to the extent that the requested assistance is for the replacement or preservation of (a) assisted units for the elderly covered by Resolution 830, (b) existing, privately-owned rental housing with project-based assistance, (c) units available to elderly persons with tenant-based assistance, or (d) for the development of an assisted living facility. Any new proposals for subsidized/assisted rental housing in the City may be approved at City Council discretion. In considering such proposals, the City Council will evaluate the extent to which the proposed project provides for a mix of incomes, the provision of support services by the project's sponsors, and, in the case of a rental rehabilitation project, the extent to which the proposed rehabilitation will provide significant improvements to the property in question and serve as a stabilizing influence on the surrounding neighborhood. In giving such consideration, Council will give highest consideration to proposed projects that will be used to maintain or replace Resolution 830 units. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far as possible in advance of application due dates.

■ I.G. Persons with Physical and Sensory Disabilities

The removal of barriers to daily living and support for the development of accessible housing are the City's primary strategies for assisting disabled City residents. For low- and moderate-income households, the City's primary means of implementing its strategy to remove barriers to daily living is through home rehabilitation for accessibility purposes.

City FY 2005 Programs/Activities for Persons with Physical and Sensory Disabilities:

Program/Activity: Rental Accessibility Modification Program (RAMP)

Provider(s): City of Alexandria Office of Housing

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

Program/Activity Description: Supports accessibility modifications in income-eligible renter households with grants of up to \$50,000 in CDBG funds for substantive modifications and mini-grants of up to \$1,500 from the City's Housing Trust Fund for more minor modifications

Geographic Distribution: Citywide

Projected Funding for City FY 2005 (By Source): TOTAL - \$116,040 [New CDBG - \$87,914; CDBG Carryover - \$16,126; City Housing Trust Fund - \$12,000]

Service Objective: Households Served - 3

During City FY 2005, the Alexandria Commission on Persons with Disabilities will continue its work with developers and the City's Code Enforcement Bureau to ensure that new units meet the federal Fair Housing requirements, and to encourage landlords to make existing housing units accessible to persons with disabilities. The Office of Housing's Fair Housing Testing Program, which includes testing for housing discrimination against persons with disabilities (and other types of discrimination), will also continue. More information on the Fair Housing Testing Program is provided in Section III.D.

Low- and moderate-income homeowner households with a disabled member may qualify to utilize the City's Home Rehabilitation Loan Program to support modifications necessary to accommodate a physical disability or a mobility impairment. It is estimated that at least one households served through this program during City FY 2005 will include a person with a disability. For more information, see Section I.C.

For low- and moderate-income renters with disabilities, 28 additional units are expected to become available upon completion of the redevelopment of Samuel Madden Homes (Downtown) by the Alexandria Redevelopment and Housing Authority (ARHA; see Section III.B under "Resolution 830" for more details).

The City's Real Property Tax Relief and Rent Relief Programs, discussed in Section I.F, are also available to income-eligible persons with disabilities. The City estimates that 50 non-elderly disabled persons will benefit from the Real Property Tax Relief Program and nine non-elderly disabled persons from the Rent Relief Program. Rebuilding Together Alexandria (RTA) and VMH, Inc. will also serve low-income disabled homeowners through their rehabilitation and energy improvement initiatives, which are also discussed in Section I.F. The number of non-elderly disabled persons to be served by RTA and VMH, Inc. is unknown at this time.

An additional resource for persons with disabilities living in the City is offered by the Joblink Division of the City's Department of Human Services Path to Employment Initiative. This employment service maintains a full-time Employment Training Specialist for persons with disabilities and the Employment Resource Room is fully accessible, providing a wide variety of adaptive equipment and assistive technology, as well as an Assistive Technology Specialist to assist individuals in utilizing the specialized equipment. The Department of Human Services also employs a full-time Disability Resources Coordinator who is responsible for facilitating access to all City services by persons with disabilities and serves as an advocate for City residents with disabilities.

Leveraging of Federal Funds: No funds are expected to be leveraged in connection with CDBG funds used to support RAMP. The leveraging of federal funds that may be used in connection with other programs mentioned above is discussed in the other sections referenced.

Support for Applications by Other Entities: The City would support applications by other entities for funding to provide housing for the physically disabled, but, to the extent that such housing is rental housing for low-income persons, support would be provided only on a case-by-case basis subject to Council approval. In such cases, certificates of consistency with the Consolidated Plan would be provided only for projects approved by City Council. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far as possible in advance of application due dates.

■ **I.H. Persons with Mental Illnesses, Mental Retardation and/or Chemical Dependency**

The City’s primary strategy for assisting persons with mental illness, mental retardation, and substance dependence is to provide supportive housing opportunities, case management, and supportive services through the Alexandria Community Services Board (ACSB) and the City’s Department of Mental Health, Mental Retardation, and Substance Abuse (MH/MR/SA). ACSB is responsible for providing and advocating for supportive services for City residents with mental/developmental disabilities and/or substance dependence problems. Services are managed by ACSB and Sheltered Homes of Alexandria, Inc. (SHA), a private non-profit organization that owns and maintains many of the residential facilities that serve ACSB clients. The affordable housing needs of these individuals are met through a combination of efforts by the community, ARHA, the Office of Housing, Alexandria Community Shelter, Carpenter’s Shelter, Arlington-Alexandria Coalition for the Homeless, and other agencies, in partnership with ACSB.

City FY 2005 Programs/Activities for Persons with Mental Illness, Mental Retardation or Chemical Dependency:

<p><u>Program/Activity:</u> Residential Services Programs</p> <p><u>Provider(s):</u> ACSB and SHA</p> <p><u>Target Population:</u> Extremely Low- to Moderate-Income Renters with Mental Illness, Mental Retardation and/or Chemical Dependency</p> <p><u>Program/Activity Description:</u> Provides transitional and affordable permanent supportive housing to clients with mental illness, mental retardation and/or chemical dependency through group homes and supervised apartments, most of which are owned by SHA</p> <p><u>Geographic Distribution:</u> Citywide - See Figure 2 in Appendix III</p> <p><u>Projected Funding for City FY 2005 (By Source):</u> Federal Supportive Housing Program (SHP) - \$259,607; also City General Fund, grants from the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services, client fees and other revenue</p> <p><u>Service Objective:</u> Persons Assisted - 239</p>
<p><i>During City FY 2005, ACSB will seek funding to support a Safe Haven facility for homeless persons who are mentally ill or who are mentally ill and have substance abuse problems and who have been unable to participate in existing supportive services.</i></p> <p><i>In order to respond to the changing needs of a growing number of clients with both mental illness and substance dependence, MH/MR/SA provides integrated services across disability lines that include mental illness, mental retardation and drug/alcohol addiction from the perspective of clients’ length and intensity of treatment. Short-term emergency services and outpatient mental health and drug/alcohol treatment are provided by an “acute care” division, while longer-term day treatment, vocational services, case management and residential services are provided by an “extended care” division. A third division, “prevention and early intervention,” reaches across disability areas and populations. This service delivery system enables MH/MR/SA to allocate its staff and resources in a manner that better meets the needs of a changing client population.</i></p>

Leveraging of Federal Funds: Federal funds used to assist persons with mental health, mental retardation and/or chemical dependency will leverage an estimated \$21.7 million in state, local and

private funds.

Operating funds of \$220,931 consisting of federal SHP Transitional Housing monies will be matched with \$60,410 in ACSB funds. Operating funds of \$127,964 consisting of federal SHP Permanent Housing monies will be matched with \$57,103 in ACSB funds.

Support for Applications by Other Entities: Consideration of applications by other entities, such as the Alexandria Community Services Board (ACSB), for funding to support facilities and services for persons with mental/developmental disabilities and substance dependence problems will require review and approval by the City Council on a case-by-case basis. This may include advance review on an annual basis in order to be considered consistent with the Consolidated Plan. Funding applications sponsored by ACSB for activities approved by the City Council in connection with the ACSB Five-Year Housing Plan do not require further Council action. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far as possible in advance of application due dates.

■ **I.I. Persons Living With or Affected By HIV/AIDS**

The City will continue to address the housing and supportive services needs of persons living with HIV/AIDS and their families through the City’s Health Department, the City’s Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA), the Whitman-Walker Clinic of Northern Virginia (WWC/NOVA), the Alexandria Redevelopment and Housing Authority (ARHA), the INOVA Juniper Program and other public and non-profit organizations.

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

City FY 2005 Programs/Activities for Persons Living With or Affected by HIV/AIDS:

<p><i>Program/Activity:</i> Long-Term Tenant-Based Rental Assistance for Persons With HIV/AIDS</p> <p><i>Provider(s):</i> ARHA under contract with the City of Alexandria</p> <p><i>Target Population:</i> Persons with HIV/AIDS</p> <p><i>Program/Activity Description:</i> Provides long-term tenant-based rental assistance for persons living with HIV/AIDS under the HOPWA voucher program</p> <p><i>Geographic Distribution:</i> Citywide</p> <p><i>Projected Funding for City FY 2005 (By Source):</i> HOPWA - \$120,000</p> <p><i>Service Objective:</i> HOPWA Vouchers Available - 15</p>

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

Provider(s): Whitman-Walker Clinic of Northern Virginia (WWC/NOVA)

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

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

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

Projected Funding for City FY 2005 (By Source): HOPWA - \$300,000 (for regional services)

Service Objective: Alexandria Residents Assisted with Short-Term Housing Assistance - 75

Program/Activity: Agape House

Provider(s): Wesley Housing Development Corporation

Target Population: Homeless Persons with HIV/AIDS

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

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

Projected Funding for City FY 2005 (By Source): Not Specified

Service Objective: Overall Apartments Available - 12

Program/Activity: Supportive Services for Persons Living With or Affected by HIV/AIDS

Provider(s): Alexandria Health Department; City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA); WWC/NOVA; INOVA Juniper Program; and Positive Livin'

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

Program/Activity Description: Includes primary medical care, drug assistance, public health nurse case management, dental and nutrition services for low-income persons with HIV/AIDS provided by the Alexandria Health Department, as well as non-housing-related services (including medical, dental, mental health, prescription drug assistance, case management and/or legal services) available to persons living with HIV/AIDS throughout Northern Virginia with the support of Ryan White CARE Act funds provided by the INOVA Juniper Program, Positive Livin' and WWC/NOVA. MH/MR/SA will provide HIV testing, as well as testing-related counseling and education.

Geographic Distribution: Available to Alexandria residents Citywide

Projected Funding for City FY 2005 (By Source): Alexandria Health Department - \$503,862 in Ryan White Comprehensive AIDS Response Emergency (CARE) Act and other funds; MH/MR/SA - Federal Substance Abuse Block Grant; INOVA Juniper Program and Positive Livin' and WWC/NOVA - Ryan White CARE Act; WWC/NOVA has also applied for City General Fund monies allocated through the City's Community Partnership Fund for Human Services to provide case management and legal services to persons living with HIV/AIDS in the City of Alexandria.

Service Objective: Persons Assisted with Primary Medical Care and Other Services by Alexandria Health Department - 220; Alexandria Residents Assisted with Case Management and Legal Services by WWC/NOVA - 125

City residents with HIV/AIDS who do not have housing are referred to Carpenter's Shelter and the Alexandria Community Shelter. These emergency shelters cannot always accommodate referrals of persons leaving incarceration and/or substance abuse programs. City residents living with HIV/AIDS may be eligible for general mental health and substance abuse services offered by MH/MR/SA, including outreach, psychiatric evaluation and medication monitoring, case management, residential treatment, social detoxification, day support, neuropsychological testing and individual and group counseling.

Leveraging of Federal Funds: Federal HOPWA and Ryan White CARE Act monies to be used by WWC/NOVA will leverage local and private monies. Ryan White CARE Act monies used by the Alexandria Health Department will leverage local monies.

Support for Applications by Other Entities: The City would generally support applications by other entities for funding to provide supportive housing and services for persons with HIV/AIDS on a case-by-case basis subject to Council approval. In such cases, certificates of consistency with the Consolidated Plan would be provided only for projects approved by City Council. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far in advance of application due dates as possible.

