

City of Alexandria, Virginia

5-14-05

MEMORANDUM

DATE: MAY 11, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: CONSIDERATION OF THE DRAFT 2005-2010 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT AND ONE-YEAR ACTION PLAN FOR CITY FISCAL YEAR 2006

ISSUE: Consideration of the City's Draft Consolidated Plan for Housing and Community Development for July 2005 through June 2010 and the one year Action Plan for City FY 2006.

RECOMMENDATION: That the City Council:

- (1) Approve the Draft Consolidated Plan for Housing and Community Development for 2005-2010 (Attachment), which includes the One-year Action Plan containing the City's application for City Fiscal Year 2006 funding for \$1,411,586 in Community Development Block Grant (CDBG) monies and \$874,864 in Home Investment Partnerships Program (HOME) monies; and
- (2) Authorize the City Manager to execute all necessary documents related to the Consolidated Plan, Action Plan, and the CDBG and HOME grants.

DISCUSSION: The Draft Consolidated Plan for Housing and Community Development 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 in certain HUD programs, including but not limited to the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs, develop and submit a three- to five-year strategic plan for housing and community development.

This Draft Consolidated Plan is a comprehensive five-year planning document that examines the City's overall needs for affordable housing, shelters/services for the homeless, housing for persons with special needs, and community and economic development. The Plan defines the City's strategy for addressing these needs from 2005 through 2010, and includes a One-Year Action Plan with specific objectives for the period July 1, 2005 through June 30, 2006 (the City's Fiscal Year 2006). The One-Year Action Plan portion of the document contains the City's applications

for \$1,411,586 in CDBG funds and \$874,864 in HOME Program funds. As required by HUD, the Plan was released for a 30-day public comment period, which ran from April 4, 2005, to May 4, 2005, and included the April 16 City Council public hearing. The only comments the City received were from two speakers at the public hearing.

An Executive Summary at the beginning of the Plan outlines the programs and services available and to be provided during the five year period. The summary includes a number of specific goals for the coming year, City FY 2006. In addition to City activities, the plan includes relevant activities carried out by ARHA and a variety of non-profit entities. A major change from previous Consolidated Plans is an increased emphasis on affordable housing development, including rental housing.

The primary changes from the public hearing version of the plan are as follows:

- A summary of the April 16 public hearing testimony has been added to Appendix I. No new written comments were received following the public hearing.
- As requested by Councilman Krupicka, language on page 7 has been revised to state that Alexandria ranks 67th in population density among counties and places (such as cities) with populations of 50,000 or more. The prior text reported a statistic which has less relevance.
- Council's decisions to dedicate one cent on the real property tax rate (equals \$2.8 million) as a revenue stream for affordable housing, and to allocate \$0.9 million of the real estate recordation tax revenues for affordable housing in FY 2006 have been noted in appropriate places in the revised plan.
- Homeownership affordability calculations have been revised to reflect the City's new real estate tax rate of \$0.915 and current interest rates.
- The numbers of sales units affordable to households of various income groups have been revised to reflect a more detailed breakdown of assessed values than was available at the time of the earlier draft.
- The Plan has been revised to acknowledge that the need for the creation or preservation of affordable units exceeds the 100 per year goal in the Plan, and that goal is not a cap, and that additional affordable units above the 100 will be provided to the extent available resources allow.

The proposed CDBG and HOME budget allocations appear on the following pages.

Community Development Block Grant (CDBG) 31st Year Proposed Budget
July 1, 2005 - June 30, 2006

PROGRAM	30th Year Grant	Carryover Funds	Program Income	Total Funds Available	Percent of Budget
CDBG Program Administration	\$239,433	\$45,972		\$285,405	10.41%
Eviction Assistance & Furniture Storage*	\$75,000	\$2,842		\$77,842	2.84%
Fair Housing Testing Program	\$46,092			\$46,092	1.68%
Home Rehabilitation Loan Program*	\$473,742	\$878,407	\$21,200	\$1,373,349	50.07%
Rental Accessibility Modification Program*	\$99,672	\$61,328		\$161,000	5.87%
Homeownership Assistance Program *	\$341,974	\$307,731	\$4,500	\$654,205	23.85%
Submissions and Applications for Federal Programs/Public Information	\$13,673	\$9,130		\$22,803	0.83%
Transitional Assistance Program*	\$102,000			\$102,000	3.72%
Winter Shelter*	\$20,000			\$20,000	0.73%
TOTALS	\$1,411,586	\$1,305,410	\$25,700	\$2,742,696	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 2005 Home Investment Partnerships (HOME) Program Proposed Budget
July 1, 2005 - June 30, 2006**

Program	FFY 2005 Grant	MATCHING FUNDS FOR NEW HOME GRANT			Total Funds Available
		City General Fund	Other Non-Federal Monies	Carryover Funds*	
HOME Administration	\$87,486			\$19,761	\$107,247
HOME Homeownership	\$547,378	\$58,210	\$78,634	\$26,288	\$710,510
HOME Housing Opportunity Fund	\$240,000	\$60,000		\$907,765	\$1,207,765
TOTAL	\$874,864	\$118,210	\$78,634	\$953,814	\$2,025,522

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

FISCAL IMPACT: Upon approval of the Consolidated Plan, the U.S. Department of Housing and Urban Development will provide a total of \$2,286,450 in new federal funding to the City for FY 2006, including \$1,411,586 in CDBG funds and \$874,864 in HOME Program funds.

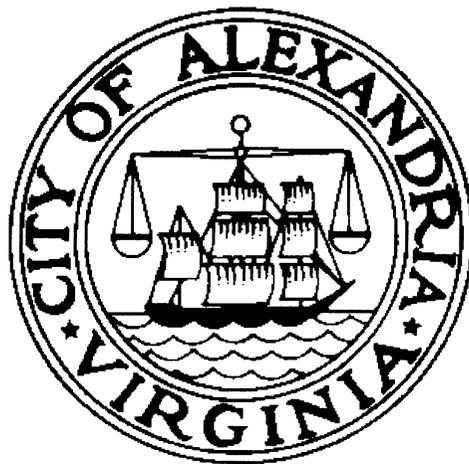
ATTACHMENT: Draft 2005-2010 Consolidated Plan for Housing and Community Development and One-year Action Plan for City Fiscal Year 2006

STAFF: Mildrilyn Stephens Davis, Director, Office of Housing

CITY OF ALEXANDRIA, VIRGINIA

**REVISED DRAFT
CONSOLIDATED PLAN**
FOR HOUSING AND COMMUNITY DEVELOPMENT

July 1, 2005 - June 30, 2010



Alexandria Office of Housing

City of Alexandria, Virginia



Revised Draft Consolidated Plan for
Housing and Community Development
July 1, 2005 - June 30, 2010

Prepared by the Office of Housing
May 2005

ALEXANDRIA CITY COUNCIL

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Executive Summary

City of Alexandria, VA City FY 2006-2010 Consolidated Plan and City FY 2006 Action Plan

The following is an Executive Summary of the City of Alexandria, Virginia's City FY 2006-2010 Consolidated Plan for Housing and Community Development and City FY 2006 Action Plan. The Consolidated Plan is a comprehensive planning document that identifies and prioritizes the housing and community development needs of the City's low- and moderate-income, homeless and special needs populations, as well as of any target areas identified by the City, and outlines strategies for addressing these needs over a five-year period.

Preparation of a Consolidated Plan 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 covers the period July 1, 2005 through June 30, 2010.

Detail on activities to be undertaken in furtherance of Consolidated Plan goals are included in Action Plans developed by the City for each year of the Consolidated Plan period. As required by HUD, the City's Action Plan for the first year of the Consolidated Plan period (City FY 2006) has been included in the Consolidated Plan document.

The Executive Summary of the City's Consolidated Plan document lists the City's five-year housing and community development objectives, expected accomplishments and proposed activities to be undertaken in furtherance of Consolidated Plan goals. This information has been grouped according to the following target populations or activity types identified by the City:

- Renters
- Homeowners
- Homebuyers
- Homeless and Those Threatened with Homelessness
- Non-Homeless Elderly Persons and Persons with Disabilities
- Non-Homeless Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems
- Fair Housing
- Lead Hazard Abatement
- Economic Development
- Non-Housing Community Development

KEY TO ABBREVIATIONS

Providers:

AACH - Arlington-Alexandria Coalition for the Homeless
ACS - Alexandria Community Shelter
ACPS - Alexandria City Public Schools
ACSB - Alexandria Community Services Board
AEDP - Alexandria Economic Development Partnership
ARHA - Alexandria Redevelopment and Housing Authority
CLI - Community Lodgings, Inc.
DHS - City of Alexandria Department of Human Services
ECDC - Ethiopian Community Development Center
MH/MR/SA - City of Alexandria Department of Mental Health, Mental Retardation and Substance Abuse
NVFS - Northern Virginia Family Service
P&Z - City of Alexandria Department of Planning and Zoning
RPCA - City of Alexandria Department of Recreation, Parks and Cultural Activities
RTA - Rebuilding Together Alexandria (formerly Alexandria Christmas in April)
SHA - Sheltered Homes of Alexandria
T&ES - City of Alexandria 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 - City of Alexandria Capital Improvement Program
CPF - City of Alexandria Community Partnership Fund
ESG - Emergency Shelter Grant
FEMA - Federal Emergency Management Agency
FHLB - Federal Home Loan Bank
HOF - City of Alexandria Housing Opportunities Fund
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
TANF - Temporary Assistance for Needy Families
USDA - U.S. Department of Agriculture
VHDA - Virginia Housing Development Authority

Executive Summary of the City of Alexandria, VA City FY 2006-2010 Consolidated Plan and City FY 2006 Action Plan

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
RENTERS				
General Goal: Promote affordable housing opportunities for extremely low-, low- and moderate-income renters.				
<p><u>Five-Year Consolidated Plan Specific Objectives:</u></p> <ul style="list-style-type: none"> • <i>Preserve and maintain the existing supply of approximately 3,000 rental units with project based-subsidies available to households at or below the HUD moderate-income limit.</i> • <i>Provide tenant-based rental housing subsidies to an estimated 2,500 households per year that are at or below the HUD moderate-income limit.</i> • <i>Add 550 units to the existing supply of rental housing units affordable to households at or below the HUD moderate-income limit.</i> 				
Expected Outcomes:				
<ul style="list-style-type: none"> • <i>Housing stability for extremely low-, low-, and moderate-income renters.</i> • <i>Increase, or deduction of net decrease, in units affordable to households at or below 60% of median income, as measured by gains and losses (net change) in number of assisted and affordable market rate units.</i> 				
Public Housing Program and Replacement Units [Extremely Low- to Moderate-Income Renters]	ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)	Public Housing Units Provided - 889 Public Housing Replacement Units Provided - 261 Public Housing Replacement Units Renovated or Redeveloped - 150 Households Assisted - 1,150	Public housing - \$2,564,491 (CY 2005) Section 8 Mod Rehab (111 units) - \$998,747	Public Housing Units Provided - 889 Public/Replacement Public Housing Units Provided - 261 Public/Replacement Public Housing Units Renovated or Redeveloped - 150 Public Housing Households Assisted - 1,150
Section 8 Housing Choice Voucher Program [Extremely Low- to Moderate-Income Renters]	ARHA	Tenant-Based Section 8 Vouchers Available - 1,722 Section 8 Tenant-Based Voucher Households Assisted - 1,778 per year	\$15,600,000 (CY 2005)	Tenant-Based Section 8 Vouchers Available - 1,722 Section 8 Tenant-Based Voucher Households Assisted - 1,778