Section II Non-Housing Community Development Programs and Services

The following sections provide information on City community development programs and services proposed for City FY 2005 (including public facilities and services, infrastructure improvements, economic development activities, and actions to reduce poverty), which are located in the target areas formerly identified in connection with the City’s Home Rehabilitation Loan Program (Potomac East Neighborhood Strategy Area (NSA), Potomac West NSA and Strawberry Hill (see Figure 3 in Appendix III); or in other low-income areas; or which will serve low- and moderate-income persons or other target groups addressed in this document (e.g., special needs populations).

■ II.A. Public Facility Needs

Facilities for Senior Programs
<p><u>Program/Activity:</u> <i>Dr. Oswald Durant Center and Jerome “Buddie” Ford Nature Center</i> <u>Responsible Entity(ies):</u> City of Alexandria Department of Recreation, Parks and Cultural Activities and the Alexandria City Public Schools <u>Consolidated Plan Target Group or Area:</u> Consumers will include Elderly Persons <u>Program/Activity Description:</u> Renovations at these centers will provide space for a variety of senior programs and activities focused on the arts and nature. <u>Projected Funding for City FY 2005 (By Source):</u> Not Specified <u>Service Objective:</u> Provide space for senior programs</p> <p><i>The Senior Expo Planning & Prime Time Editorial Committee continues to work with staff to identify and prioritize requested improvements and projects to serve senior residents. A comprehensive recreation/needs assessment was completed by an outside consultant in June 2002. This assessment was used by the Department of Recreation, Parks and Cultural Activities in developing its Strategic Master Plan, which was adopted by City Council in June 2003 and outlines a five-year plan for continued program and facility development. The plan proposes that the City build a multi-generational community center with specific senior program space in the central part of Alexandria.</i></p>
Parks and Recreational Facilities
<p><u>Program/Activity:</u> <i>Renovation of the Charles Houston Recreation Center</i> <u>Responsible Entity(ies):</u> City of Alexandria Department of Recreation, Parks and Cultural Activities <u>Consolidated Plan Target Group or Area:</u> Potomac East NSA <u>Program/Activity Description:</u> Renovation and expansion of City recreation center <u>Projected Funding (By Source):</u> City Capital Improvement Program (CIP) - \$7.8 million <u>Service Objective:</u> Provide a renovated and expanded recreation facility in Potomac East</p> <p><u>Program/Activity:</u> <i>Citywide Improvements to Parks and Recreational Facilities</i> <u>Responsible Entity(ies):</u> City of Alexandria Department of Recreation, Parks and Cultural Activities <u>Consolidated Plan Target Group or Area:</u> Beneficiaries will include Low- and Moderate-Income Persons and Persons with Disabilities <u>Program/Activity Description:</u> Renovation and expansion of parks and recreational facilities; ongoing park improvements, including accessibility modifications in park play areas to meet Americans with Disabilities Act (ADA) requirements <u>Projected Funding for City FY 2005 (By Source):</u> City Capital Improvement Program (CIP) - \$537,000 <u>Service Objective:</u> Renovate and expand parks and recreational facilities</p>

<p><i>Program/Activity: Dr. Oswald Durant Center</i> <u>Responsible Entity(ies):</u> City of Alexandria Department of Recreation, Parks and Cultural Activities <u>Consolidated Plan Target Group or Area:</u> Potomac East NSA <u>Program/Activity Description:</u> Serves children in after-school and summer recreation programs with a focus on the arts; houses the offices/programs of the Dept. of Recreation, Parks and Cultural Activities' Therapeutic Recreation Section; provides space for arts classes, community meetings and receptions; renovation includes space to be shared with Jefferson-Houston Elem. School for Arts and Academics. <u>Projected Funding for City FY 2005 (By Source):</u> Not Specified <u>Service Objective:</u> Operate the Dr. Oswald Durant Center</p>
<p>Infrastructure Improvements</p>
<p><i>Program/Activity: Street and Sidewalk Improvements</i> <u>Responsible Entity(ies):</u> City of Alexandria Dept. of Transportation & Environmental Services (T&ES) <u>Consolidated Plan Target Group or Area:</u> Potomac East NSA; Potomac West NSA; Strawberry Hill <u>Program/Activity Description:</u> Includes pedestrian improvements in the Arlandria area; reconstruction of Madison and Montgomery Streets; continued construction of wheelchair access ramps on sidewalks in Potomac East/Potomac West; joint seal repairs at the Jefferson Davis Highway/Four Mile Run and Eisenhower Ave./Cameron Run bridges; the addition of drainage facilities to the Duncan Ave. Alley; improvement to the railroad crossing at Slaters Ln.; and, with the Alexandria City Police Dept., continued implementation of ADA-compliant pedestrian signals at critical intersections throughout the City <u>Projected Funding for City FY 2005 (By Source):</u> City CIP - \$885,000 <u>Service Objective:</u> Provide street and sidewalk improvements in target areas</p>
<p><i>Program/Activity: Other Infrastructure Improvements</i> <u>Responsible Entity(ies):</u> City of Alexandria T&ES <u>Consolidated Plan Target Group or Area:</u> Potomac West NSA <u>Program/Activity Description:</u> Includes storm and sanitary sewer improvements (including sanitary sewer line replacements in Potomac West); continuation of improvements to correct infiltration/inflow problems in the Four Mile Run sanitary sewer shed; the continuation of improvements to storm sewers at the intersection of East Glebe Road and Commonwealth Avenue; the completion of measures to correct flooding problems along East Maple Street from the Hoofs Run Culvert to Little Street; and improvements to street lighting and electrical undergrounding in Old Town Phase III, as well as at Mount Vernon Avenue between the area of Nelson Street and Bellefonte Avenue <u>Projected Funding for City FY 2005 (By Source):</u> City CIP - \$4.45 million <u>Service Objective:</u> Complete infrastructure improvements in target areas</p>

■ **II.B Public Service Needs**

<p>Senior Services</p>
<p><i>Program/Activity: Companion Services Program</i> <u>Responsible Entity(ies):</u> City of Alexandria Office of Aging and Adult Services (OAAS) in the Department of Human Services (DHS) <u>Consolidated Plan Target Group or Area:</u> Low-Income Elderly and Disabled Persons <u>Program/Activity Description:</u> Helps low-income elderly and disabled citizens remain in their own homes by assisting with grocery shopping, food preparation, house cleaning, laundry and some personal care assistance, thereby preventing avoidable institutionalization <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$1,276,639 (City General Fund - \$1,042,549; State Monies - \$234,090) <u>Service Objective:</u> Persons Assisted - 200</p>

<p>Accessibility for Persons with Disabilities</p>
<p><i>Program/Activity: Handicapped Access Ramps</i> <u>Responsible Entity(ies):</u> City of Alexandria T&ES <u>Consolidated Plan Target Group or Area:</u> Persons with Disabilities <u>Program/Activity Description:</u> The City will continue to address ADA requirements for wheelchair ramps at intersections by making a handicapped ramp an automatic part of new installation whenever an existing curb or a sidewalk has to be replaced or a new sidewalk is installed <u>Projected Funding for City FY 2005 (By Source):</u> Includes the street maintenance section of the City operating budget; State road maintenance funds; developer "in-kind" improvements; utility company replacement of damaged City property; and citizen payments for specific construction <u>Service Objective:</u> Install handicapped access ramps</p>
<p><i>Program/Activity: Paratransit Programs for Persons with Disabilities</i> <u>Responsible Entity(ies):</u> City of Alexandria T&ES <u>Consolidated Plan Target Group or Area:</u> Persons with Disabilities <u>Program/Activity Description:</u> To meet ADA requirements, the City contracts with the private sector to operate the U.S. Department of Transportation paratransit program such that the City subsidizes the difference between the trip cost and the fare collected based on comparable transit fares. The City also participates in the regional MetroAccess program, operated under the auspices of the Washington Metropolitan Area Transit Authority, which provides curb-to-curb service for persons with disabilities who cannot use regular public transportation and have been certified as eligible for paratransit service. <u>Projected Funding for City FY 2005 (By Source):</u> City General Fund - \$1,133,052 <u>Service Objective:</u> Operate paratransit programs</p>
<p>Child Care Services</p>
<p><i>Program/Activity: Child Care Assistance</i> <u>Responsible Entity(ies):</u> City of Alexandria Office for Early Childhood Development and <i>Alexandria Works!</i> in DHS <u>Consolidated Plan Target Group or Area:</u> Consumers will include Low- and Moderate-Income Households <u>Program/Activity Description:</u> Includes assistance with child care costs for low-income families currently receiving or transitioning from TANF; child care assistance to low-income families through the Child Day Care Fee System; guidance in locating and securing quality child care; training and support services for family child care homes/centers; funding for early childhood education and child care programs (sources include the City's Children's Fund); funding for comprehensive services to at-risk families and children; and the Head Start program <u>Projected Funding for City FY 2005 (By Source):</u> Total - \$9,869,986 (state, local and private) <u>Service Objective:</u> Children Served - 700</p>
<p>Drug and Alcohol Dependence Services</p>
<p><i>Program/Activity: Drug and Alcohol Dependence Services</i> <u>Responsible Entity(ies):</u> Alexandria Community Services Board (ACSB) <u>Consolidated Plan Target Group or Area:</u> Persons with Disabilities <u>Program/Activity Description:</u> For persons with substance dependence issues, ACSB provides a range of services including residential detoxification services; contracted residential treatment; and group home, supported living, and supervised apartment services <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$6.5 million (federal, state and local monies and client fees) <u>Service Objective:</u> Persons - 2,075</p>

<p>Employment and Training</p>
<p><i>Program/Activity: Employment Services</i> <u>Responsible Entity(ies):</u> City of Alexandria DHS <u>Consolidated Plan Target Group or Area:</u> Consumers will include Low- and Moderate-Income Households <u>Program/Activity Description:</u> Includes <i>JobLink</i>, the City’s One Stop Center for Workforce Investment Act of 1998 (WIA) service delivery, which among other programs offers the Community Digital Divide Initiative (CDDI) to help under-served communities gain low-or no-cost access to computers and to <i>JobLink</i> networks through the Internet and “Money Smart” trainings (encouraged by the Federal Deposit Insurance Corporation) that teach personal finance to help clients effectively manage their money once they start working; the Virginia Initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, day care, needs assessments, support payments and other resources to remove barriers to employment for TANF recipients; the TeensWork! Youth Employment Program, which will endeavor to place 80 youths in public and private non-profit work sites during the summer and 150 youth in unsubsidized employment and job readiness activities; a federally-funded WIA effort focusing on employment readiness for 50 hard-to-serve youth receiving year-round services; and the EAGLES, which prepares ex-offenders for finding, maintaining and advancing in employment. <u>Projected Funding for City FY 2005 (By Source):</u> Not Specified <u>Service Objective:</u> Persons - 5,200</p>
<p>Youth Services</p>
<p><i>Program/Activity: Services to Promote Positive Development and Prevent Delinquency Among Youth</i> <u>Responsible Entity(ies):</u> City of Alexandria Office of Youth Services in DHS and other City and private agencies <u>Consolidated Plan Target Group or Area:</u> Consumers include Low and Moderate-Income Youth <u>Program/Activity Description:</u> Includes Project Discovery, a dropout prevention program which encourages lower income and minority youth to complete high school and pursue further education; the Job Club, a pre-employment skill development program; the Community Services/Restitution Program (CSP), which enables juvenile offenders to make restitution for offenses committed through community service placements; and strategies to address teen pregnancy <u>Projected Funding for City FY 2005 (By Source):</u> Total - \$458,208 (state, local and private monies) <u>Service Objective:</u> Youth - 260</p>

■ **II.C. Economic Development**

<p><i>Program/Activity: Revitalization of Mount Vernon Avenue and Northern Route 1 Commercial Corridors</i> <u>Responsible Entity(ies):</u> Alexandria Economic Development Partnership (AEDP) and City of Alexandria <u>Consolidated Plan Target Group or Area:</u> Mt. Vernon Ave. and Northern Route 1 (within Potomac West Neighborhood Strategy Area) <u>Program/Activity Description:</u> Encourages revitalization to provide employment and commercial opportunities. This area is part of the City’s State Enterprise Zone, where businesses can benefit from employment training/placement services, technical assistance, small business financing opportunities, state tax credits and grants. The City and AEDP will also continue to work with residents and</p>

businesses in Potomac West to develop a strategy for improving business activity and the business climate along the Mount Vernon Avenue corridor. While a long-range plan for the redevelopment of several sites in this area has been adopted, private investment in the area is not immediately expected due to market conditions and other factors. In the interim, the City is developing a strategy to help stabilize existing businesses and to strengthen the business environment in a manner that will be in concert with the community's long-term vision and will help in the marketability of the area.