Executive Summary: City of Alexandria, VA City FY 2006-2010 Consolidated Plan and City FY 2006 Action Plan

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
Privately-Owned Subsidized Rental Unit Programs [Low- and Moderate-Income Renters]	Private Entities	Privately-Owned Subsidized Rental Units Available - 2,114 Potentially Threatened Privately-Owned Subsidized Rental Units Preserved - 531	Not Available Ongoing subsidies are provided to support these units by the following programs: LIHTC, Tax-Exempt Bonds, Section 8 New Construction/ Substantial Rehabilitation, and Section 236.	Privately-Owned Subsidized Rental Units Available - 2,114 Potentially Threatened Privately-Owned Subsidized Rental Units Preserved - 531
Affordable Rental Housing Development Initiatives [Extremely Low- to Moderate-Income Renters]	City Office of Housing and Private Entities	Affordable Rental Units Developed or Preserved - 500	TOTAL - \$3,287,765 HOME - \$1,207,765 HTF - \$1,230,000 GF - \$300,000 plus \$2,760,815 (1cent on real property tax rate) plus \$889,185 (real estate recordation tax) Other NonFed - \$550,000 LIHTC, VHDA, FHLB, Other Subsidies- Unknown	Affordable Rental Units Developed or Preserved - 100 or more depending on availability of funds
Affordable Rental Housing - Set-Aside Units in New Developments [Extremely Low- to Moderate-Income Renters]	City Office of Housing and Private Entities	New Affordable Rental Housing Units Pledged - 50 New Affordable Rental Housing Units Completed - 76 (includes 26 units already pledged and likely to be completed in FY 2007)	Developer Subsidies - Not known until a project proposal is submitted. Developer subsidy mandatory only under bonus density proposal, all other contributions are voluntary.	New Affordable Rental Housing Units Pledged - 10 New Affordable Rental Housing Units Completed - 0
Section 8 Security Deposit Loan Program [Extremely Low- to Moderate-Income Renters]	ARHA	Section 8 Security Deposit Loans Made - 85	Not Applicable This is a revolving loan fund that was capitalized in a prior year.	Section 8 Security Deposit Loans Made - 17

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
<p>The City also promotes homeownership as a strategy for renters at the upper end of HUD's low- and moderate-income limits. Home purchase assistance objectives and activities described below under "Homebuyers" will be implemented to encourage eligible renters, including public housing residents, to participate in homeownership. In addition, in connection with HUD's ADDI Program, the City has developed a plan to promote homeownership for public housing residents, which will be implemented should the City receive ADDI funds during the Consolidated Plan period (no ADDI funds were allocated to the City for FY 2006).</p>				
<p>General Goal: Promote compliance with applicable landlord-tenant laws and regulations by both landlords and tenants. Five-Year Consolidated Plan Specific Objective: <ul style="list-style-type: none"> City government will investigate, counsel and conciliate an estimated 950 landlord-tenant complaints per year. </p>				
Landlord/Tenant Complaint Mediation Program [Renters/Landlords]	City Office of Housing	Landlord/Tenant Complaints Handled - 4,750	Included in overall Landlord Tenant Division General Fund Budget of \$262,323	Landlord/Tenant Complaints Handled- 950
<p>See also "Fair Housing" below.</p> <p>HOMEOWNERS</p>				
<p>General Goal: Improve living conditions and maintain affordability for low- and moderate-income homeowners. Five-Year Consolidated Plan Specific Objectives: <ul style="list-style-type: none"> Provide no-interest rehabilitation loans to 50 to 75 homeowner households with incomes at or below the HUD moderate-income limit. Rehabilitate, renovate or repair 200 owner-occupied housing units for households at or below the HUD moderate-income limit. Reduce the property tax burden for an estimated 1,300 income-eligible households per year to promote housing affordability. Expected Outcomes: <ul style="list-style-type: none"> Maintenance of City's aging/deteriorating housing stock through rehabilitation activities, as evidenced by elimination of building code violations in 100% of City-assisted units. Elimination of identified health/safety deficiencies in assisted units as evidenced by post-rehabilitation inspections. Reduction in property tax burden for assisted households. </p>				

Executive Summary: City of Alexandria, VA City FY 2006-2010 Consolidated Plan and City FY 2006 Action Plan

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
Single Family Home Rehabilitation Program [Extremely Low- to Moderate-Income Homeowners]	City Office of Housing	City Rehabilitation Loans Obligated - 70 City Rehabilitation Loans Completed - 70	TOTAL-\$1,373,349 CDBG -\$1,373,349	City Rehabilitation Loans Obligated - 14 City Rehabilitation Loans Completed - 14
Housing Rehabilitation and Accessibility Modifications [Elderly, Disabled and/or Lower Income Homeowners]	RTA	See Elderly/Disabled section below	See Elderly/Disabled section below	See Elderly/Disabled section below
Affordable Home Ownership Protection Program (AHOP) [Low- and Moderate-Income Homeowners]	City Finance Department	Ownership Households Assisted with Property Tax Relief - 1,300 per year	TOTAL-\$800,000 City General Fund - \$800,000	Ownership Households Assisted with Property Tax Relief - 1,300
<p>See also Real Property Tax Relief Program under "Non-Homeless Elderly Persons and Persons with Disabilities" below. For ownership units constructed prior to 1978 assisted through HOME- and/or CDBG-funded programs, the City's Office of Housing conducts lead-based paint screening and, if needed, hazard reduction activities. In addition, all participants in ownership housing programs assisted with HOME and/or CDBG monies receive a copy of the Environmental Protection Agency pamphlet, "Protect Your Family from Lead in Your Home."</p>				

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
HOMEBUYERS				
<p>General Goal: Provide affordable homeownership opportunities to low- and moderate-income City residents and to employees working within the City.</p> <p><u>Five-Year Consolidated Plan Specific Objectives:</u></p> <ul style="list-style-type: none"> Assist 250 households meeting income and other eligibility criteria to secure ownership housing. Educate 2,250 prospective low- and moderate-income homebuyers on the home purchase process. <p>Expected Outcomes:</p> <ul style="list-style-type: none"> Creation of long-term affordable City residency among low- and moderate-income homebuyers as measured by % of assisted households that still own assisted units after five years. Increased homeownership and City residency by Alexandria public employees as measured by increase in percentage of Alexandria City/Schools employees who are City residents. Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents. Increased awareness of local home purchase resources, including City assistance programs. 				
Homeownership Assistance Program (HAP) [Extremely Low- to Moderate-Income Homebuyers]	City Office of Housing	Extremely Low- to Moderate-Income Homebuyer Households Assisted - 125	TOTAL-\$1,355,242 CDBG-\$644,732 HOME-\$710,510	Extremely Low- to Moderate-Income Homebuyer Households Assisted - 25
Moderate Income Homeownership Program (MIHP) [Moderate- to Middle-Income Homebuyers]	City Office of Housing	Moderate- to Middle-Income Homebuyer Households Assisted - 125	TOTAL-\$553,000 HTF-\$550,500 Program Fees-\$2,500	Moderate- to Middle-Income Homebuyer Households Assisted - 25
Mortgage Financing with Below-Market Interest Rates (SPARC and SFRLF) [Extremely Low- to Middle-Income Homebuyers]	VHDA, accessed through City Office of Housing	Households Assisted - 250, subject to the availability of funds from VHDA. (all loan recipients are also expected to use HAP or MIHP)	TOTAL - \$4 million VHDA - \$4 million	Households Assisted - 25 (for period 7/1/05 to 12/30/05). (all loan recipients are also expected to use HAP or MIHP)

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
Home Stride 2 nd Trust Mortgage Loan Program [Extremely Low- to Middle-Income Homebuyers]	VHDA with City Office of Housing	Households Assisted - 250, subject to the availability of funds from VHDA. (all loan recipients are also expected to use HAP or MIHP)	TOTAL- \$500,000 VHDA - \$500,000 (These funds are allocated on a calendar year basis, so numbers included here are only for the first half of FY 2006, for which the allocation is known)	Households Assisted - 25 (for period 7/1/05 to 12/30/05). (all loan recipients are also expected to use HAP or MIHP)
Seller's Incentive Fund [Extremely Low- to Middle-Income Homebuyers]	City Office of Housing	Households Assisted - up to 250 (all of which will also be using HAP or MIHP)	TOTAL - \$50,000 HTF - \$50,000	Households Assisted - 50 (all of which will also be using HAP or MIHP)
Employee Homeownership Incentive Program [City of Alexandria Government and Public School Employees]	City Office of Housing	Households Assisted - 250	TOTAL - \$250,000 HTF - \$250,000	Households Assisted - 50
Employer Assisted Housing (EAH) Program [Extremely Low to Middle-Income Homebuyers]	City Office of Housing and Private Employers	Employers Assisted - 5 Households Assisted - 50	TOTAL - \$113,000 HTF - \$113,000	Employers Participating - 1 Households Assisted - 10
Homeownership Counseling Services [Extremely Low- to Middle-Income Homebuyers]	City Office of Housing	English/Spanish-Language Training Sessions Held - 90 Households Assisted with Training and/or Individual Counseling - 2,250	TOTAL - \$111,200 HTF - \$111,200	English/Spanish-Language Training Sessions Held - 18 Households Assisted with Training and/or Individual Counseling - 450
Homeownership Fair [Homebuyers]	City Office of Housing	Homeownership Fairs Held - 5	TOTAL - \$12,473 CDBG - \$9,473 Program Fees - \$3,000	Homeownership Fairs Held - 1

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
Affordable Sales Housing Development Initiatives [Extremely Low- to Middle-Income Homebuyers]	City Office of Housing and Private Entities	New Affordable Sales Housing Units Pledged - 100 New Affordable Sales Housing Units Completed - 100	Unknown - an estimate of the dollar equivalency of the set-aside units is provided by developers at the time of project approval. Developer subsidy is mandatory only under bonus density scenario. All other contributions are voluntary.	New Affordable Sales Housing Units Pledged -20 New Affordable Sales Housing Units Completed - 20
HOMELESS AND THOSE THREATENED WITH HOMELESSNESS				
Homeless Management Information System (HMIS) [Homeless Persons]	MH/MR/SA	N/A	TOTAL - \$18,500 <i>Consists of City General Fund and User's Fees</i>	Operating costs for monitoring system
<p>General Goal: Prevent homelessness. <u>Five-Year Consolidated Plan Specific Objective:</u></p> <ul style="list-style-type: none"> <i>Maintain existing levels of homeless prevention and intervention programming to help prevent an anticipated 2,800 City of Alexandria households from becoming homeless.</i> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> <i>Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</i> <i>75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</i> 				
Homeless Intervention Program (HIP) [Homeless/Threatened with Homelessness]	DHS	Households Assisted - 975 (consisting of approximately 1,950 persons)	TOTAL - \$465,000 State - \$215,000 City General Fund - \$200,000 TANF - \$50,000	Households Assisted - 195 <i>(consisting of approximately 390 persons)</i>