Projected Funding for City FY 2005 (By Source): City General Fund - \$534,122 (for AEDP to continue efforts to attract, expand and retain business opportunities in the City, including the Enterprise Zone)

Service Objective: In the Enterprise Zone, increase employment, stabilize the commercial tax base, increase property values an average of five percent annually and increase the number of retail or local service establishments by two locations per year along Mt. Vernon Avenue

The City also provides training and services to enable low-income Alexandrians obtain jobs. (see "Employment and Training" in Section II.B.)

■ II.D. Other Community Development Activities

Program/Activity: Code Enforcement and Blight Abatement

Responsible Entity(ies): City of Alexandria Code Enforcement Bureau

Consolidated Plan Target Group or Low-Income Area: Citywide, including the Potomac East NSA, Potomac West NSA and Strawberry Hill - See Figure 3 in Appendix III

Program/Activity Description: Includes continued monitoring of properties throughout the City for compliance with building, fire and maintenance codes; and continued implementation of the Spot Blight Abatement program through which the City works with property owners to correct conditions that have caused their properties to be deemed detrimental to the health, safety and welfare of the community or, if necessary, intervenes to abate the violations with associated costs placed as a lien against the property or recouped from the sale of the property. While City Council voted in November 2003 to discontinue the Blighting Influences Program pending removal of a final six properties from this program's monitoring list, it is expected that vacant houses that might become blighted properties in the Potomac West NSA, the Potomac East Conservation District and the Southwest Quadrant Rehabilitation District (within Potomac East NSA), which were formerly monitored under this program, will continue to be addressed by the Spot Blight Abatement program.

Projected Funding for City FY 2005 (By Source): The City's estimated cost to provide these services in the City target areas identified above is between \$40,800 and \$45,900 per year.

Service Objective: Monitor and abate code issues and blighting influences

Low- and moderate-income owner-occupants of residential units may qualify for assistance under the City's Single Family Rehabilitation Loan Program to implement historic preservation and/or energy efficiency improvements (for more information, see Section I.C.).

Section III

Other Activities to be Undertaken

This section describes actions to be taken, as required by the Consolidated Plan regulations, to address issues of particular concern to HUD. These include barriers to affordable housing, the effects of lead-based paint, coordination between public and private agencies providing housing and human services, efforts to reduce poverty, and others.

■ III.A. Actions to Address Obstacles to Meeting Underserved Needs

The analysis contained in the Consolidated Plan documents unmet need in a variety of areas. However, the City draws a distinction between unmet and underserved needs; all unmet needs are not necessarily underserved. Certain needs can be (and have been) addressed with millions of dollars of resources for decade after decade, but are unlikely to ever be fully met; no matter how much assisted housing is provided, there will, in all likelihood, always be a waiting list. While the current inventory of assisted rental housing cannot serve everyone in need of such housing, the City does not consider this need to be underserved because of the considerable resources devoted to serving this need and the comparatively large share of the City's total occupied housing stock (7.4%) and occupied rental housing stock (11.9%) devoted to assisted rental housing in Alexandria. The Consolidated Plan describes in detail the organizations and resources in the City that provide large numbers of affordable housing units, homeless beds and a wide array of services designed to serve Alexandrians.

Despite significant private and public efforts to create a vital urban environment in which decent housing for local residents is the rule, some housing needs, particularly homeownership, are currently underserved. According to the 2000 Census, 40% of Alexandria's occupied housing units are owner-occupied and 60% are renter-occupied. A report issued by the Northern Virginia Regional Commission indicates that at the time of the Census this percentage placed Alexandria at 14th in the nation with regard to renter occupancy, higher than any other Northern Virginia jurisdiction and well above state and national averages. Therefore, it is the City's policy to promote opportunities to achieve homeownership.

In addition to providing financial assistance to close the gap between available funds and the sales prices for private market ownership housing, the City also provides homeownership counseling services and sponsors an annual homeownership fair, which help income-eligible buyers explore ways to overcome other financial barriers such as credit or savings issues and or other obstacles, including a lack of knowledge about the homebuying process or confidence that homeownership is achievable. For a more detailed description of the City's homeownership assistance efforts, please see Section I.D on activities to be undertaken for low- and moderate-income homebuyers.

■ III.B. Actions to Foster and Maintain Affordable Housing

For rental housing, the City's primary goal is to preserve the existing supply of public housing and replacement units covered by Resolution 830. The City has also become increasingly concerned with

preserving the affordability of currently-affordable private market rental housing. In terms of homeownership, the primary goal is to assist households with incomes between 50% of the median income for the area (currently \$43,500 for a household of four) and the City-established maximum income limit (currently \$79,500 for three or more persons).

Resolution 830

The City has long held the preservation of its existing assisted rental housing stock as one of its highest priorities. Under Resolution 830, the City and ARHA have a long-standing joint commitment to preserve and maintain, at a minimum, 1,150 publicly-assisted housing units. This resolution assures that none of the 1,150 public housing units in existence when the Resolution was adopted in 1982 will be lost without one-for-one replacement.

Resolution 830 applies to ARHA's redevelopment of the Samuel Madden Homes (Downtown) Public Housing project.

In December 2002, City Council approved a redevelopment plan for Samuel Madden that includes both on-site and off-site projects and that ensures one-for-one replacement of the 100 public housing units originally available at the Samuel Madden Homes (Downtown) location. The on-site portion of this redevelopment project, undertaken by ARHA in partnership with Eakin/Youngentob Associates, Inc., will include 52 (26 two-bedroom and 26 three-bedroom) public housing units in a development with 100 market rate ownership units. The other 48 replacement public housing units will be developed in partnership with Enterprise Homes off-site at 423 South Reynolds Street, 325 South Whiting Street and at the intersection of West Braddock Road and Radford Street. ARHA anticipates that both on- and off-site units in the Samuel Madden Redevelopment Project will be occupant-ready during City FY 2005.

Financing for the Samuel Madden redevelopment project will be realized through a combination of HOPE VI funds (\$6.7 million), LIHTC monies (\$9 million), proceeds from the sale of the two-block area on which Samuel Madden Homes was located (\$8 million), City Housing Trust Fund monies (\$2 million) and City Capital Improvement Program (CIP) monies (\$2.2 million).

The Affordable Housing Policy and Housing Trust Fund

The City will continue to foster and maintain affordable housing through its Affordable Housing Policy, which was originally adopted by City Council in January 1993 and adopted with revisions in November 2002. The policy sets forth the City's framework for the provision of affordable housing.

One of the most important elements of the Affordable Housing Policy is its establishment of the Affordable Housing Advisory Committee (AHAC), which advises City Council on issues regarding the Affordable Housing Policy, the Housing Trust Fund and the preservation and promotion of affordable housing. The Committee includes representatives from a cross-section of interests, including professionals from the real estate, finance, and legal professions; a builder/developer; a landlord; a homeowner; the ARHA Board of Commissioners; the faith community; a civic association; a renter; a City employer, and a group interested in the promotion of affordable housing.

The policy also establishes formal guidelines for the participation, on a voluntary compliance basis, of residential and commercial developers in the achievement of the City's affordable housing objectives. The City strongly encourages developers of new residential property, particularly in cases where the developers are requesting zoning concessions from the City, to consider providing affordable housing through the Set-Aside Unit Program by applying discounts to set-aside units in the prospective developments. For residential developments where affordable housing is not feasible and for commercial or other property, developers are encouraged to make contributions to the Housing Trust Fund. The formula cash contribution is \$1.00 per gross square foot. On-site housing discounts are expected to be at least equivalent to the formula contribution. For information on units committed to the Set-Aside Unit Program see information on this program included in Sections I.B and I.D.

During City FY 2004, the City sought authorization from the State to include in its policies and zoning ordinance provisions for an Affordable Dwelling Unit (ADU) program under Section 15.2-2304 of the Virginia State Code, which would enable the City to provide optional increases in density in exchange for affordable housing, in a manner that allows greater flexibility than under the State Code section currently applicable to the City.

In addition, it is estimated that during City FY 2005, over \$6 million in Housing Trust Fund monies will be available to promote affordable housing activities. Of this amount approximately \$2.2 million has been committed to several activities discussed in Section I and \$1.25 million has been allocated to the Housing Opportunities Fund, which is described below.

Housing Opportunities Fund

The City established the Housing Opportunities Fund in February 2002 to promote the development and preservation of affordable sales and rental housing units in the City. This initiative was originally recommended by the City Manager's Affordable Housing Task Force in its final report, which was released in October 2001. The initiative was initially funded with a combined total of \$1 million dollars in HOME (including match), City General Fund and City Housing Trust Fund monies. A similar level of funding was allocated to the Housing Opportunities Fund in City FYs 2003 and 2004 and is anticipated once again for City FY 2005. HOME funds for this purpose were identified in the City FY 2002 Action Plan amendment submitted to HUD under the project name "Housing Development Assistance." Projects supported with HOME monies through the Housing Opportunities Fund will leverage funding from state, local and/or private resources.

During City FY 2005, an estimated \$2.3 million in Housing Opportunities Fund monies (including a total of \$750,000 in HOME funds) will be available to assist with feasibility studies, pre-development costs, land acquisition, new construction, rehabilitation, or other efforts to provide or preserve affordable housing. For the purposes of this initiative, affordable sales housing is generally defined as having a maximum sales price of \$225,000 and being sold to households that are within the City's income limits for its MIHP program (currently \$79,500 for a household of three or more persons). Affordable rental housing is generally defined as having rent levels that do not exceed those used for Low Income Housing Tax Credit (LIHTC) Program purposes, which are affordable to households at 60% of the area median income paying 30% of their income for rent. Any HOME funds utilized for

Housing Opportunities Fund projects will be subject to all applicable federal requirements, including income limits, rent levels and recapture or resale provisions.

The Affordable Housing Work Group and the New Non-Profit Housing Development Organization

Late in City FY 2003, City staff in conjunction with the non-profit organization, Housing Action, and the Alexandria Interfaith Association established an Affordable Housing Work Group to develop an effective vehicle for the development and preservation of affordable housing within Alexandria. Chaired by the former mayor, Work Group members representing the City's Affordable Housing Advisory Committee, the Alexandria Baptist Ministers' Conference, the Alexandria Chamber of Commerce, the Alexandria Interfaith Association, ARHA, Housing Action, consumers and clients, the non-profit sector, housing developers and City staff. were charged with developing a report on the most appropriate vehicle for the efficient production, preservation, delivery and management of affordable housing in Alexandria; the appropriate mission for such an affordable housing production vehicle and scope of its housing production activities; potential sources of operating funds for the affordable housing production vehicle; the types of projects, as well as potential specific projects in the City, that would or could be undertaken by this vehicle in its early years; and the initial year's budget for such an entity.

In November 2003, City Council received the Work Group's report and, as recommended, endorsed the formation of a new non-profit housing development organization with a mission to produce and preserve affordable housing in Alexandria (primarily, but not limited to, multifamily rental housing) that will operate independently of the City. Multifamily rental housing supported by this organization will serve households with incomes of up to 60% of area median income (currently \$52,200 for a four-person household). Though sales housing supported by the organization may serve households with incomes of up to 100% of area median income (currently \$85,400 for four-person household), at least 75% of the sales housing units will serve households with incomes no greater than 80% of area median income (currently \$57,500 for a four-person household as defined by HUD). Housing provided through the efforts of this organization will be expected to remain affordable in perpetuity.

Though the housing corporation will be an independent entity, it is anticipated that, initially, the City will be its primary source of operating funds. Five individuals were appointed by City Council in January 2004 to incorporate the new board and serve as its initial board members. Incorporating the organization, developing a budget and pursuing non-profit status are the primary initial tasks for this group.