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
General Relief Program and Emergency Shelter Fund [Homeless/Threatened with Homelessness]	DHS	Households Assisted - 1,925 (consisting of approximately 3,850 persons)	TOTAL - \$351,000 State - \$44,000 City General Fund - \$307,000	Households Assisted - 385 (consisting of approximately 770 persons)
Emergency Shelter or Transitional Housing Aftercare Services [Threatened with Homelessness]	AACH and Carpenter's Shelter	Households Assisted - 70 (consisting of approximately 140 persons)	TOTAL-Not Available FEMA - \$1,900	Households Assisted - 14 (consisting of approximately 28 persons)
<p>The City's Department of Human Services' Office of Community Services (OCS) will also solicit private donations from local charities to provide case-by-case assistance with eviction prevention and other housing needs. It is estimated that \$30,000 in such monies will be solicited during City FY 2006.</p> <p>See also Rent Relief Program under "Non-Elderly Persons and Persons with Disabilities" below.</p>				
<p>General Goal: Address the mental and physical health, social service and other individual needs of persons in the City of Alexandria who are homeless or threatened with homelessness.</p>				
Outreach and Assessment Programming [Homeless/Threatened with Homelessness]	DHS, MR/MH/SA and Private Providers	Households Assisted - 500 (consisting of approximately 1,125 persons)	Unknown	Households Assisted - 100 (consisting of approximately 225 persons)
Transitional Assistance Program (TAP) [Homeless/Threatened with Homelessness]	DHS	Households Assisted - 500 (consisting of approximately 1,125 persons)	TOTAL - \$102,000 CDBG - \$102,000	Households Assisted - 100 (consisting of approximately 225 persons)
Eviction Assistance and Furniture Storage Program [Homeless Persons]	DHS	Households Assisted - 400 (consisting of approximately 750 persons)	TOTAL - \$75,000 CDBG - \$75,000	Households Assisted - 80 (consisting of approximately 150 persons)

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
<p><i>Outreach, assessment, case management and counseling services will be provided by the City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA), the Alexandria Health Department and DHS in conjunction with staff at the City's emergency shelters as part of shelter service delivery. Homeless persons and those threatened with homelessness may also access an array of social services offered in the City, including emergency assistance, health services and food programs.</i></p>				
<p>General Goal: Provide emergency shelter to persons in the City who are homeless. Expected Outcomes:</p> <ul style="list-style-type: none"> • <i>Homeless households move toward housing stability as evidenced by placement in more permanent housing, including transitional housing, per client files and/or HMIS.</i> 				
Year-Round Emergency Shelter Services [Homeless Persons]	DHS and Private Providers	Year-Round Emergency Shelter Beds Available - 161 Households Assisted Through Year-Round Emergency Shelter Programs - 1,000	TOTAL - \$2,060,617	Year-Round Emergency Shelter Beds Available - 161 Households Assisted Through Year-Round Emergency Shelter Programs - 200
Women's Shelter [Victims of Domestic Violence]	City Office on Women	Beds Available - 14 Persons Assisted - 600	TOTAL - \$459,935 City General Fund - \$275,000 State - \$164,200 ESG - \$8,235 Private Donations - \$9,500	Beds Available - 14 Persons Assisted - 120
Winter Shelter Program [Homeless Persons]	Carpenter's Shelter	Winter Shelter Beds Available - 67 Persons Assisted - 1,710	TOTAL - \$88,623 CDBG - \$20,000 Private - \$68,623	Winter Shelter Beds Available - 67 Persons Assisted - 342
<p>General Goal: Provide transitional housing services to persons in the City who are homeless or threatened with homelessness, including those with special needs, to promote the transition to housing stability. Five-Year Consolidated Plan Specific Objectives:</p> <ul style="list-style-type: none"> • <i>Maintain 23 facility-based transitional housing units.</i> • <i>Return the caseload capacity of client-based transitional housing programs, which has been reduced to 36 due to flat or decreased funding and/or higher housing costs, to the pre-existing level of 40 family or single person households.</i> <p>Expected Outcome:</p> <ul style="list-style-type: none"> • <i>75% of assisted households maintain permanent housing one year after program completion as measured by client monitoring records.</i> 				

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
Transitional Housing Programs [Homeless/Threatened with Homelessness]	City Office of Housing and Private Providers	Households assisted with existing resources - 59 Client-based capacity to be added - 4	TOTAL - over \$699,120	Households assisted with existing resources - 59 Client-based capacity to be added - 1
Transitional /Permanent Supportive Housing For Homeless Persons [Homeless Persons/Threatened with Homelessness with Mental Health, Mental Retardation and/or Substance Abuse Problems]	ACSB, MH/MR/SA and SHA	Supportive housing beds available for persons who are homeless at the time of admission - 39 (in 21 housing units)	<u>Permanent:</u> HUD - \$ 300,900 Other - 176,574 Total - \$ 477,474 <u>Transitional:</u> HUD - \$ 127,964 Other - 195,514 Total - \$ 323,478	Beds Available - 39 (in 21 housing units)
<p><i>Please note, transitional and permanent supportive housing programs with a current capacity of 135 beds outlined below under "Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems" also serve persons with special needs who are homeless, but do not require that the client be homeless at the time of admission.</i></p>				
<p>General Goal: Provide opportunities for homeless persons to transition to permanent housing.</p>				
<p><u>Five-Year Consolidated Plan Specific Objectives:</u></p>				
<ul style="list-style-type: none"> • Establish a homeless preference for HUD-subsidized housing programs, including public housing and Section 8 tenant-based rental assistance. • Develop a permanent single-room occupancy housing facility for single adults. • Provide a Safe Haven facility for homeless individuals with a serious mental illness and/or co-occurring substance abuse disorder. 				
Safe Haven Facility [Homeless/Threatened with Homelessness]	MH/MR/SA	Safe Haven Facilities Available - 1 Persons Assisted Through Safe Haven Facility - 12 per year starting FY 2007	City - \$111,891 operating funds for start-up City - \$795,000 for building rehab	Safe Haven Facility renovation in progress, with target completion date of early FY 2007.
<p><i>Please note, homeless persons and transitional housing residents may seek permanent housing under relevant programs serving low- and moderate-income households discussed under "Renters" and "Homebuyers" above or under "Non-Homeless Elderly Persons and Persons with Disabilities" and "Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems" below.</i></p>				

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
<p>General Goal: Implement the City's Ten-Year Plan to End Chronic Homelessness (The Plan is presented separately to HUD). Five-Year Consolidated Plan Specific Objectives:</p> <ul style="list-style-type: none"> • Increase access to health services for the chronic homeless population through new facilities, new programs and/or more efficient delivery mechanisms. <p>Strategies for achieving General Goal and/or Consolidated Plan Specific Objectives:</p> <ul style="list-style-type: none"> • Homeless services providers will seek resources (including a Health Care for the Homeless grant for the Community Health Care Center) and modify service delivery mechanisms to increase access to health services for the chronic homeless population. • Public and private service providers will seek resources to add 1.5 FTE staff in public or private programs providing mental health and/or substance abuse services to the homeless. • See also all other Homeless Services listed above. 				
<p>NON-HOMELESS ELDERLY PERSONS AND PERSONS WITH DISABILITIES</p>				
<p>General Goal: Promote housing safety, accessibility, affordability and stability for elderly and disabled low- and moderate-income renters and homeowners. Five-Year Consolidated Plan Specific Objectives:</p> <ul style="list-style-type: none"> • Develop or support the development of an assisted living facility to provide housing for low- and moderate-income elderly and/or disabled persons who are unable to live independently in the community. • Improve the living conditions of 270 elderly and/or disabled low- and moderate-income homeowners occupying sales housing units with physical defects and/or in need of accessibility modifications. • Remove barriers to daily living and support the development of accessible rental housing for low- and moderate-income persons with physical or sensory disabilities. • Relieve the housing cost burden for 4,650 income-eligible elderly and/or disabled renters and/or homeowners. <p>Expected Outcomes:</p> <ul style="list-style-type: none"> • Housing stability for elderly and disabled renters with extremely low, low, and moderate-incomes. • Increase in number of accessible or partially-accessible units in accordance with Fair Housing Act standards. • Decrease in rent or property tax burden for eligible elderly and/or disabled persons and households. 				
Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons [Low- and Moderate-Income Elderly Renters]	ARHA and Private Rental Property Owners	Housing Units - 598 (all of which are included above in the count of Public Housing and Privately-Owned Subsidized Rental Units)	Included in figures provided above under Public/Replacement Public Housing and Privately-Owned Subsidized Rental Units	Housing Units - 598 (all of which are included above in the count of Public/Replacement Public Housing and Privately-Owned Subsidized Rental Units)

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
Rental Accessibility Modification Program (RAMF)	City Office of Housing	Housing Units Completed with CDBG funds - 15	TOTAL - \$167,000 CDBG - \$161,000 HTF - \$6,000	Housing Units Completed with CDBG funds - 3
[Disabled Extremely Low- to Moderate- Income Renters]	Housing Units Completed with HTF monies - 15	Housing Units Completed with HTF monies - 15	Households Assisted - 375	Housing Units Completed with HTF monies - 3
Rent Relief Program	DHS	Households Assisted - 375	TOTAL - \$190,000 City General Fund - \$190,000	Households Assisted - 75
[Elderly and/or Disabled Lower-Income Renters]	City Finance Department	Households Assisted - 4,350	<u>Not Applicable</u> Tax Revenue (estimated at \$2.5 million) foregone	Households Assisted - 867
Real Property Tax Relief Program	City Office of Housing	Loans Obligated to Households with Elderly and/or Disabled Member - 50 (all of which are also included in the entry for this program under HOMEOWNERS.)	See entry under HOMEOWNERS	Loans Obligated to Households with Elderly and/or Disabled Member - 10 (all of which are also included in the entry for this program under HOMEOWNERS.)
[Elderly and/or Disabled Lower-Income Homeowners]	RTA	Ownership Units Owned by Low/Moderate-Income Households Renovated or Repaired - 250	City: Subject to application process Non-City: \$165,032	50 Low/Mod households assisted
Single Family Home Rehabilitation Program	See also "Non-Housing Community Development Activities" below for other services provided to elderly persons and persons with disabilities.			
[Extremely Low- to Moderate-Income Homeowners]				
Housing Rehabilitation and Accessibility Modifications				
[Elderly, Disabled and/or Lower Income Homeowners]				

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs												
NON-HOMELESS PERSONS WITH MENTAL HEALTH, MENTAL RETARDATION AND/OR SUBSTANCE ABUSE PROBLEMS																
<p>General Goal: Provide housing opportunities with case management and supportive services to persons with mental health, mental retardation and/or substance abuse problems.</p> <p>Five-Year Consolidated Plan Specific Objectives:</p> <ul style="list-style-type: none"> • Continue to provide a continuum of residential treatment services to persons with mental health, mental retardation and/or substance abuse problems. • Develop four new group homes with a total capacity of 24 beds to provide permanent residential treatment services for persons with mental health, mental retardation and/or substance abuse problems. • Develop 15 new apartments with a capacity level of 45 persons to provide permanent residential treatment services for with mental health, mental retardation and/or substance abuse problems. • Provide 10 tenant-based Section 8 rental vouchers to enable individuals with mental health, mental retardation and/or substance abuse problems to secure affordable permanent supportive housing within the City. <p>Expected Outcomes:</p> <ul style="list-style-type: none"> • Consumers discharged from MH or SA residential treatment programs will transition to a similar or less intensive housing situation. 																
Transitional/Permanent Supportive Housing Group Homes and Supervised Apartments [Extremely Low- to Moderate-Income Renters with Mental Health, Mental Retardation and/or Substance Abuse Problems]	ACSB, MH/MR/SA and SHA	Existing supportive housing beds available for special needs persons who are not required to be homeless at the time of admission - 135 (in 33 housing units) Overall Number of persons to be assisted with permanent supportive housing - 140 New permanent supportive housing beds to added to existing supportive housing - 69 (in 4 new group homes and 15 apartments)	<p>All Residential Services (inclusive of HUD SHP)</p> <table border="0"> <tr> <td>Federal - \$</td> <td>479,793</td> </tr> <tr> <td>Other -</td> <td><u>7,008,228</u></td> </tr> <tr> <td>Total -</td> <td>\$ 7,488,021</td> </tr> </table> <p>Excluding HUD SHP:</p> <table border="0"> <tr> <td>Federal - \$</td> <td>50,929</td> </tr> <tr> <td>Other -</td> <td><u>6,636,140</u></td> </tr> <tr> <td>Total -</td> <td>\$ 6,687,069</td> </tr> </table>	Federal - \$	479,793	Other -	<u>7,008,228</u>	Total -	\$ 7,488,021	Federal - \$	50,929	Other -	<u>6,636,140</u>	Total -	\$ 6,687,069	Existing supportive housing beds available for special needs persons who are not required to be homeless at the time of admission - 135 (in 33 housing units) Overall Number of persons to be assisted with permanent supportive housing - 140 New permanent supportive housing beds to added to existing supportive housing - 0
Federal - \$	479,793															
Other -	<u>7,008,228</u>															
Total -	\$ 7,488,021															
Federal - \$	50,929															
Other -	<u>6,636,140</u>															
Total -	\$ 6,687,069															