■ III.C. Actions to Remove Barriers to Affordable Housing

In the first Five-Year Consolidated Plan submitted in 1995, the City discussed public policies that the Developer Subcommittee of the Ad Hoc Affordable Housing Advisory Committee identified as barriers to developing affordable housing. The City has considered these issues and concerns, and, as discussed in the Strategic Five-Year Plan of the Consolidated Plan, concluded that the current policies regarding planning and zoning are appropriate and necessary. Therefore, the City has not identified any regulatory

barriers to affordable housing requiring that action be taken for removal.

■ **III.D. Fair Housing Activities**

Since 1988, the City has conducted ongoing fair housing testing to determine the presence of discrimination in the housing industry. The testing program uses paid testers to contact apartment complexes, real estate firms and mortgage lenders posing as potential applicants to test for discrimination based on race, familial or disability status, and sexual orientation. The Office of Housing files complaints with the Alexandria Human Rights Office when serious, repetitive problems occur. City staff meet with representatives of the entities tested to discuss less serious problems of discrimination discovered during testing.

During City FY 2005, the Office of Housing will conduct fair housing testing for discrimination based one or more of the following bases prohibited by federal or state fair housing laws or the City's Human Rights Ordinance: race, age, marital status, color, national origin, familial status, disability sex, religion, ancestry and sexual orientation.

In City FY 2005, Office of Housing staff will coordinate and present public education programs to improve public awareness and promote compliance with fair housing laws. In addition to two regularly scheduled annual seminars, Office of Housing staff conducts 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.

Finally, the City provides fair housing information to tenants and landlords through the free publication *The Alexandria Guide to Landlord-Tenant Laws and Policies*. The Office of Housing's \$47,386 budget for the Fair Housing Testing Program in City FY 2005 consists of \$36,381 in new CDBG funds and \$11,005 in carryover CDBG funds.

■ **III.E. Actions to Evaluate and Reduce Lead-Based Paint Hazards**

The City's Office of Housing ensures that applicable programs are operated in accordance with HUD's Title X regulations on lead-based paint. All HAP purchasers are provided with a copy of the Environmental Protection Agency pamphlet "Protect Your Family From Lead in Your Home" and must receive a disclosure form from the seller noting any known presence of lead-based paint. Units identified for purchase must be visually inspected for scaling, cracked, peeling or chipped paint by a certified risk assessor or Housing Quality Standard (HQS) inspector trained in visual assessment.

For cases in which deteriorated paint surfaces are identified, the City requires that such surfaces be stabilized before the homebuyer moves into the home. Such work must be conducted using safe work practices, and clearance testing must be conducted to determine that the lead hazard activities are complete. Prior to loan closing, and within 15 calendar days of the completion of lead hazard reduction activities, the homebuyer must be notified of the results of the clearance examination in a detailed report.

Assessments are also conducted when painted surfaces are to be disturbed or replaced through the City's Single Family Home Rehabilitation Loan Program. All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint hazards will be included as part of the client's rehabilitation loan. For this program, the level of assistance being provided determines the actions that need to be taken to meet the requirements of the Title X regulations. These action levels are as follows:

- ▶ Assistance of \$5,000 or less: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation and repair any paint that is disturbed. Perform clearance examination of worksite in accordance with HUD regulations. Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than 20 square feet on the exterior and two square feet on the interior in any one room.
- ▶ Assistance of \$5,001-\$25,000: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation. Perform a risk assessment to include exterior painted surfaces, and perform interim controls on all lead-based paint hazards identified.
- ▶ Assistance of \$25,000 or greater: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation and perform a risk assessment to include exterior painted surfaces. Abate all lead-based hazards identified by the paint testing or risk assessment and any lead-based paint hazards created as a result of the rehabilitation work. Interim controls are acceptable on exterior surfaces that are not disturbed by rehabilitation. This would refer to items that may be identified in the risk assessment but are not included in the scope of work for rehabilitation.

All testing and risk assessments, as well as clearance of any identified lead hazards, are performed by a certified lead-based paint inspector and a certified risk assessor to determine if rehabilitated units are safe for future occupants. At all times during rehabilitation, the City ensures that interim controls and standard treatment practices are followed. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization. The City also follows regulatory requirements regarding abatement and permanently removes lead-based paint hazards, often through paint and component removal and enclosure. In addressing these hazards, the City follows safe work practices for all work to be completed on lead-based paint surfaces. These practices are required on interior surfaces larger than two square feet and on exterior surfaces larger than 20 square feet.

All initial meetings with the loan applicant and the architect include a discussion of lead-based paint requirements that may result in additional rehabilitation work and/or costs that were not anticipated by the client. If necessary to cover the cost of lead abatement activities, the program's loan limits can be exceeded, and the loan-to-value ratio can go as high as 110% of the home's value.

The Health Department will continue its lead-screening program for children during City FY 2005 at a projected cost of \$3,850 (not including follow-up or case management). An estimated 350 tests will be conducted to determine if the lead level of Alexandria children is above acceptable levels. Children with screening (capillary) levels above 10 µg/dl will have venous blood tested for lead levels. For children determined to have venous blood lead levels above 15 µg/dl, the Health Department will conduct environmental tests using its lead-based paint analyzer on suspect buildings in the City where

these children live or play. Children with marked elevations will receive case management for necessary treatment and follow-up.

■ **III.F. Actions to Reduce the Number of Poverty Level Families**

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that will help reduce the number of these households by improving their economic status through education, job training and job placement, and other support services. Many of the supportive housing and services for the extremely-low and low-income previously described in this Plan, especially those for homeless and at-risk persons, coincide with this strategy. As noted below, many of the City programs and services are offered in coordination with other public, private and non-profit organizations.

■ **III.G. Actions to Develop the Institutional Structure**

The organizational structure for carrying out the City of Alexandria's affordable and supportive housing strategy is well-developed and involves a variety of public and private entities. This formal structure is very effective in implementing activities and programs to meet community needs. The City government, public agencies such as ARHA, and the network of private provider agencies which offer housing and/or supportive services in collaboration with public agencies aggressively pursue opportunities that will provide additional resources for particular steps on the continuum of services. The new housing development corporation discussed in Section III.B above is being created to enhance the existing institutional structure by establishing a development entity whose primary focus will be promoting housing development and preservation projects within the City.

■ **III.H. Coordination Between Public and Private Housing and Social Service Agencies**

Public and private agencies in Alexandria will continue to effectively coordinate their efforts in meeting the housing and supportive service needs of City residents. Section II of this report identifies a number of activities where extensive coordination of this type is required. Additional collaborative efforts taking place in the community are described below.

- ▶ Provision of services to the homeless and the development of Alexandria's Continuum of Care for homeless services is coordinated by the Department of Human Services' Office of Community Services (OCS) via the previously-described Homeless Services Coordinating Committee (HSCC). HSCC links City agencies (the OCS, the Health Department, the Office of Employment Training, Housing, and Mental Health, Mental Retardation, and Substance Abuse) with shelter providers and other homeless-serving non-profit organizations in Alexandria. Via its monthly meeting, HSCC shares information, prioritizes service needs and performs planning tasks to implement the City's strategy to combat homelessness.
- ▶ The Northern Virginia Coalition for the Homeless, comprised of representatives of the Northern Virginia jurisdictions and homeless service providers, will continue to address homelessness issues and concerns on a regional basis.

- ▶ Supportive services for the elderly will continue to be coordinated by the Alexandria Long Term Care Coordinating Committee, which includes members from a variety of public and private organizations that serve the elderly's long-term care needs.
- ▶ ARHA and City agencies also frequently, and informally, coordinate their efforts to serve the 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 Department of Human Services, Whitman-Walker Clinic of Northern Virginia and Northern Virginia AIDS Ministry coordinate an array of services provided to persons with HIV/AIDS through each individual client's respective case manager. The Health Department and other organizations are also involved in providing HIV/AIDS-related services. Support services are coordinated regionally via the Northern Virginia HIV Consortium, which is supported by the Northern Virginia Regional Commission (NVRC). NVRC also distributes the region's HOPWA funding to participating jurisdictions.

■ III.I. Fostering of Public Housing Improvements and Resident Initiatives

Public Housing Improvements

ARHA will complete the re-roofing of James Bland and James Bland Addition and undertake various other exterior improvements such as the installation of new attic vents, the wrapping of existing wood fascia and soffits with vinyl, the replacement of entry doors, the installation of new screen doors, and the painting of exterior trim. ARHA also expects paving and erosion control improvements to be completed PHA-wide by Fall 2005.

ARHA Resident Initiatives

ARHA established its Social Services Division in 1999 to implement structured programs emphasizing education, training, and employment intended to promote self-sufficiency for residents. To support these programs, ARHA seeks federal, state and private grant monies usually in competition with other public housing authorities, resident councils, local and state governments and non-profit organizations, as well as in-kind services from local government agencies, community groups, faith-based organizations and non-profits. During City FY 2005, ARHA anticipates that limited social services will be provided to its residents through the Family Resource Learning Center (FLRC), which provides a variety of educational, social, and cultural activities for public housing children of all ages, and the Senior Services Outreach Program, under which ARHA collaborates with City and private agencies to ensure timely delivery of services such as medical care, meals, clothing, financial management, and access to social services for elderly and disabled ARHA residents. General social services provided by City agencies are also available to ARHA residents.

During City FY 2005, ARHA will continue to promote resident input on ARHA initiatives. It is expected that the Parents Council and volunteers from the neighborhood will continue to work closely with the Family Resource Learning Center (FRLC), a program of ARHA's Social Services Division which provides a variety of educational, social, and cultural activities for public housing children of all ages. In addition, it is anticipated that the Agency Plan Residents' Advisory Board, which is comprised

of public housing and Section 8 residents elected in an ARHA-wide election, will continue to contribute resident input on the Annual and Five-Year Public Housing Authority Plans required by HUD and that both the Alexandria Residents Council (ARC) and the Ladrey High-Rise Advisory Board (LHAB) will continue to work with ARHA to address resident needs.

APPENDIX I

**Federal Application and Certification Forms
City FY 2005 CDBG and HOME Budgets
Listing of Proposed City FY 2005 CDBG/HOME-Funded Projects**

Application for City FY 2005 (Federal FY 2004) Community Development Block Grant and Home Investment Partnerships Program Funds

This Appendix serves as the City's application for Federal Fiscal Year 2004 Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds. These funds will cover the City's Fiscal Year 2004, from July 1, 2004 to June 30, 2005. For nearly three decades, the City of Alexandria's highest community development priority has been to provide affordable housing opportunities for its low- and moderate-income citizens. Alexandria's 30th year CDBG and FFY 2004 HOME programs reflect the City's continued commitment to that objective.

From City FY 1976 through City FY 2004, the City has received \$36,638,000 in CDBG funds and has utilized the vast majority of these funds to address housing needs. With the inception of the HOME Program in 1990, under which the City has received \$7,383,647 from City FY 1993 through City FY 2004 (not including \$55,168 in City FY 2004 HOME ADDI funds, which will not be available for use by the City prior to City FY 2005), the City has been able to address additional housing needs.

Together, the CDBG and HOME programs will continue the City's ongoing efforts to provide homeownership opportunities for low- and moderate-income homebuyers, housing rehabilitation assistance to income-eligible homeowners, and transitional housing assistance to homeless families, and otherwise address the housing needs of its low- and moderate- income citizens and neighborhoods. In addition, the City will continue its efforts to identify and eradicate illegal housing discrimination.

As shown in Tables B and C included in this Appendix, the City's total consolidated HUD allocation for Federal FY 2004 is \$2,475,100, including \$1,499,000 in CDBG funding; \$914,537 in HOME Program funding; \$65,100 in HOME ADDI funds. The City will also have access to \$55,168 in HOME ADDI funds allocated to the City during Federal FY 2003, but which were not available for use until Federal FY 2004. The pages following Tables B and C, labeled "Listing of Proposed Projects," provide information on the proposed use of the CDBG and HOME funds, including a description of each proposed activity, funding sources, proposed accomplishments, information as to whether the activity will benefit the homeless or persons with HIV/AIDS, and the location of the activity. The CDBG-funded activities will include a local code number, the regulatory citation for eligible activities under the CDBG Program as well as the national objective citation (the national objective citation is not applicable to HOME Program-funded activities).

Following the Proposed Projects in this Appendix are the certifications which are required as a condition of receiving the federal funds. In addition, the City has included specific HOME Program requirements, which must be part of its application for these funds.

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

OMB Approval No.2501-0017 (exp. 03/31/2005)

DUNS #: 07-485-3250

1. Type of Submission

Application

Preapplication

2. Date Submitted 05/14/2004	4. HUD Application Number
3. Date and Time Received by HUD	5. Existing Grant Number
	6. Applicant Identification Number

7. Applicant's Legal Name City of Alexandria, VA		8. Organizational Unit Office of Housing	
9. Address (give city, county, State, and zip code) A. Address: 301 King Street, City Hall B. City: Alexandria C. County: D. State: VA E. Zip Code:22314		10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Mildrilyn Stephens Davis B. Title: Director, Office of Housing C. Phone: (703) 838-4990 D. Fax: (703) 706-3904 E. E-mail: mildrilyn.davis@ci.alexandria.va.us	
11. Employer Identification Number (EIN) or SSN 54-6001103		12. Type of Applicant (enter appropriate letter in box) <input type="checkbox"/> C A. State I. University or College B. County J. Indian Tribe C. Municipal K. Tribally Designated Housing Entity (TDHE) D. Township L. Individual E. Interstate M. Profit Organization F. Intermunicipal N. Non-profit G. Special District O. Public Housing Authority H. Independent School District P. Other (Specify)	
13. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Renewal <input type="checkbox"/> Revision If Revision, enter appropriate letters in box(es) <input type="checkbox"/> <input type="checkbox"/> A. Increase Amount B. Decrease Amount C. Increase Duration D. Decrease Duration E. Other (Specify)		14. Name of Federal Agency U.S. Department of Housing and Urban Development	
15. Catalog of Federal Domestic Assistance (CFDA) Number Title: Community Development Block Grant (CDBG) Component Title: 14 --- 218		16. Descriptive Title of Applicant's Program Proposed use of funds for the Community Development Block Grant (CDBG) Program, 30th Program Year	
17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) City of Alexandria			
18a. Proposed Program start date 7/1/04	18b. Proposed Program end date 6/30/05	19a. Congressional Districts of Applicant 8th	19b. Congressional Districts of Program 8th
20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.			
21. Is Application subject to review by State Executive Order 12372 Process? A. Yes <input type="checkbox"/> This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____ B. No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 <input type="checkbox"/> Program has not been selected by State for review.			
22. Is the Applicant delinquent on any Federal debt? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If "Yes," explain below or attach an explanation.			

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

OMB Approval No.2501-0017 (exp. 03/31/2005)

DUNS #: 07-485-3250

1. Type of Submission
 Application Preapplication

2. Date Submitted 05/14/2004	4. HUD Application Number
3. Date and Time Received by HUD	5. Existing Grant Number
	6. Applicant Identification Number

7. Applicant's Legal Name City of Alexandria, VA		8. Organizational Unit Office of Housing	
9. Address (give city, county, State, and zip code) A. Address: 301 King Street, City Hall B. City: Alexandria C. County: D. State: VA E. Zip Code:22314		10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Mildrilyn Stephens Davis B. Title: Director, Office of Housing C. Phone: (703) 838-4990 D. Fax: (703) 706-3904 E. E-mail: mildrilyn.davis@ci.alexandria.va.us	
11. Employer Identification Number (EIN) or SSN 54-6001103		12. Type of Applicant (enter appropriate letter in box) <input type="checkbox"/> C	
13. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Renewal <input type="checkbox"/> Revision If Revision, enter appropriate letters in box(es) <input type="checkbox"/> <input type="checkbox"/> A. Increase Amount B. Decrease Amount C. Increase Duration D. Decrease Duration E. Other (Specify)		I. University or College J. Indian Tribe K. Tribally Designated Housing Entity (TDHE) L. Individual M. Profit Organization N. Non-profit O. Public Housing Authority P. Other (Specify)	
15. Catalog of Federal Domestic Assistance (CFDA) Number Title: Home Investment Partnerships (HOME) Program Component Title: 14 --- 239		14. Name of Federal Agency U.S. Department of Housing and Urban Development	
16. Descriptive Title of Applicant's Program Proposed use of Federal FY 2004 HOME Investment Partnerships (HOME) Program funds		17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) City of Alexandria	
18a. Proposed Program start date 7/1/04	18b. Proposed Program end date 6/30/05	19a. Congressional Districts of Applicant 8th	19b. Congressional Districts of Program 8th
20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.			
21. Is Application subject to review by State Executive Order 12372 Process? A. Yes <input type="checkbox"/> This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____ B. No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 <input type="checkbox"/> Program has not been selected by State for review.			
22. Is the Applicant delinquent on any Federal debt? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If "Yes," explain below or attach an explanation.			

Funding Matrix
City of Alexandria, VA

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other**	Program Income	Total
CDBG	1,499,000.00						231,691.00	33,168.00	1,763,859.00
HOME	1,034,805.00	219,583.00					945,045.00		2,199,433.00
									0.00
									0.00
									0.00
Grand Totals	2,533,805.00	219,583.00	0.00	0.00	0.00	0.00	1,176,736.00	33,168.00	3,963,292.00

* For FHIPs, show both initiative and component

**** Funds that appear in the column labeled "Other" are carry-over monies.**

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official Name (printed) Philip Sunderland

Title Date (mm/dd/yyyy)
City Manager

■ Specific HOME Program Requirements

A. Other Forms of Investment

The Consolidated Plan requires that the City describe other forms of investment proposed for use of HOME Program funds that are not included in the HOME Program regulations. The regulations include the following eligible forms of assistance: equity investments; interest-bearing loans or advances; non interest-bearing loans for advances; interest subsidies; deferred payment loans; and grants. The City does not plan to utilize any other additional forms of investment that are not included in the HOME Program regulations.

B. Definition of Modest Housing for HOME-Assisted Ownership Units

To comply with the Home Program requirement that HOME-assisted ownership housing units qualify as affordable housing (i.e., that a unit's value does not exceed 95% of the median purchase price for single-family housing in the area), the City is required to define "modest housing" and describe the procedures to be used to determine that HOME-assisted ownership units fall within that definition.

As allowed by the HOME regulations for activities involving homeownership housing, the City will qualify a unit as modest housing for HOME purposes if the value of the unit falls within the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (currently \$269,800 for a one-family home). When the HOME-funded activity involves homebuyer assistance, the City will utilize an appraisal to determine the property value of the assisted housing unit. When the activity involves rehabilitation of an owner-occupied housing unit, the City will generally utilize the property tax assessment to determine value. However, if the owner's equity is inadequate to secure the City's loan, the City may order an after-rehabilitation appraisal to establish whether or not the loan-to-value ratio will be acceptable upon completion of the rehabilitation.

C. Resale Provisions

The City will provide home purchase assistance in the form of no interest, deferred payment, second trust loans up to the Homeownership Assistance Program's maximum loan limit (currently \$35,000). The resale of all HOME-assisted properties during the required affordability period will be governed by the guidelines below which have been previously approved by HUD:

- i. The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds are less than the full amount of the HOME subsidy, the borrower shall pay the net proceeds to the City.
- ii. For resales occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net proceeds of the sale. The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).
- iii. Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.

■ CDBG and HOME Requirements

Monitoring of CDBG and HOME-Funded Programs

To evaluate progress and to ensure compliance with CDBG and/or HOME requirements, as well as other federal guidelines, the City will conduct annual site visits with subrecipients to review program files and financial records.

Efforts to Utilize Minority- and Women-Owned Businesses

As part of the City's participation in the CDBG and HOME Programs, outreach efforts to recruit and hire minority- and women-owned businesses will include the following:

1. Obtaining lists of minority and female contractors from the following agencies/organizations:
 - Licensing Board of the State of Virginia;
 - Virginia Department of Minority Business Enterprise;
 - Virginia Regional Minority Supplier Development Council;
 - The Minority Business Development Center, District Office;
 - Community Development Block Grant programs in the metropolitan Washington Area;
 - Minority and Women Business Development Trade Associations; and
 - Purchasing Division of the City;
2. Placing advertisements in Washington Metropolitan Area publications and newspapers. The publications will include those targeted to minorities and women;
3. Making routine mailings to contractors to solicit applications from minority contractors. This has been very effective in past minority and women recruiting efforts; and
4. Involving the City's Purchasing Division in our efforts to attract minority contractors. As a result of ongoing efforts by the Office of Housing to recruit minority and women contractors, the City's Home Rehabilitation Loan Program contractor list is comprised of 14 contractors, three (21.4%) of whom are minorities. One of the three minorities is female. This list will be used, where appropriate, in selecting contractors for HOME-funded activities.

The City has a policy, implemented by the City's Purchasing Agent, to increase opportunities for participation of small minority and women-owned firms in all aspects of procurement. Efforts made to implement the policy include education and outreach to inform potential firms of the City's procurement policies and developing solicitation lists that include qualified small and minority businesses. This written policy is included in the City's "Vendor Guide to Conducting Business with the City of Alexandria." The policy encompasses the Request for Proposal process used to obtain services needed to operate the City's housing programs, especially appraisal and legal services.

The Commonwealth of Virginia selects financial institutions throughout the state to process applications for below market, first trust financing for first-time homebuyers. The City works with agents of these institutions to obtain mortgage financing for participants in the Homeownership Assistance and Moderate Income Homeownership Programs, which provide down payment, closing cost, and principal writedown assistance. The State seeks out minority-owned financial institutions where they are available, but they are not aware of any in

the Northern Virginia area.

In addition, the City makes available the "Guide to Establishing a Small Business," which is published by the Alexandria Chamber of Commerce and the Small and Minority Business Task Force. The Guide is a business resource directory which contains information on starting a business in Alexandria, City procurement procedures, business education resources, and on how to access City departments.

CDBG and HOME Program Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing: The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan: It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME Programs.

Drug Free Workplace: It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5, and 6.

Anti-Lobbying: To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction: The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with the Plan: The housing activities to be undertaken with CDBG, HOME, ESG and HOPWA funds are consistent with the strategic plan.

Section 3: It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation: It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan: Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 Part 570.)

Following a Plan: It is following a current Consolidated Plan that has been approved by HUD.

Use of Funds: It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2003, 2004 and 2005 (a period specified by the grantee consisting of one, two, or three specific consecutive federal program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate income (not low income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force: It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination Laws: The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint: Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R.

Compliance with Laws: It will comply with applicable laws.

Signature/Authorized Official

Date

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance: If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs: It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in 92.214.

Appropriate Financial Assistance: Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Office of Housing: Program Administration and Landlord Tenant Relations
301 King Street, Room 1100
Alexandria, Virginia 22314

Program Implementation Division
2 Herbert Street
Alexandria, Virginia 22305

Department of Human Services: Office of Community Services
2525 Mt. Vernon Avenue
Alexandria, Virginia 22305

Check ____ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are not on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

TABLE B

**Community Development Block Grant (CDBG) 30th Year Proposed Budget
July 1, 2004 - June 30, 2005**

PROGRAM	30th Year Grant	Carryover Funds	Program Income	Total Funds Available	Percent of Budget
CDBG Program Administration	\$199,230	\$16,000		\$215,230	12.20%
Eviction Assistance & Furniture Storage*	\$75,000			\$75,000	4.25%
Fair Housing Testing Program	\$36,381	\$11,005		\$47,386	2.69%
Home Rehabilitation Loan Program*	\$824,246	\$184,278	\$33,168	\$1,041,692	59.06%
Rental Accessibility Modification Program*	\$87,914	\$16,126		\$104,040	5.90%
Homeownership Assistance Program *	\$141,135	\$1,216		\$142,351	8.07%
Submissions and Applications for Federal Programs/Public Information	\$13,094	\$3,066		\$16,160	0.92%
Transitional Assistance Program*	\$102,000			\$102,000	5.78%
Winter Shelter*	\$20,000			\$20,000	1.13%
TOTALS	\$1,499,000	\$231,691	\$33,168	\$1,763,859	100%

* These programs benefit low- and moderate-income persons. Funds for these programs constitute 100% of the non-administrative program budget. General administrative costs are presumed to benefit low- and moderate-income persons in the same proportion.