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
Section 8 Housing Choice Vouchers For Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems [Extremely Low- to Moderate-Income Renters with Mental Health, Mental Retardation and/or Substance Abuse Problems]	ARHA with ACSB, MH/MR/SA and SHA	Section 8 Housing Choice Vouchers to be Provided to ACSB/SHA Clients (out of ARHA's existing allocation) - 10 per year	Included in figures provided for Section 8 Housing Choice Voucher Program under RENTERS.	Section 8 Housing Choice Vouchers to be Provided to ACSB/SHA Clients (out of ARHA's existing allocation) - 10
See also "Non-Housing Community Development Activities" below for other services provided to this target population.				
PERSONS WITH HIV/AIDS				
General Goal: Continue to address the housing and supportive services needs of persons living with HIV/AIDS and the families of such persons. Five-Year Consolidated Plan Specific Objectives: <ul style="list-style-type: none"> • Promote housing stability for persons living with HIV/AIDS. 				
Housing Opportunities for Persons with AIDS (HOPWA) Vouchers [Persons with HIV/AIDS]	ARHA	HOPWA Vouchers Available Annually - 10 Overall Households Assisted - 14	\$108,000 (estimate)	10 Vouchers available for and in use by persons living with HIV/AIDS
Short-Term Housing and Housing-Related Assistance [Persons with HIV/AIDS]	Private Vendor to be Identified	Alexandria Households Assisted - 200	Not Available	Alexandria Households Assisted - 40
See also "Non-Housing Community Development Activities" below for other services provided to this target population.				

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
FAIR HOUSING				
<p>General Goal: Promote equal housing opportunity for all Alexandria residents. Five-Year Consolidated Plan Specific Objectives: • <i>Using CDBG funds, conduct an estimated 100 fair housing tests per year.</i></p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> • <i>Increased compliance with fair housing laws.</i> • <i>Incidence of disparate treatment in fair housing tests will remain at or below 2% of complexes and firms tested.</i> 				
Fair Housing Training [Persons Potentially Subject to Prohibited Housing Practices]	City Office of Housing	Training Seminars for individual property management and real estate firms to be provided - 20	No separate budget. Staff time and materials covered by Office of Housing General Fund budget.	Trainings Provided - 4
Fair Housing Testing Program [Persons Potentially Subject to Prohibited Housing Practices]	City Office of Housing	Sales Market Tests Conducted - 70 (35 tests in each of two years) Rental Market Tests Conducted - 240 (80 tests in each of three years)	TOTAL - \$46,092 CDBG - \$46,092	80 rental market tests conducted
ECONOMIC DEVELOPMENT ACTIVITIES				
<p>General Goal: 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.</p>				

Program/Initiative [Target Population]	Provider(s)	Expected 5-Year Outputs, 7/1/05 - 6/30/10	Total and/or Known One- Year Funding by Source, City FY 2006	Expected City FY 2006 Outputs
Microenterprise Loan Program [Small Businesses in Alexandria Owned by Low- and Moderate-Income Persons]	ECDC	Loans completed to small businesses located in Alexandria and owned by low- and moderate-income persons - 40	Not Applicable No new City expenditures are anticipated for this program, but a City allocation of CDBG funds made in a prior year continues to support the program through a loan loss reserve.	Loans completed to small businesses located in Alexandria and owned by low- and moderate-income persons - 8
Revitalization of Mount Vernon Avenue and Northern Route 1 Corridor [Mount Vernon Avenue and N. Route 1]	AEDP, P&Z and T&ES	Businesses Assisted through Facade Improvement Program - 200	Uncertain; goal is \$100,000 from multiple sources	Businesses Assisted - 40
NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES				
General Goal: Implement community development activities in low-income areas of the City and/or which are expected to serve low- and moderate-income persons or other target groups addressed in the Consolidated Plan.				
Spot Blight Abatement [Blighted Properties Citywide]	City's Code Enforcement Division	Cases Resolved - 5	No separate budget. Program costs covered by Code Enforcement General Fund budget.	Cases Resolved - 1
Employment and Job Training Services [Includes Low- and Moderate-Income Persons]	DHS	Persons Assisted - 5,200 per year	TOTAL - \$3,809,384 Includes federal, state, and local monies	Persons Assisted - 5,200

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

CITY OF ALEXANDRIA, VA - CITY FY 2006-2010 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

INTRODUCTION

The Consolidated Plan is a comprehensive planning document that identifies the housing and community development needs of the City of Alexandria's low- to middle-income, homeless and special needs populations, as well as of any target areas identified by the City, and outlines strategies for addressing the needs of these groups and/or designated areas over a five-year period. Preparation of a Consolidated Plan 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 the receipt of funding under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Shelter Grant (ESG) Programs. Consistency with the Consolidated Plan is also required for public and private entities to be eligible to receive funding under a variety of other HUD programs.¹

The Consolidated Plan approach is intended to encourage collaboration among all levels of government and between the public and private sectors (including for-profit and non-profit entities) in order to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities expanded within a jurisdiction, principally for low- and moderate- income persons.

This Consolidated Plan covers the period July 1, 2005 through June 30, 2010. The City has provided the required housing market analysis or inventory of facilities and services, needs assessment and strategic planning information under five general categories in Sections I through VI of this document: "Renters, Homebuyers and Homeowners;" "Homeless Persons and Those Threatened with Homelessness;" "Persons with Special Needs;" "Non-Housing Community Development;" and "Other Issues of Concern to HUD."

For each year covered by the Consolidated Plan, the City is required to prepare a One-Year Action Plan that describes the activities to be undertaken during that particular year to promote Consolidated Plan goals. As required by HUD, the City's Action Plan for the first year of the Consolidated Plan period is included in this Consolidated Plan and serves as the City's application for the Federal Fiscal Year (FFY) 2005 allocations of CDBG and HOME funds (see

¹ While the City's Consolidated Plan includes needs assessment information and a description of goals for persons eligible for assistance under the federal Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Shelter Grant (ESG) programs, because the City is not an entitlement grantee for these programs, it is not required to include ESG and HOPWA applications as part of the Plan. Funding utilized within the City under ESG comes through the state. HOPWA funds come through the District of Columbia and are allocated to local jurisdictions based on a locally-developed formula. For more information on the HOPWA funding process, see Section IV below.

Section VII). Information in the Action Plan section of this document has been grouped according to the following categories: "Housing Programs and Services to be Undertaken During City FY 2006;" "Non-Housing Community Development Programs and Services;" and "Other Activities to be Undertaken."

It should be noted that the inclusion of data, information and cost estimates on the housing and community development needs of Alexandrians in either the Consolidated or Action Plans does not represent a commitment on the part of the City government to incur these costs or to address every need. Funding decisions will take into account both the availability of resources and the relative priority of any particular program, project or other request.

■ Consolidated Plan Development Process

Citizen Participation Plan - HUD regulations require that the City establish a process for involving citizens in the planning and evaluation of programs covered by the Consolidated Plan. 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 any target areas identified by the City, 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).

The City notifies the public about pending actions related to the Consolidated Plan, annual Action Plans, CAPER or amendments to the Consolidated Plan through advertisements in English- and Spanish-language newspapers with general circulation in the City. The proposed plan, amendment(s) or evaluation report is distributed to the organizations, public agencies and other parties on the interested parties list maintained by the City's Office of Housing and is made available for public review at Alexandria libraries and at the Office of Housing. 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 require that the City conduct at least two public hearings per year at different stages of the program year to obtain citizen input. Together, the hearings must address the identification of housing and community development needs, development of proposed activities, and a review of program performance. The City fulfills 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.

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.

In developing the City FY 2006-2010 Consolidated Plan and the City FY 2006 Action Plan, the City sponsored a public hearing on housing and community development needs on September 20, 2004. The draft Consolidated Plan will be available for review for the HUD-required 30-day public comment period at: the Office of Housing in City Hall and at four public libraries beginning April 1, 2005; on the City's website beginning on April 4, 2005; and will be mailed to approximately 150 interested parties. A second public hearing will be conducted by the Alexandria City Council on April 16, 2005. The public comment period will end on May 4, 2005, with final City Council action on May 14, 2005. Citizen input on the City FY 2006-2010 Consolidated Plan and the City FY 2006 Action Plan is included in Appendix I of this document.

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 CAPERs, and obtained information on relevant programs and services from a variety of public and private entities in Alexandria, including organizations serving special needs populations. To notify the state and surrounding jurisdictions about and to obtain input on the Consolidated Plan, the City provided copies of the draft Plan to relevant contacts in state agencies and in the local government agencies of adjacent counties.

Staff of the Office of Housing would like to express appreciation to the following public and private entities that contributed to the development of the City FY 2006-2010 Consolidated Plan and/or the related City FY 2006 Action Plan:

- Alexandria Economic Development Partnership;
- Alexandria Redevelopment and Housing Authority;
- City of Alexandria Code Enforcement Bureau;
- City of Alexandria Fire Department;
- City of Alexandria Health Department;
- City of Alexandria Department of Human Services;
- City of Alexandria Department of Finance;
- City of Alexandria Office of Management and Budget;

- City of Alexandria Department of Mental Health, Mental Retardation and Substance Abuse;
- City of Alexandria Department of Planning and Zoning;
- City of Alexandria Police Department;
- City of Alexandria Department of Real Estate Assessments;
- City of Alexandria Department of Recreation, Parks and Cultural Activities;
- City of Alexandria Department of Transportation and Environmental Services;
- City of Alexandria Office on Women; and
- the Homeless Services Coordinating Committee.

■ **Income Groups Targeted by the Consolidated Plan**

Consolidated Plan estimates of housing and community development need focus on persons falling within extremely low- to middle-income limits established by HUD. The income limits that apply to the City of Alexandria effective February 11, 2005 are provided in Table A below. These limits are updated by HUD each year. Beneficiaries of programs and services funded with HUD monies (including CDBG and HOME) must meet the most current applicable income limits at the time of service.

TABLE A

2005 HUD Income Limits (Effective February 11, 2005)								
Income Category	Number of Persons							
	1	2	3	4	5	6	7	8
Extremely Low (HUD-adjusted 30% of median)	\$18,750	\$21,450	\$24,100	\$26,800	\$28,950	\$31,100	\$33,200	\$35,350
Low (Section 8 very low income limits; HUD-adjusted 50% of median)	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800	\$55,350	\$58,950
Moderate (Section 8 low income limits) ²	\$40,600	\$46,400	\$52,200	\$58,000	\$62,650	\$67,300	\$71,900	\$76,550
Middle (HUD Section 235 income limits)	\$48,200	\$55,100	\$62,000	\$68,900	\$74,400	\$79,900	\$85,400	\$90,900

* 2005 Median Income, Washington, D.C. Metropolitan Statistical Area (MSA): **\$89,300**

² Moderate-income limits are capped at the national median income, which is currently \$58,000 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.

■ Geographic Area to be Served

Unless otherwise indicated, the geographic area to be served by activities undertaken in support of Consolidated Plan goals and objectives will be the entire City of Alexandria.

Overview of City Policy on Housing and Community Development

The City of Alexandria is committed to promoting housing and community development opportunities and providing supportive services for low- and moderate-income households and persons with special needs. On September 14, 2004, City Council reaffirmed this commitment with its adoption of the City's 2004-2015 Strategic Plan, which included the following objectives of particular relevance to the City's low- and moderate-income and special needs populations that reflect housing and community development goals discussed in the Consolidated Plan:

- Goal: A caring community that is diverse and affordable
 - Objective: Increase the number and availability of affordable housing units with an emphasis on low- and moderate-income city workers, seniors, individuals with disabilities and others
 - Objective: Enable elderly residents to continue to reside in the City
 - Objective: Provide youth and adults with the opportunity to maximize their potential and live productive lives
 - Objective: Provide and fund appropriate types and levels of human and social services
- Goal: Quality development and redevelopment that is well planned and consistent with Alexandria's vision
 - Objective: Ensure that new residential development and redevelopment deliver mixed income housing units and provide accessible housing opportunities
- Goal: A strong local economy that is growing in varied small businesses and job opportunities
 - Objective: Increase job opportunities in Alexandria for persons at various income levels and abilities
 - Objective: Develop strategies to increase the employability of residents through skill and workforce development and supportive services

Decisions made by the City government about housing and community development initiatives generally take into consideration the following principles, which are intended to help manage the demand for assisted housing, health and human services:

- Self-Sufficiency - The City's strategy in providing assistance to families living at or below the poverty level is to provide education, job training, job placement and other supportive services to enable these households to improve their economic status.
- Homeownership - The Alexandria City Council approved the promotion of homeownership as a policy objective in October of 1994, citing it as a means to "build

stability in our population...make our diversity an asset...realize the benefits of public investment in our schools [and] our youth programs,...encourage more active involvement in commerce and civic affairs" and bring the percentage of owner-occupancy in line with that of other jurisdictions.

SECTION I

COMMUNITY DESCRIPTION AND DEMOGRAPHICS

This section of the Consolidated Plan provides a general description of the community and demographic characteristics of the City of Alexandria, Virginia. Detail on the characteristics of the City's housing market, as well as on the City's inventory of housing and supportive services for special needs populations is provided in Sections II, III and IV below.

■ I.A. Location, Population and Tenure

The City of Alexandria is densely populated, medium-sized independent city with a diverse population and a total land area of 15.75 square miles located in the Washington, D.C. primary metropolitan statistical area, which is a large metropolitan area. Alexandria is bordered by Fairfax County to the south and west, Arlington County to the north and the Potomac River to the east. At the time of the 2000 U.S. Census, Alexandria's population was 128,283. The City's Department of Planning and Zoning estimates Alexandria's 2004 population at 134,000 and expects continued population growth over the Consolidated Plan period. With more than 8,000 persons per square mile, Alexandria is the most densely populated city in Virginia, and at the time of the 2000 U.S. Census ranked 67th in population density out of the 718 counties and places nationwide with a population of 50,000 or more.

Alexandria is predominantly a rental community. As of June 2003, the City's Department of Planning and Zoning estimates that 62% of all occupied housing in Alexandria is renter-occupied and 38% is owner-occupied. These figures include all types of housing units – single family, condominium and both private-market and publicly-assisted multi-family housing.

■ I.B. Household Characteristics, Age and Disability

Alexandria had 61,889 households at the time of the 2000 Census; however, the City's Department of Planning and Zoning estimates this figure was 66,562 by mid-2004 and projects an increase to 71,000 households by the end of the year 2010.

According to the 2000 U.S. Census, the City's average household size as of 2000 was 2.04 persons, the same as ten years earlier. The national average for household size in 2000 was 2.59. At the time of the 2000 U.S. Census, 5% (or 3,334) of the City's family households (i.e., households comprised of related persons) consisted of five or more persons, meeting HUD's definition of large family and 43.4% of the City's households (or 26,880 households at the time of the Census) were single-person households. HUD tabulations based on 2000 U.S. Census data indicate that as of 2000, 3% of all City households were large families with incomes at or below HUD's moderate-income limits and that 49% (or 1,625) of the City's large family households fell below HUD's moderate-income limits (currently \$62,650 for a five-person households; see Table H in Section II below). Data on the number of single-person households that fell below HUD's moderate-income limits is not available.

In 2003, the U.S. Census Bureau estimated that most people (66.8%) in the City were between 24 and 65 years of age. Persons under 18 comprised 18.3% of the City's population, but almost half of the people in this age category were under the age of 5 (8.3%). Persons 65 years and over comprised 9.9% of Alexandria's population. Estimates from the Commonwealth of Virginia's Department of Planning and Budget indicate that the age distribution of the City in the years between 2000 and 2010 should show a trend towards an increase in the over-55 age group. CHAS data compiled by HUD based on the 2000 U.S. Census indicates that 45% (or 3,898 households) of all elderly households in the City (i.e., one or two person households with at least one member age 62 or over) had incomes at or below HUD's moderate-income limits (currently \$46,400 for a two-person household). Of these low- and moderate-income elderly households, 47% (or 1,850 elderly households) had incomes at or below HUD's extremely low-income limit (currently \$21,450 for a two-person household).

Data from the 2000 U.S. Census indicates that at the time of the Census approximately 15% of all non-institutionalized City residents aged five years and over (or 17,559 persons) had a sensory, physical mental and/or self-care disability.

■ I.C. Income, Employment and Economy

In 2002 the City's median household income was \$59,173. While high compared to the U.S. median household income of \$42,409, the City's median household income was low in comparison to nearby jurisdictions such as Arlington County which had a median income of \$67,100 or Fairfax County which had a median household income of \$82,834.

HUD tabulations based on 2000 U.S. Census data show that at the time of the Census 33% of all City households had incomes at or below HUD's moderate-income limits (currently \$58,000 for a four-person household). This represents an increase in the number of such households over that estimated by HUD for 1990, when HUD tabulations indicated that 24.8% of all City households had incomes at or below the moderate-income limit. Current HUD tabulations indicate that 11% of all City households are likely to fall within HUD's extremely low-income category (currently \$26,800 for a four-person household); 10% are likely to fall within HUD's low-income category (i.e., for a four-person household annual income would be between \$26,801 and \$44,650); and 12% are likely to fall within HUD's moderate-income category (i.e., for a four-person household annual income would be between \$44,651 and \$58,000).

According to the U.S. Census Bureau's Small Area Income and Poverty Estimates (SAIPE), in 2002, Alexandria was ranked highest among Northern Virginia jurisdictions in the percentage of persons living below poverty, with 7.8% of all persons having incomes below the poverty line at that time. With a rate of 6.3%, Arlington County followed Alexandria with the next highest poverty rate in Northern Virginia. Approximately 13.6% of Alexandria's children, or 3,202 people aged 17 and under, lived in poverty in 2002. As with the total poverty rate Arlington County followed Alexandria in having the next highest rate in Northern Virginia of children in poverty. The percentage of children living in poverty in Arlington was 9.5% of all people aged

17 or under. For children aged five to 17, the poverty rate in the City as of 2002 was 17.5%, which is higher than the national rate at that time of 15.3%.

Since the development of Alexandria's modern service-based economy in the 1980's, the City's economic performance has been linked closely to the strength of the metropolitan region's economy and to the City's success at promoting commercial development.

Alexandria has emerged as one of Northern Virginia's major commercial office centers. During the period from 1990 to 2000, employment in the City grew by 8,225 workers and the combined salaries of people working at locations in Alexandria rose from \$2.2 billion in 1990 to \$3.9 billion in 2000. In 2004, the combined salaries of people working at locations in the City reached an estimated \$4.4 billion. Similarly, between 1989 and 1999, the total amount earned by Alexandria residents rose from \$2.4 billion to \$4.7 billion.

Growth in Alexandria since 2000 has been slowed by recession and by the September 11 terrorist attacks in 2001. The September 11 terrorist attacks depressed both employment and development for more than a year. The effect was especially felt by tourist-related industries. For instance, taxable sales at Alexandria's hotels fell by approximately \$3.5 million between 2001 and 2002. Since then Alexandria's economy and that of the Washington region in general have recovered. The recovery can be seen in the drop in the office vacancy rate in Alexandria which fell from 11.5% at the end of 2002 to 9.3% in the third quarter of 2004.

Another indicator of Alexandria's economic upturn is the decrease in unemployment. After a high of 4.5 % in October 2001 right after the terrorist attacks, unemployment in Alexandria declined to 1.9% as of November of 2004. This is still high compared to a 1.3% unemployment rate for the City at the end of the boom in 2000, but well below the national rate of unemployment for November 2004 of 5.2%.

According to data provided by the Virginia Department of Taxation, in the beginning of 2004 the City's largest industries were services (52%), retail and wholesale trade (12.5%) and government (17.9%). Within the service category, professional and technical services accounted for 15.8% of the City's employment, membership organizations and associations for 7.5%, food service and drinking places for 7.1% and administrative and supplemental services for 5.9%.