TABLE C

**Federal FY 2004 Home Investment Partnerships (HOME) Program Proposed Budget
July 1, 2004 - June 30, 2005**

Program	MATCHING FUNDS FOR NEW HOME GRANT AND FFY2003 ADDI						Total Funds Available
	FFY 2004 Grant	FFY 2003 ADDI (requires match)	City General Fund	Other Non-Federal Monies	FFY 2004 ADDI (match not required)	Carryover Funds*	
HOME Administration	\$91,372						\$91,372
HOME Homeownership	\$469,121	\$55,168	\$92,564	\$38,508	\$65,100	\$189,100	\$909,561
HOME Housing Development Assistance	\$240,000		\$60,000			\$450,000	\$750,000
HOME Rehabilitation	\$114,044			\$28,511		\$305,945	\$448,500
TOTAL	\$914,537	\$55,168	\$152,564	\$67,019	\$65,100	\$945,045	\$2,199,433

* Carryover amounts include carryover funds from non-federal sources needed to match carryover HOME grant.

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
1	CDBG Program Administration	21A General Program Administration	CDBG \$ 199,230
	Planning & Administration	570.206	ESG \$ 0
		0 N/A	HOME \$ 0
	General management, oversight and coordination of all Community Development Block Grant (CDBG) Program-funded activities and programs.		HOPWA \$ 0
			Prior Funding
			CDBG \$ 16,000
			TOTAL \$ 215,230
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): N/A

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
2	HOME Program Administration Planning & Administration	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG \$ 0 ESG \$ 0 HOME \$ 91,372 HOPWA \$ 0
	General management, oversight and coordination of Home Investment Partnerships (HOME) Program-funded programs and projects.	0 N/A	TOTAL \$ 91,372 Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): N/A

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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3	Submissions and Applications for Federal Programs Planning & Administration	21E Submissions or Applications for Federal Programs 570.206	CDBG ESG HOME HOPWA Prior Funding CDBG
	Funding for the preparation and submittal of funding applications, required Federal reports and plans.	0 N/A	
			TOTAL \$ 13,094 \$ 0 \$ 0 \$ 0 \$ 3,066 \$ 16,160 \$ 0
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): N/A

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
4	Fair Housing Testing Program	21D Fair Housing Activities (subject to 20% Admin cap)	CDBG ESG \$ 36,381 \$ 0
	Planning & Administration	570.206	HOME HOPWA \$ 0 \$ 0
	This program will fund the testing of rental properties and realtors in the City of Alexandria to identify any discriminatory practices in the rental and sales housing market. Approximately 100 tests are planned using 20 testers.	0 N/A	Prior Funding CDBG \$ 11,005
			TOTAL \$ 47,386
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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5	Single Family Home Rehabilitation Loan Program Housing Eligible households may receive zero-interest, deferred payment rehabilitation loans to cover construction costs of up to \$90,000. Loans are also available citywide to assist owners of single family homes to adapt their properties to accommodate the needs of mobility-impaired households members. All loans must be repaid in full in 99 years; however loans become immediately due and payable if the property is sold or transferred during this period of time.	14A Rehab; Single-Unit Residential 570.202 20 Housing Units	CDBG \$ 824,246 ESG \$ 0 HOME \$ 114,044 HOPWA \$ 0 Prior Funding CDBG \$ 184,278 HOME \$ 305,945 TOTAL \$ 1,428,513
	Help the Homeless? Help those with HIV or AIDS?	Start Date: 07/01/04 Completion Date: 06/30/05	Other Funding Non-Federal Match for New HOME Funds \$ 28,511 Program Income \$ 33,168 Total Other Funding \$ 61,679

Eligibility:
Subrecipient: Other
Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
6	Homeownership Assistance Program	13 Direct Homeownership Assistance	CDBG	\$ 141,135
	Housing	570.201(n)	ESG	\$ 0
			HOME	\$ 589,389
		26 Households (General)	HOPWA	\$ 0
	The Homeownership Assistance Program provides homeownership opportunities for low- and moderate-income households. Eligible households may receive up to \$35,000 for downpayment and settlement cost assistance. Purchasers must provide a minimum of \$2,000 toward the required downpayment and settlement costs. Qualified purchasers of homes may also obtain below-market interest rate mortgages through the Virginia Housing Development Authority (VHDA). Program funds may be used to purchase single-family homes, condominiums, or shares in cooperatives. Program funds may also be used to acquire and rehabilitate properties for resale under this program.		Prior Funding	\$ 1,216
			CDBG	\$ 189,100
			HOME	\$ 920,840
			TOTAL	
			Other Funding	
			Non-Federal Match for New HOME	\$ 131,072
			Total Other Funding	\$ 131,072

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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7	Eviction Assistance and Furniture Storage	05 Public Services (General)	CDBG \$ 75,000
	Homeless & HIV/AIDS	570.201(e)	ESG \$ 0
	This program provides for the transportation and storage of possessions of households that are about to be evicted and that lack of a suitable place to store them. These possessions may be stored for up to 60 days, giving families additional time to find replacement housing. The program is administered by the Department of Human Services' Office of Community Services.	150 Persons who are Homeless	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 75,000
			Total Other Funding \$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Start Date: 07/01/04
 Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
8	Transitional Assistance Program (formerly Transitional Apt)	05 Public Services (General)	CDBG \$ 102,000
	Homeless & HIV/AIDS	570.201(e)	ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	This program provides financial assistance to homeless and overcrowded low-income households who need an affordable residence in order to make the transition from emergency shelter to self-sufficiency. Assistance is provided in the form of one-half of the security deposit and one-half of the rent for up to three months. A member of the household must be employed and must earn enough money to qualify to rent an apartment. This program is administered by the Department of Human Services' Office of Economic Opportunities.	325 Persons who are Homeless	TOTAL \$ 102,000
			Total Other Funding \$ 0

Help the Homeless? Yes No Start Date: 07/01/04
 Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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9	Winter Overflow Shelter	05 Public Services (General)	CDBG \$ 20,000
	Homeless & HIV/AIDS	570.201(e)	ESG \$ 0
		300 Persons who are Homeless	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 20,000
	The winter overflow shelter program is coordinated by Carpenter's Shelter and serves up to 76 homeless single adults and families a night. In January, the Church of St. Clements and the Alfred Street Baptist Church open to provide 26 beds per night specifically for homeless males. The funds will cover the following expenses: salary and fringe benefits of monitors; supplies; food; cots; linen; utilities; transportation; and maintenance. The goal of the Alexandria Winter Overflow Shelter is to provide safe and dignified shelter and services to homeless persons unwilling or unable to adjust to a structured case management program during a time of year when living outdoors presents serious health hazards through exposure.	Other Funding	\$ 25,000
		City General Fund	\$ 37,623
		Other Carpenter's Shelter Monies	\$ 6,000
		Private Monies	\$ 6,000
		Total Other Funding	\$ 68,623

Help the Homeless? Yes Start Date: 11/10/04
 Help those with HIV or AIDS? No Completion Date: 03/31/05

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

930 North Henry Street, Alexandria, VA 22314
 1701 North Quaker Lane, Alexandria, VA 22302
 310 Alfred Street, Alexandria, VA 22314

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
10	Rental Accessibility Modification Program (RAMP)	14A Rehab; Single-Unit Residential	CDBG \$ 87,914
	Special Needs/Non-Homeless	570.202	ESG \$ 0
		8 Housing Units	HOME \$ 0
	This program will provide grants for accessibility modifications to rental units for tenants with disabilities. For cases in which the landlord requests that the unit be returned to its non-accessible state after the disabled tenant moves out, an appropriate source of non-federal funding will be identified.		HOPWA \$ 0
			Prior Funding
			CDBG \$ 16,126
			TOTAL \$ 104,040
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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11	HOME Housing Development Assistance Housing HOME monies, along with City General Funds and monies from the City's Housing Trust Fund, will be combined to create a Housing Opportunities Fund, which will support the development of affordable sales and rental housing. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development, development and construction activities.	12 Construction of Housing 570.204 0 Housing Units	CDBG \$ 0 ESG \$ 0 HOME \$ 240,000 HOPWA \$ 0 Prior Funding HOME \$ 450,000 TOTAL \$ 690,000 Other Funding Local Match for new HOME Funds \$ 60,000 Total Other Funding \$ 60,000
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Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS? No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Other ...
 Location(s): Community Wide

APPENDIX II

Summary of Citizen Comments on Action Plan and City's Response

SUMMARY OF CITIZEN COMMENTS AND CITY'S RESPONSE

The City encourages citizen comments on the annual Action Plan, and offers the community the opportunity to provide input at two public hearings on the Plan, one held during the Action Plan development process and one before City Council during the HUD-required 30-day public comment period. The 30-day public comment period on the City FY 2005 Action Plan began on Thursday, March 18 and ended on Saturday, April 17, 2004 upon completion of the second public hearing. A summary of the comments received and the City's response to those comments follows.

The first public hearing was held by staff from the City's Office of Housing, Department of Human Services, Department of Mental Health, Mental Retardation and Substance Abuse, and the Alexandria Health Department on Thursday, September 25, 2003 at 7 p.m. at City Hall. The purpose of the first public hearing was to obtain the community's input on housing, homeless and community and economic development needs prior to the preparation of the Action Plan. While no comments were received from members of the community at this first public hearing, written comments were submitted as shown below.

A second public hearing on the Action Plan for City FY 2005 was held before City Council at the regular City Council public hearing on Saturday, April 17, 2004. No comments were received at this hearing, nor were any written comments submitted during the 30-day public comment period.

Summary of Comments Received Prior to the Development of the Action Plan

The following is a summary of comments received prior to the development of the Action Plan, as well as the City's response. These comments have been summarized for brevity.

1. **Comments by Katherine Morrison, Executive Director, The Campagna Center**; received in writing after Public Hearing #1. We ask that the City allocate \$100,000 in CDBG funds to assist with repairs to The Campagna Center's administrative building. The Campagna Center provides programs that serve Alexandria's most vulnerable children and families, which are consistent with the Non-Housing Community Development Specific Objective in the Consolidated Plan that indicates the City's intent to address the health and welfare needs of low- and moderate-income Alexandrians by providing a variety of social programs and services.

City's Response: All CDBG funds available for City FY 2005 have been allocated to existing programs as described in the preceding pages of this report. The City typically solicits applications for CDBG funding for new activities only when anticipated available CDBG monies exceed anticipated needs for City-administered or other ongoing programs. Should such funds become available, The Campagna Center could submit a funding application at that time.

2. **Comments by Ed Rea of AACH and Mary Riley of ALIVE! on behalf of the Homeless Services Coordinating Committee (HSCC) and by Phillip Bradbury, Chair, Alexandria Community Services Board (ACSB)**; received in writing after Public Hearing #1. The establishment

of a Safe Haven to provide housing for persons with mental illness and sometimes co-occurring substance abuse in an environment in which services are available at the consumer's own pace is a top priority for the HSCC and ACSB in City FY 2005. This type of activity is included as a Specific Objective in the City's current Consolidated Plan, but no such housing yet exists.

City's Response: During City FY 2005, the Alexandria Community Services Board (ACSB) will be applying for federal Supportive Housing Program monies to support the establishment of a Safe Haven facility within the City. The proposed City FY 2005 budget includes up to \$111,891 in City General Fund for this purpose.

3. Comments by Ed Rea of AACH and Mary Riley of ALIVE! on behalf of HSCC and by Phillip Bradbury, Chair, ACSB; received in writing after Public Hearing #1. The Homeless Management Information System (HMIS) is included in the City's FY 2004 Action Plan. As implementation of an HMIS by October 1, 2004 is mandated by HUD, it may affect funding for every homeless services provider in the City's Continuum.

City's Response: The City notes that implementation of an HMIS is discussed in the FY 2004 Action Plan as an activity to be undertaken by the HSCC, which is comprised of both City and private agencies. In support of efforts by the HSCC to implement an HMIS, the City amended the City FY 2004 Action Plan to allocate \$50,000 in CDBG monies to be used for HMIS acquisition and start-up costs.

4. Comments by Ed Rea of AACH and Mary Riley of ALIVE! on behalf of HSCC; received in writing after Public Hearing #1. The development of Single Room Occupancy (SRO) rental units for homeless individuals is a top priority for HSCC, as is the need to address the shelter and health services needs of homeless persons requiring on-going medical supervision. The HSCC's Health Care Task Force plans to work with staff of the new Community Health Center to apply for federal Health Care for the Homeless funding to begin to address some of the healthcare needs of the homeless population and will look to the City to support these efforts.

City's Response: An SRO objective was not included in the current Consolidated Plan. However, should such a project be proposed, the City would give it due consideration. With regard to the healthcare needs of the homeless, the City would encourage providers to investigate the feasibility of securing federal and/or other funding for this purpose.

APPENDIX III

Figure 1: Locations of Assisted Rental Housing

Figure 2: Housing for the Homeless and Persons with Special Needs

Figure 3: Target Areas

Figure 1
Locations of Assisted Rental Housing

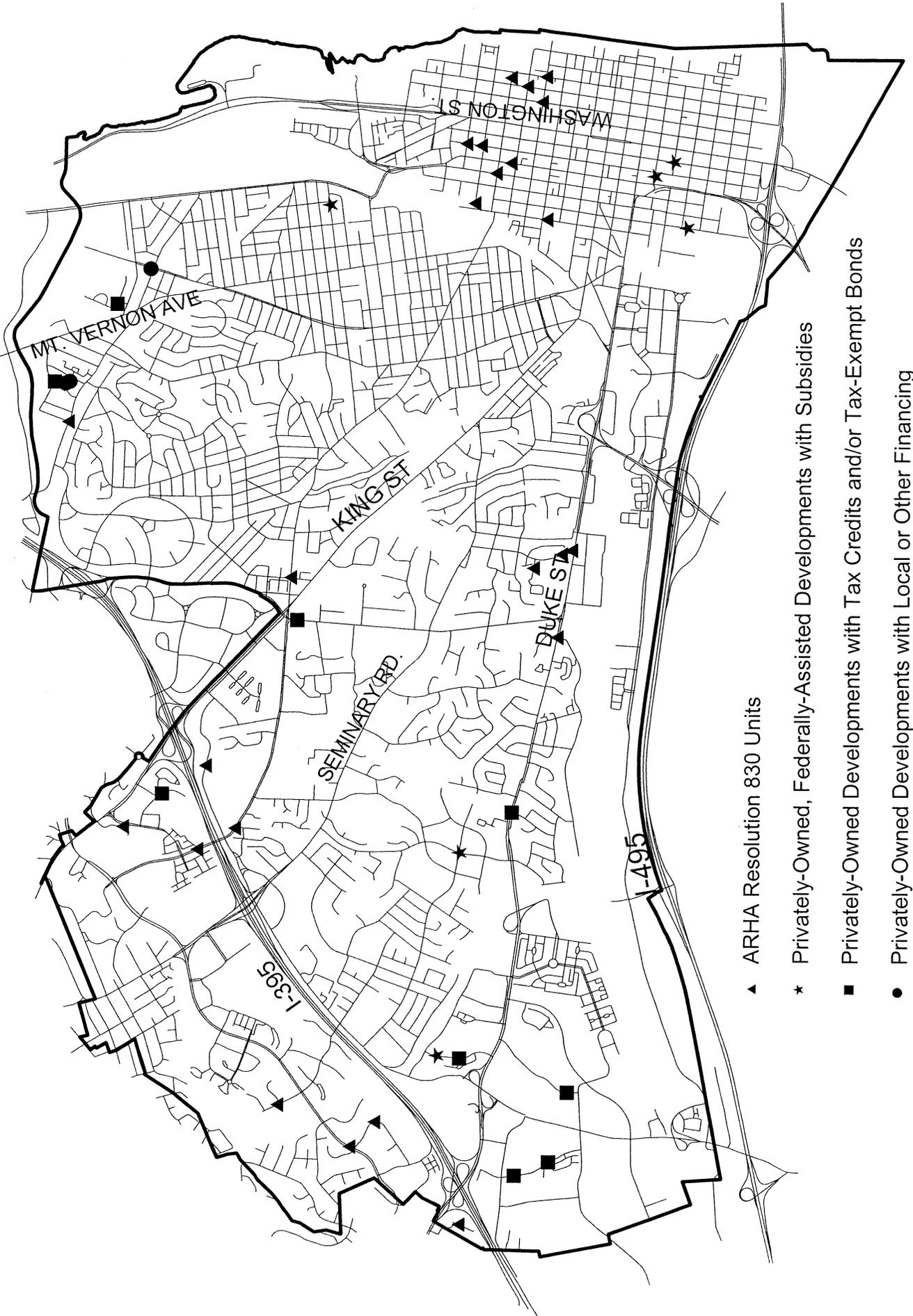
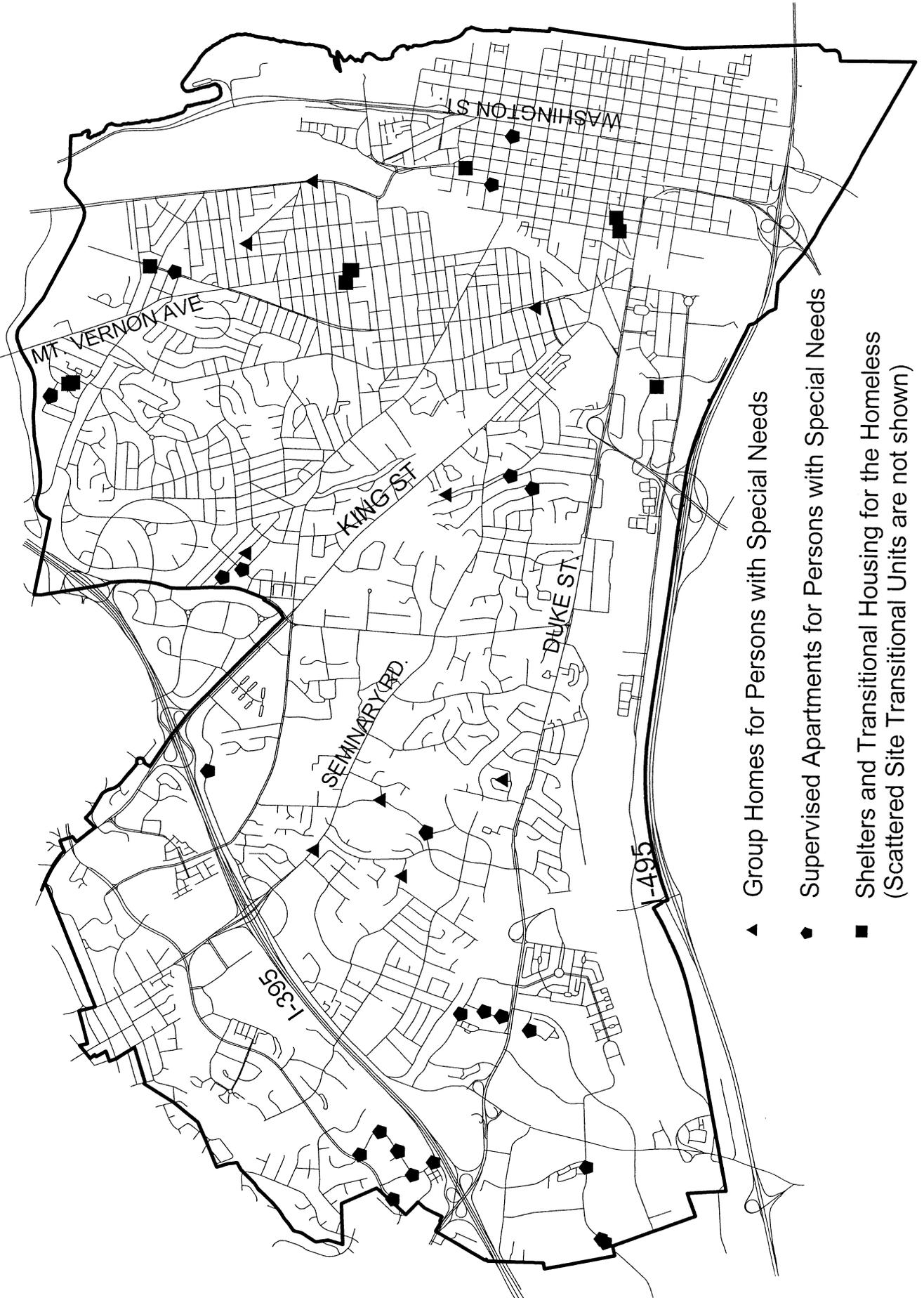
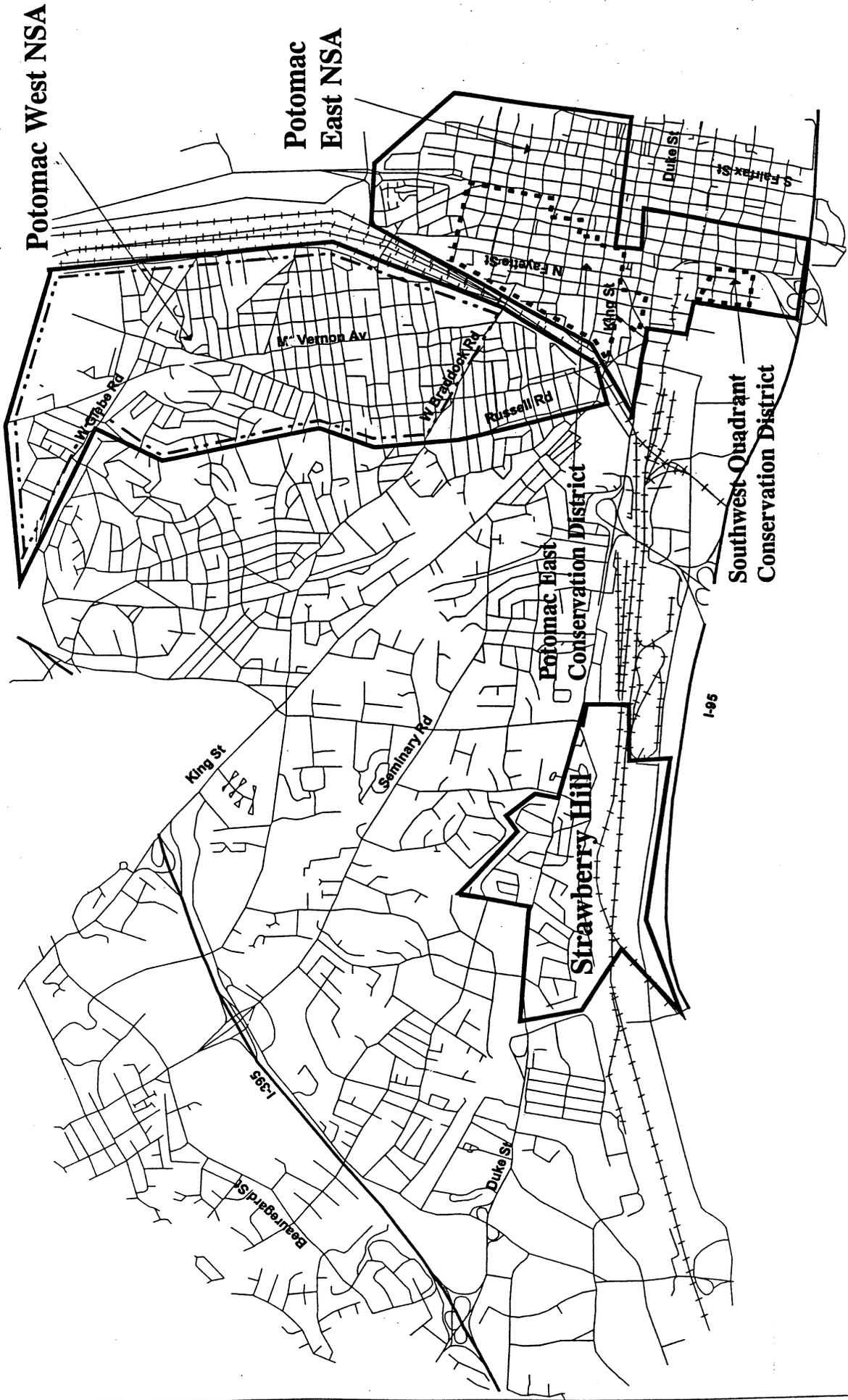


Figure 2
Housing for the Homeless and Persons with Special Needs



- ▲ Group Homes for Persons with Special Needs
- ◆ Supervised Apartments for Persons with Special Needs
- Shelters and Transitional Housing for the Homeless
 (Scattered Site Transitional Units are not shown)

Figure 3: Target Areas



APPENDIX IV

Consolidated Plan Priority Levels and Strategies

As part of the Consolidated Plan, HUD requires that priority levels be assigned to housing and homeless services activities and needs groups according to the following HUD definitions:

- ▶ high priority - activities to address this need will be funded by the locality during the five- year Consolidated Plan period.
- ▶ medium priority - if funds are available, activities to address this need may be funded by the locality during the five-year Consolidated Plan period. Also, the locality will take other actions to help other entities locate other sources of funds.
- ▶ low priority - the locality will not fund activities to address this need during the five-year Consolidated Plan period; however, the locality will consider certifications of consistency for other entities' applications for federal assistance.