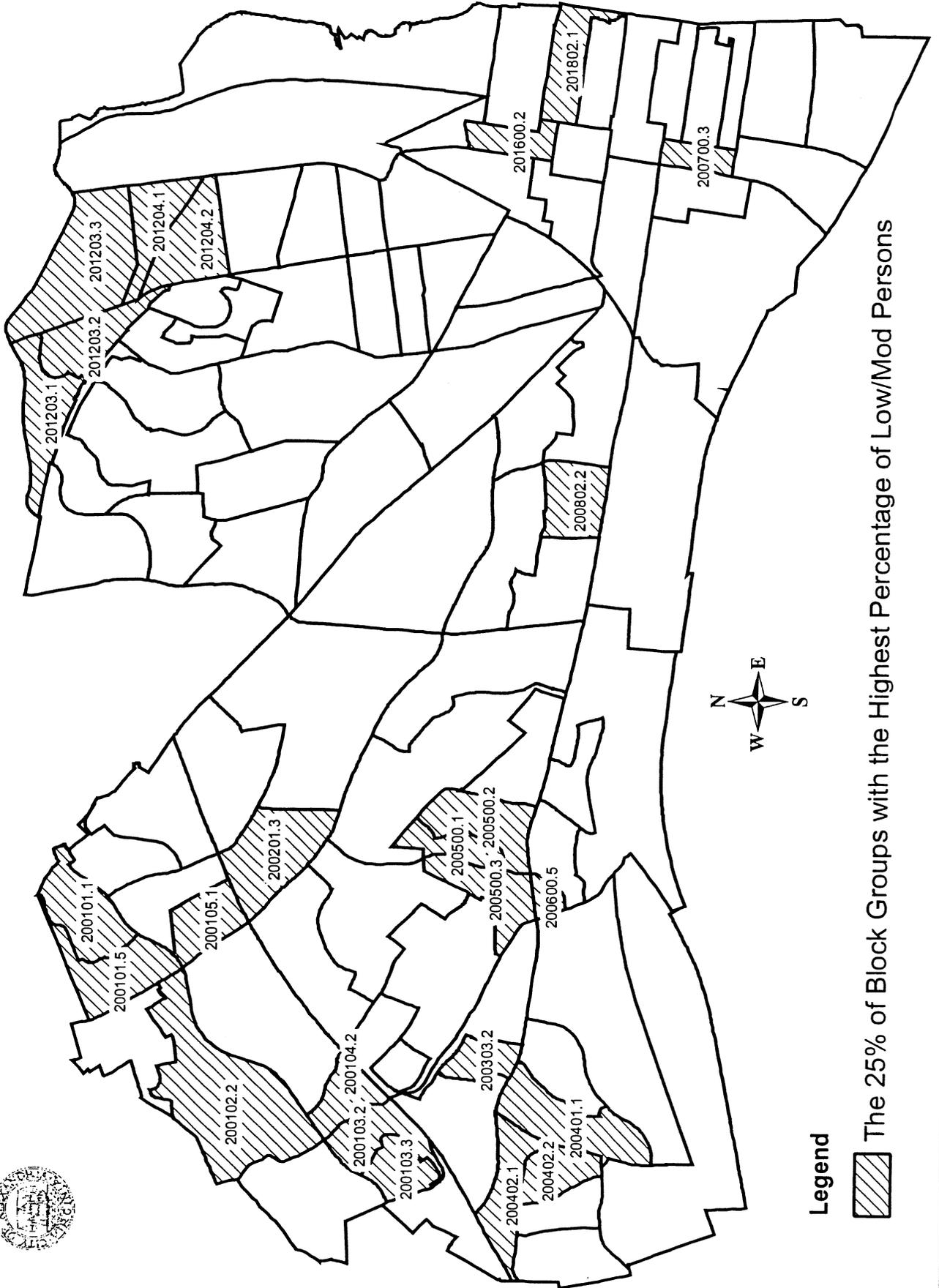
■ **I.D. Concentrations of Low- and Moderate-Income Households**

At the time of the 2000 U.S. Census, the concentration of low- and moderate-income households exceeded 51% of the total population in 19 of the City's 100 census block groups, which qualifies them as low- and moderate-income areas for the purposes of the Community Development Block Grant (CDBG) Program. Under CDBG, HUD also recognizes an area as low- and moderate-income if the concentration of low- and moderate-income households therein is equal to or greater than that of the census block group with the lowest percentage of low- and moderate-income households that still falls within the top quartile (or top 25%) of all block groups within a jurisdiction when sorted by the rate of low- and moderate-income concentration.

Based on data provided by HUD, in Alexandria this includes areas in which a minimum of 46.4% of resident households had low- and moderate- incomes. At the time of the 2000 U.S. Census, there were six census block groups where the percentage of low- and moderate-income households fell between 46.4% and 51%. There are, therefore, a total of 25 City census block groups (located in 17 of 32 City census tracts) that qualify as low- and moderate-income areas for HUD purposes. Figure 1, which follows, shows the location of and percentage of low- and moderate-income households in the 25 City block groups that qualify as low- and moderate-income areas.

Figure 1

Low/Moderate Income Census Block Groups



Legend



The 25% of Block Groups with the Highest Percentage of Low/Mod Persons

■ I.E. Race/Ethnic Composition and Areas of Minority Concentration

According to U.S. Census data, the percentage of minority households in Alexandria increased from 17% of all households in 1970 to nearly 37% in 2000. During that same time period, the percentage of Whites declined from 85% to 54%; the percentage of non-Hispanic African-Americans increased from 14.1% to nearly 22%; the percentage of Hispanics of all races increased from 3% to nearly 15%; and the percentage of Asian and Pacific Islanders increased from less than 1% to 6%.

According to the 2000 U.S. Census, at the time of the Census 46% of Alexandria's residents were members of racial or ethnic minority groups, up from 36% in 1990. A breakdown of the City's population by race/ethnic group based on 2000 U.S. Census data and the percentage change in the City's race/ethnic composition from 1990 to 2000 is provided in Table B below.

TABLE B

Comparison of Race/Ethnic Composition of City Population					
Population³	1990 Census	%	2000 Census	%	% Change 1990-2000
White (non-Hispanic)	71,486	64.3%	68,889	53.7%	-3.6%
Black or African-American (non-Hispanic)	23,957	21.5%	28,463	22.2%	18.8%
Hispanic (all races)	10,778	9.7%	18,882	14.7%	75.2%
Native American (non-Hispanic)	299	.3%	255	0.2%	-14.7%
Asian & Pacific Islanders (non-Hispanic)	4,503	4.1%	7,299	5.7%	62.1%
Other (non-Hispanic)	160	.1%	4,495	3.5%	2,709.4%
TOTAL	111,183	100%	128,283	100%	15.4%

As shown in Figure 2, which follows, according to 2000 U.S. Census data, the heaviest concentrations of minorities were found in census tracts 12.03, 12.04, 1.03, 1.05, 3.01, 1.04 and 1.02 where minorities comprised 60% to 90% of census tract population. Figure 3 shows that at the time of the 2000 U.S. Census African-Americans comprised more than 45% of the population in only two census tracts (12.04, and 16). While tract 16 had few other minorities, tract 12.04 also had a high proportion of Hispanic residents (20.0%). Tract 12.03 contained the

³ For comparison purposes, data from the 2000 U.S. Census has been reorganized to reflect primary race categories used for the 1990 U.S. Census. These categories are different than those used for the 2000 U.S. Census, which are White; Black or African American; American Indian or Alaska Native; Asian; and Native Hawaiian or Other Pacific Islander.

largest single concentration of Hispanic residents (62.3%), in addition to a relatively high concentration of African-Americans (22.1%).

Figure 3 compares the dispersion of the City's African-American population throughout Alexandria as of the 1990 U.S. Census with that as of the 2000 U.S. Census. As shown, there has been a decrease in the number of census tracts with both small and large concentrations of African-American residents, and an increase in the number of tracts more representative of the overall percentage of African-Americans in the City (see Table B). From 1990 to 2000, the number of City census tracts where African-Americans represented less than 20% of the population fell from 16 to 12. The number of census tracts where African-American residents comprised 30% or more of the population had also decreased by 2000, from six to five. By the time of the 2000 U.S. Census, the number of census tracts where African-Americans comprised between 20% to 29% of the census tract population, levels that are more representative of the overall percentage of African-Americans in the City at the time of the Census (i.e., 22.2%), had increased from two to 16.

As shown in Figure 4, which follows, U.S. Census data indicates that the City's Hispanic population was also more dispersed throughout the City in 2000 than in 1990. In 1990, nine census tracts had a Hispanic population between 10% and 19%. By the time of the 2000 U.S. Census, ten tracts had Hispanic populations of 10% to 19%, which is the level that reflects the 14.7% of the City's overall population that Census data indicates is Hispanic. Another eight census tracts had Hispanic populations of 20% or more, including tract 12.03 where Hispanics comprised 62.3% of the population.

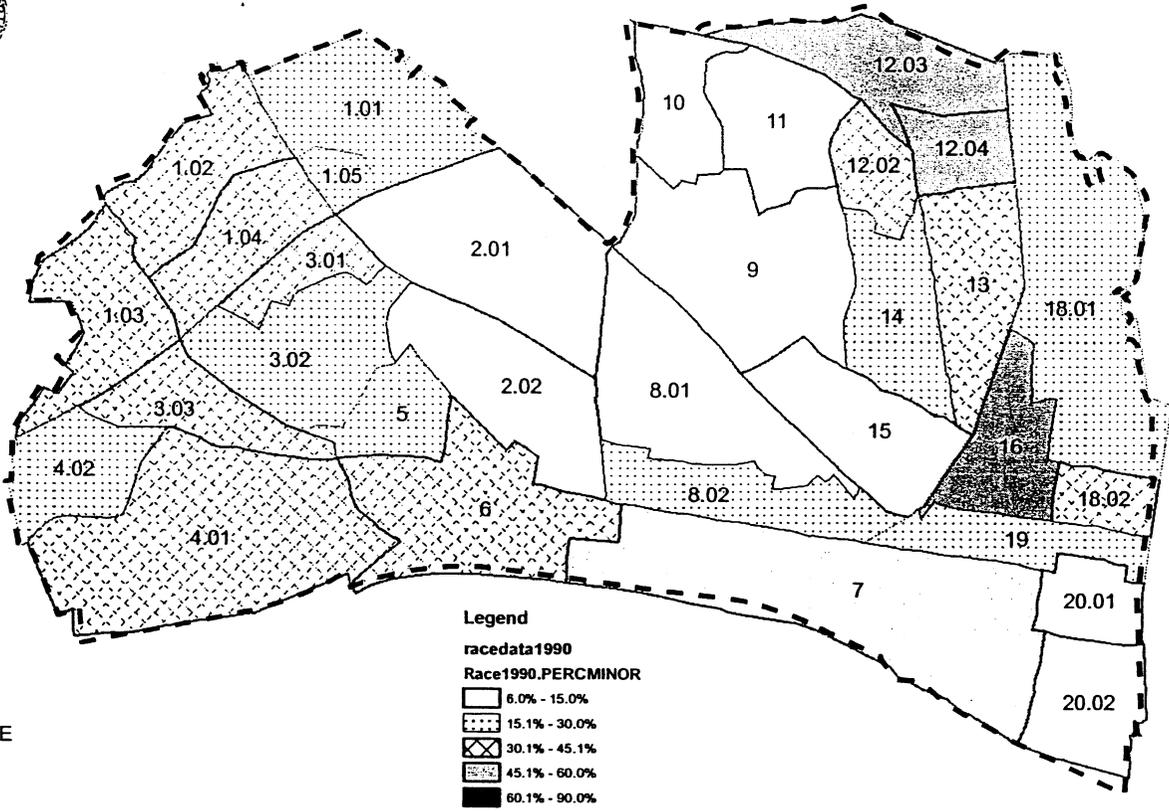
While the 1990-to-2000 figures for African-Americans reflect the continuing dispersion of a population that grew at approximately the same rate as the total population during the 1990s, data on the City's Hispanic population reflects a dispersion of residency along with a substantial increase in size (75.2% from 1990 to 2000). According to U.S. Census Bureau estimates, the size of Alexandria's Hispanic community stabilized in the early years of the 2000s, growing little if at all.

■ I. F. Assisted Housing, Health and Human Services

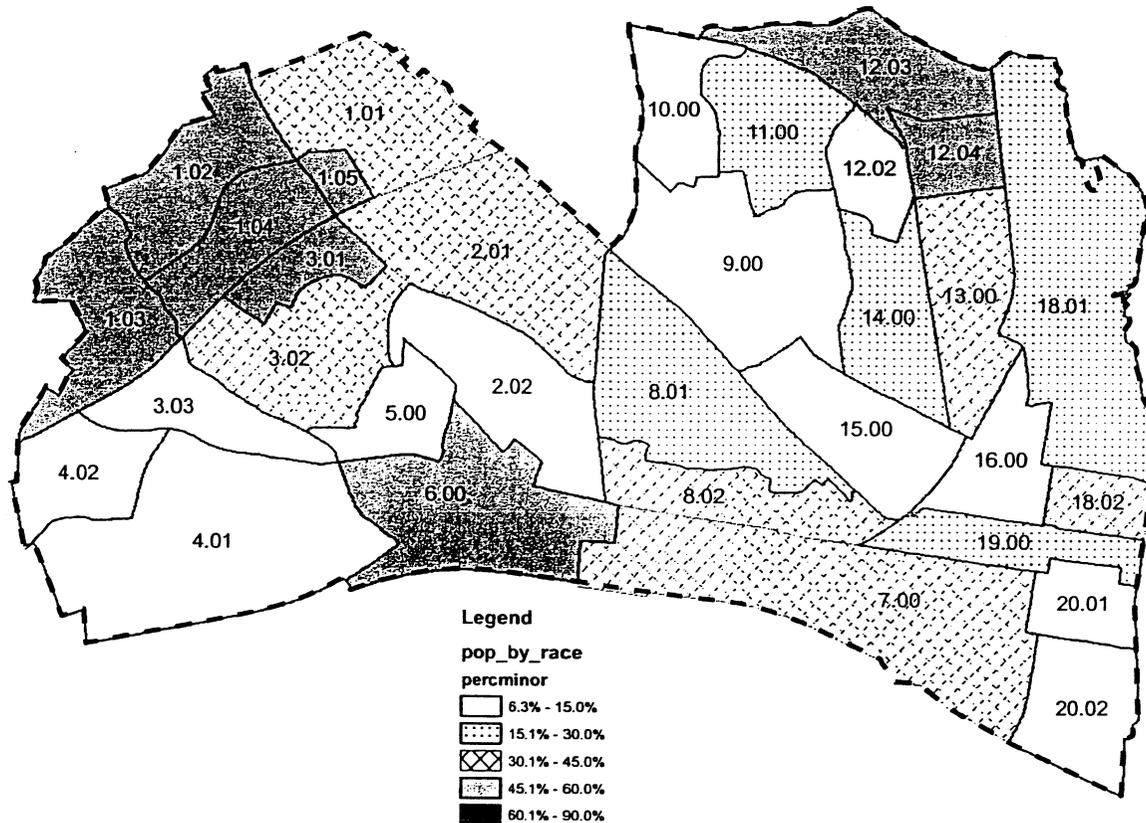
Because of the City's history as a compassionate community that values economic and social diversity, Alexandria has been a leader in the region for many years in the provision of affordable housing and in the delivery of a wide array of health and human services.

Data provided by local jurisdictions to the Metropolitan Washington Council of Governments (COG) for its 2003 Housing Data Survey, indicates that the number of subsidized rental and ownership housing units in the City is comparable to surrounding jurisdictions. Calculations performed by the City based on data included in the COG survey, indicate that for every 1,000 occupied housing units in the City, 47.5 are rental units with project-based assistance. This rate falls between that for Arlington County, which per City calculations has 54.4 assisted rental