The priority levels assigned by the City in its FY 2001-2005 Consolidated Plan to the different housing and homeless services activities and needs groups are identified in Table D below. These levels reflect the City's decision to assign a high priority level to those activities for which there existed a clear indication that funding would be allocated during the current five-year Consolidated Plan term. For activities where funding was uncertain due to fiscal constraints, dependence on competitive grant programs or other circumstances, a relative priority of medium or low was established based on the needs of the group to be served, and the likelihood of funding being provided by the City (as opposed to other entities).

It should be noted that these priority levels do not necessarily reflect the need level that may exist in the community as determined by the City's analysis of Census data, existing and projected market conditions, and public input. Also, some of the priority levels presented here reflect a change from those approved in the Consolidated Plan.

TABLE D

Consolidated Plan Priority Levels

Activity and/or Needs Group	Priority Level Assigned by City	Notes
<i>Extremely Low- and Low-Income Renters</i>		
Renter households with incomes at or below 50% of median that are cost-burdened ⁴ and overcrowded	Medium	This priority indicates that the City may spend money in this area and will support applications by Alexandria Redevelopment and Housing Authority (ARHA) for rental assistance to be used for replacement of Public Housing units governed by Resolution 830, the City Council-ARHA agreement to maintain a minimum of 1,150 units of public and publicly assisted housing in the City.
Renter households with incomes less than 50% of median that reside in housing units with physical defects	Low	This is reflective of the City's previous extensive efforts to address the needs of renters and the City's priority of increasing homeownership opportunities to renter households.
<i>Moderate-Income Renters</i>		
Moderate-income renters who are cost burdened, those experiencing overcrowding, and those that reside in housing units with physical defects	Medium	This represents a change from the Five-Year Plan (where these groups were assigned a low priority level) made in City FY 2003, which is based on actions planned and/or implemented in response to recommendations of the City Manager's Affordable Housing Task Force approved by City Council in February 2002.
<i>Low- and Moderate-Income Homeowners</i>		
Low- and moderate-income homeowners living in units with physical defects have been assigned a high priority level by the City.	High	This represents a change from the Consolidated Plan where moderate-income households were assigned a medium priority level made in City FY 2004.
<i>Low- and Moderate-Income Homebuyers</i>		
Low- and Moderate-Income Homebuyers	High	The provision of affordable homeownership opportunities to low- and moderate-income City residents and employees has been identified as the City's highest housing priority.

⁴ "Cost burden" is defined as the extent to which gross housing costs, including utility expenses, exceed 30 or 50 percent of gross income, based on data published by the U.S. Census Bureau.

Activity and/or Needs Group	Priority Level Assigned by City	Notes
<i>The Homeless and Persons Threatened with Homelessness</i>		
Prevention and intervention for homeless families and individuals	High	<p>During City FY 2005, the City's Homeless Services Coordinating Committee (HSCC), the group that prepares the Continuum of Care, considers it critical to continue the existing emergency shelter and transitional housing programs for families even though the point-in-time count conducted on January 21, 2004 (discussed on page 15 above) did not reveal service gaps in these areas. HSCC believes that failure to continue these efforts would result in longer shelter stays and fewer options for family placement upon discharge from an emergency facility. With substantial progress having been made during City FY 2004 on the Consolidated Plan's Homeless Services Strategic Objective 1, to establish a safe haven for single adults diagnosed with mental illness, substance addiction or co-occurring disabilities, the HSCC voted to make increasing permanent and affordable rental housing options for single adults its primary objective for City FY 2005. The HUD-defined priority levels assigned by the City for the homeless and those threatened by homelessness as shown in this table may differ from those identified by HSCC.</p>
Outreach and assessment for homeless families and individuals	High	
Emergency shelter for homeless families and individuals	Medium	
Transitional housing for homeless families and individuals, and persons with special needs	High	
Permanent housing for homeless individuals	High	
Permanent housing for homeless families	Medium	
Permanent supportive housing for homeless individuals with special needs	High	
Permanent supportive housing for families with special needs	Medium	
<i>The Elderly and Frail Elderly</i>		
extremely low- and low-income elderly renters who are experiencing a cost burden	High	None
Elderly renters with moderate incomes experiencing a housing cost burden	Low	
Extremely low- and low-income elderly renters living in units with physical defects	Low	

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 14, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER ^{PS}

SUBJECT: BUDGET MEMO # 49: HOUSING PROGRAM SOURCES AND USES

This memorandum is in response to a request from Councilman Krupicka to get a breakdown by program of Housing funds, both sources and uses. The attached table shows the breakdown by program and funding source by dollar amount. A total of approximately \$11.1 million is available for a wide variety of programs from a wide variety of sources. Abbreviations of funding sources in the table are as follows:

CDBG: the federal Community Development Block Grant Program.

HOME: the federal Home Investment Partnerships Program.

The definitions of the expenditure categories shown on the attached table are provided below:

Administration (column 1) includes administrative expenses for the Program Administration Division at City Hall and the Program Implementation Division on Herbert Street. The two have been combined because certain CDBG and HOME grant administration functions (and accounts) are shared between the two divisions. However, administrative costs directly associated with specific CDBG-funded programs are included with those programs. Approximately \$1.0 million is provided for these expenses.

Landlord-Tenant/Fair Housing (column 2) reflects the activities of the Landlord-Tenant Relations Division, which administers the Fair Housing Testing Program, the Landlord-Tenant Complaint Mediation Program, Fair Housing Training for landlords, the Housing and Relocation Information Program, and provides staff support for the Landlord-Tenant Relations Board and the Fair Housing Testing Program Advisory Committee. Approximately \$0.3 million is provided for these programs.

Homeownership (column 3) includes several activities administered by the Program Implementation Division:

- The Homeownership Assistance Program (HAP) provides qualified homebuyers with up to \$35,000 for down payment, principal reduction, settlement costs and interest write-down in the form of interest-free, deferred payment loans.

- The Moderate Income Homeownership Program (MIHP) is similar, but serves a slightly higher income group and provides up to \$20,000 in assistance.
- The Annual Homeownership Fair provides free information on home buying and provides citizens with the opportunity to meet with lenders and Realtors who work with the City's programs.
- The Seller Incentive Fund pays \$1,000 of a seller's real estate commission, when market conditions warrant, as an incentive for sellers to accept purchase contracts from HAP or MIHP -assisted buyers.
- The Employer Assisted Housing Program(EAH) engages Alexandria employers in providing a homeownership benefit to their employees. The City will support the employer-assisted housing initiative by offering targeted homeownership counseling services to employees of financially-participating employers at their work site or at another convenient location, and by providing downpayment assistance to eligible employees.

Approximately \$1.6 million is available for these programs.

The Homeownership Counseling Program (column 4), administered by the Program Implementation Division, provides group counseling for applicants and potential applicants on the home buying process, affordable housing opportunities, affordable financing, credit issues, consumer debt management, and post-purchase homeownership responsibilities, as well as individual homebuyer counseling specific to applicants' individual situations. Counseling is provided by a non-profit vendor. Approximately \$0.1 million is available for this program.

The Home Rehabilitation Loan Program (column 5), administered by the Program Implementation Division, provides income-eligible home owners with interest-free, deferred payment loans to correct code violations and structural problems and to enhance the livability of their homes. Construction costs are limited to \$90,000; loans also include soft costs (excluding architectural fees, which are treated as program administrative costs) and temporary relocation expenses. Approximately \$1.5 million is available for this program.

The Rental Accessibility Modification Program (RAMP, column 6), administered by the Program Implementation Division, provides grants to income-eligible renters with physical disabilities for accessibility modifications to their rental units, such as wheelchair ramps, grab bars and other similar modifications. Approximately \$0.1 million is available for this program.

The Housing Opportunities Fund (HOF, column 7), administered by the Administration Division, provides for feasibility studies, pre-development costs and project gap financing to developers of affordable sales and rental housing. Approximately \$2.3 million is available for this program.

The Transitional Housing Program (column 8), administered by the Administration Division, provides transitional housing to homeless persons who are working to regain self-sufficiency. Services are provided by a non-profit vendor. Approximately \$0.4 million is available for this program.

The Housing Trust Fund (column 9), administered by the Administration Division, receives contributions from developers to assist with the development of affordable housing in the City. This column shows monies not allocated to a specific activity. Additional Housing Trust Fund monies are shown under the activity to which they have been allocated (e.g., Homeownership, Homeownership Counseling, Housing Opportunities Fund, Transitional Housing). Approximately \$3.7 million remains unallocated to specific activities.

Attachment

FY 05 HOUSING FUNDING BY SOURCE OF REVENUE

HOUSING PROGRAMS

FUNDING SOURCES	HOUSING PROGRAMS									TOTAL*
	1 ADMIN	2 LANDLORD TENANT/ FAIR HOUSING	3 HOMEOWNERSHIP HAP, MHP, Fair, Sellers Incentive Fund, Employer Assisted Housing	4 HOMEOWNERSHIP COUNSELING	5 HOMEOWNER REHAB	6 RAMP	7 HOUSING OPPORT FUND (HOF)	8 TRANS HOUSING	9 UNALLOCATED HOUSING TRUST FUND	
CDBG										
New Program Income Carryover	212,324 19,066 231,390	36,381 11,005 47,386	141,135 0 1,216 142,351		824,246 33,168 184,278 1,041,692	87,914 16,126 104,040				1,302,000 33,168 231,691 1,566,859
HOME										
New Carryover	91,372 91,372		589,389 151,280 740,669		114,044 243,137 357,181		240,000 352,026 592,026			1,034,805 746,443 1,781,248
GENERAL FUND										
New New HOME Match	706,485 706,485	245,579 245,579	92,564 92,564				300,000 60,000 360,000			1,252,064 152,564 1,404,628
HOUSING TRUST FUND										
New Carryover New Allocation Prior Allocation			274,000 251,900 525,900	100,000 7,020 107,020			400,000 349,986 749,986	380,000 40,000 420,000	849,409 2,892,362 3,741,771	849,409 1,154,000 3,553,268 5,556,677
OTHER NON-FEDERAL FUNDS										
New Carryover Carryover HOME Match For New Grant Prior Match Allocation			3,000 38,508 37,820 79,328		28,511 62,808 91,319		500,000 97,974 597,974			3,000 500,000 67,019 198,602 768,621
ALL FUNDS	1,029,247	292,965	1,580,812	107,020	1,490,192	116,040	2,299,986	420,000	3,741,771	11,078,033

* Total funding on this table is greater than what is shown on page 8-101 of the Proposed FY 2005 Budget document. The table reflects several revisions in carryover monies, including additional carryover Housing Trust Fund monies allocated to specific activities not traditionally included in the Proposed Budget, and revised estimates of carryover grant and non-federal monies. The revised FY 2005 Budget document will include an updated table that is consistent with this document.