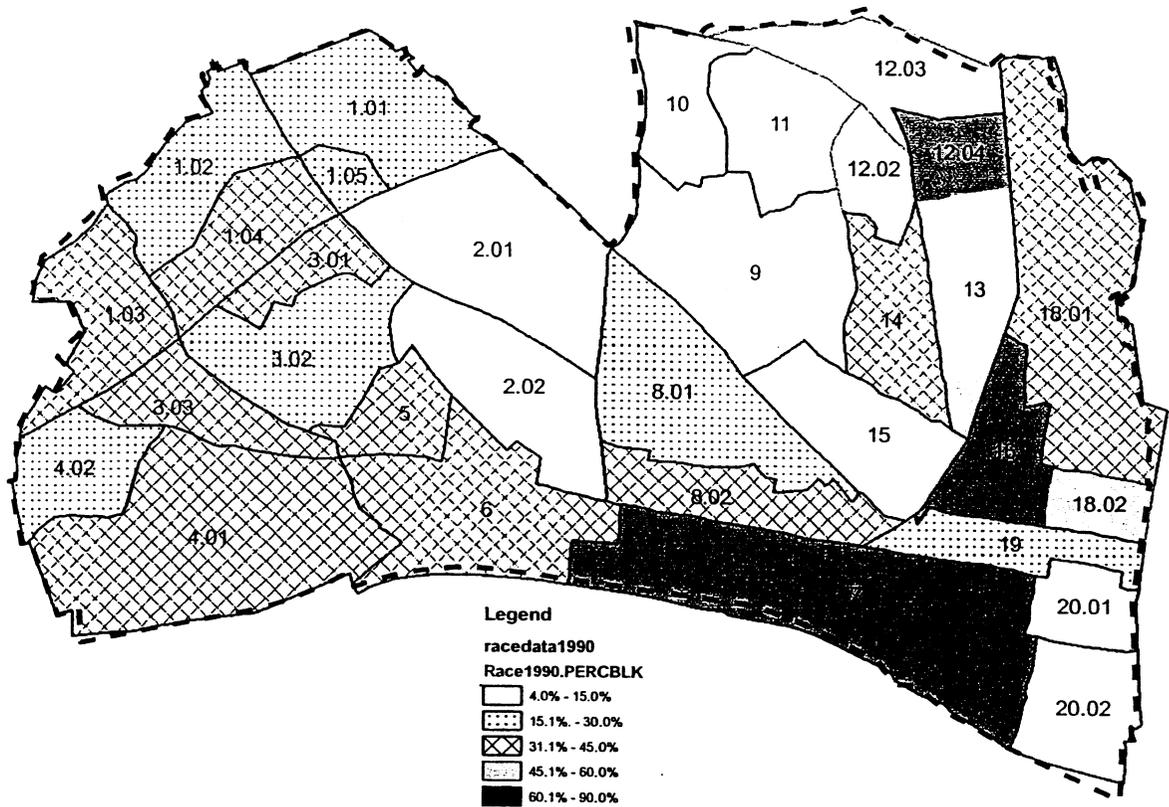
Percent Minority: 1990



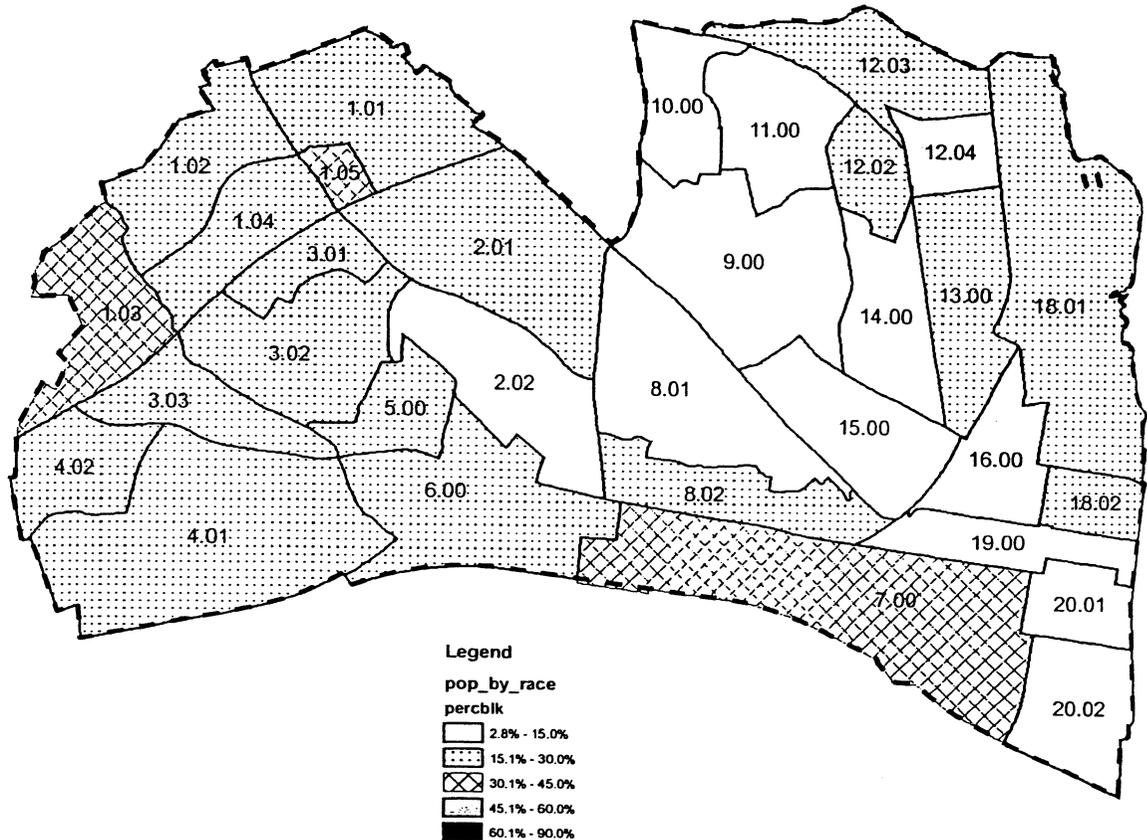
Percent Minority: 2000



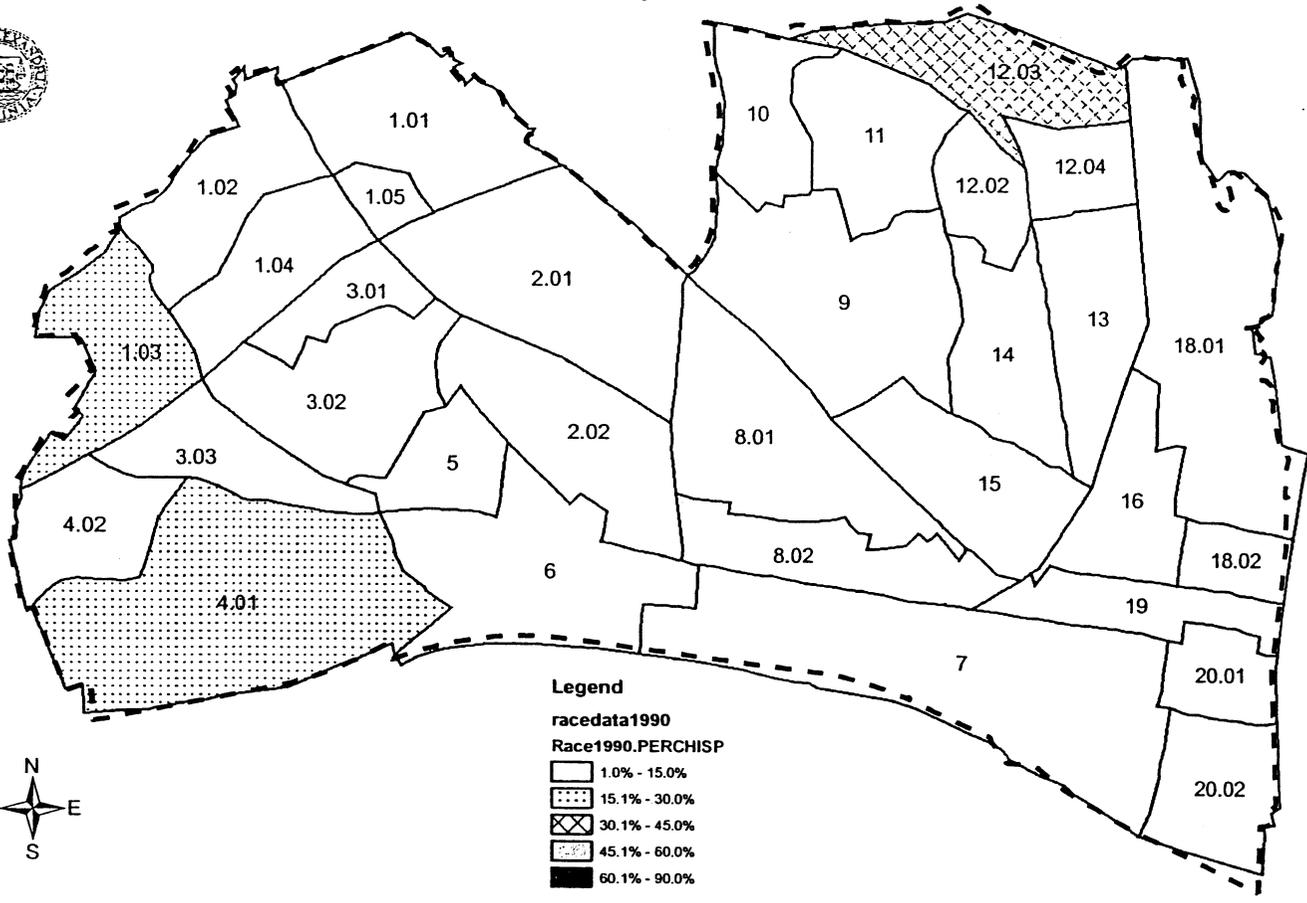
Percent Black: 1990



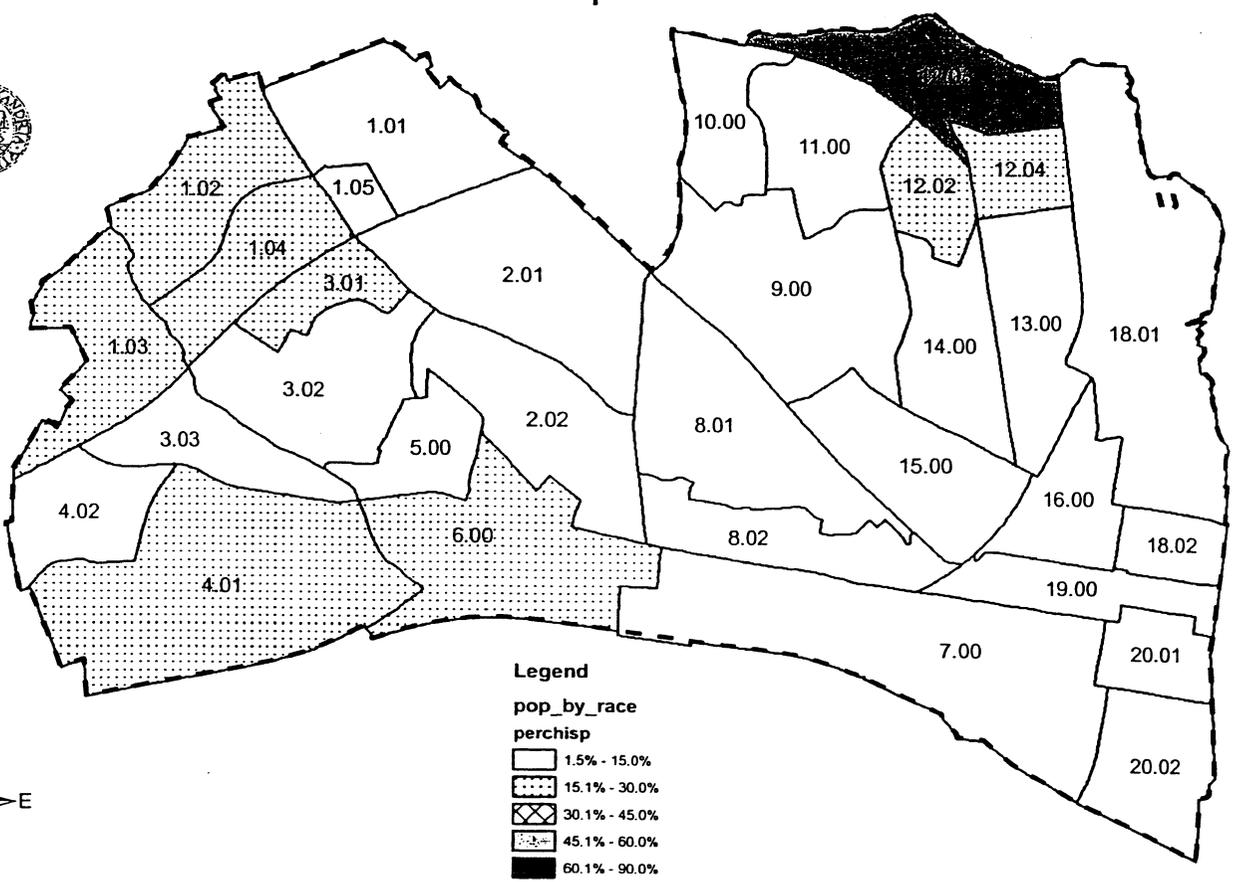
Percent Black: 2000



Percent Hispanic: 1990



Percent Hispanic: 2000



With regard to special-needs and homeless beds, information provided by local jurisdictions for COG's 2003 Housing Data Survey indicates that the City offers more such beds per 1,000 residents than either Fairfax or Arlington Counties. In 2003, Alexandria had an estimated 3.81 homeless and special-needs beds in group homes, shelters, transitional housing and supportive housing units per 1,000 residents, as compared to 2.04 beds in Arlington and 1.56 beds in Fairfax.

More detailed information on the City's sales and rental housing stock, including assisted housing, is provided in Section II below.

SECTION II RENTERS, HOMEBUYERS AND HOMEOWNERS – NEEDS & STRATEGIC PLAN

This section of the Consolidated Plan addresses the needs of renters, homebuyers and homeowners in the City with incomes at or below HUD's middle-income limits (see Table A). Housing and supportive services needs for homeless persons and those threatened with homelessness and for persons with special needs (including the elderly, persons with disabilities and persons living with HIV/AIDS) are discussed in Sections III and IV. Non-housing community development needs are discussed in Section V.

■ II.A Rental and Ownership Housing Market Analysis

The following housing market analysis describes the current status of the City's rental and ownership housing market, addressing issues related to housing supply, demand, condition and cost, as well as providing information on the City's existing public and assisted housing stock.

II.A.1 Housing Supply and Demand

The City's Department of Planning and Zoning estimates that the number of housing units in the City (including 3,276 units of publicly and privately-owned assisted rental housing with project-based subsidies) totaled 68,782 as of July 2004, an increase of 7.1% over the 2000 total. The 2004 estimate includes 21,420 single-family homes; 15,303 multi-family condominium units; and 32,059 rental apartments. The supply of rental housing in Alexandria is substantial. While just over 46% of the City's housing stock was built as rental housing, as of June 2003, an estimated 41,042 (or 62%) of the 66,318 occupied units in the City at that time were renter-occupied. The supply of housing in the ownership market has been less plentiful. As of June 2003, only 38% of the City's housing stock was owner-occupied. Due to the number of rental complexes in the City converting to condominium status, the proportion of owner-occupied housing will increase during the early part of the Consolidated Plan period. As of April 2005, 2,365 units were slated for conversion, with more conversions likely to occur over the next year.

The demand for both rental and ownership housing in Alexandria is high. Though the City's January 2004 Apartment Vacancy and Market Rent Survey indicates that the vacancy rate among market-rate rental units (in rental properties with ten or more units) was 5.2%, an increase 1.4% over the 2001 vacancy rate, this rate is still below the 6% level by which HUD has previously identified a tight market for its Mark to Market Program and is expected to decrease as units are taken out of the rental market in connection with the condominium conversions mentioned above and as recently constructed rental units are absorbed into the market. With regard to ownership housing, the average single-family and condominium home sales prices in the City indicate that demand for sales housing is high. According to data maintained by the Northern Virginia Association of Realtors, the average single-family and condominium sales

prices rose from \$371,232 and \$152,395 respectively in 2001 to \$586,719 and \$309,021 as of January 2005. High demand for ownership housing in the D.C. metropolitan region as a whole has been driven in part by significant job growth in Northern Virginia, and by low mortgage interest rates, which have also facilitated the increase in sales prices, as lower interest rates enable buyers with the same income to pay more for a home than they would have otherwise been able to afford.

In addition to the general demand for housing, there is ongoing demand for affordable sales and rental housing, as indicated by the number of households on waiting lists for public housing and/or Section 8 housing assistance (see Section II.A.3. below), as well as by the number of prospective homebuyers, many of which are low- and moderate-income, participating in the City's annual Homeownership Fair (668 persons in City FY 2004) and in homeownership training offered by the City's Office of Housing (425 households in City FY 2004).

Though information is not available on the number of single-person renter versus single-person homeownership households in the City, the 2000 U.S. Census indicates that at the time of the Census, approximately 43% of all City households (or 26,880 households) were single-person households. With regard to large households, the 2000 U.S. Census indicates that 6% of all renter households in the City at the time of the Census (or 2,317 households) and 4% of the City's ownership households (or 1,107 households) consisted of five or more related persons, meeting HUD's definition of large family. According to 2000 U.S. Census data, at the time of the Census, there were at least 11,396 two-bedroom, 3,593 three-bedroom, 409 four-bedroom and 62 five- or more bedroom rental units in Alexandria. At the time of the 2000 U.S. Census, there were also 7,897 two-bedroom, 9,354 three bedroom, 3,406 four-bedroom and 818 five- or more bedroom ownership housing units in the City. Depending on size and configuration, two- and three-bedroom units may be suitable for larger households. The affordability of available rental and ownership housing for all lower-income City residents, including single-persons and large families, is discussed in Section II.A.4 below.

II.A.2 Condition of the Housing Stock and Overcrowding

At the time of the 2000 U.S. Census, 55% of the City's overall housing stock had been built prior to 1960 and just over 10% of the City's housing had been built prior to 1940. The age of a jurisdiction's housing stock is typically an indicator of its maintenance and repair needs. Despite the age of the City's housing stock, the 2000 U.S. Census estimates that at the time of the Census only 301 residential units in the City (of which 48 were owner-occupied, 247 were renter-occupied and the remaining six were unoccupied) were in substandard condition (i.e., the units lacked complete plumbing facilities), indicating that less than 1% of the City's housing stock is substandard.

This data is supported by local inspection results. The City's Code Enforcement Bureau uses the following definition for Spot Blight cases: building(s) which, by reason of dilapidation, obsolescence, overcrowding, lack of ventilation, light or sanitary facilities, or excessive land coverage, or any combination of these or other factors, is detrimental to the health, safety and

welfare of the community. Using that definition, the HUD designation of a substandard condition could be characterized in Alexandria as having such structural deficiencies that it is beyond rehabilitation, while a substandard condition but suitable for rehabilitation could be rehabilitated. In Alexandria, all the buildings with substandard conditions currently fall into the category that allows for rehabilitation. As of March 1, 2005, Alexandria's Code Enforcement Bureau had identified only 30 residential units as substandard and unfit for human habitation. Of these 30 units, 26 were single family homes and 4 were in multifamily developments. The City expects all the buildings to be rehabilitated. Although the City has routinely inspected multifamily rental units of property owners who own five or more dwellings or dwelling units, single-family properties have been inspected only when there has been probable cause or reason to believe that an unsafe condition may exist. As a result, there is currently little available data on code violations in most of the single-family properties in the City.

For information specifically on the condition of the City's Public Housing stock, please refer to Section II.A.3 below.

The 2000 U.S. Census shows that at the time of the Census, only 2% of all owner-occupied units in the City (or 591 units) had more than 1.01 occupants per room, the Census measure of overcrowding, indicating a low rate of overcrowding for homeowner households. Data from the 2000 U.S. Census reveals that at the time of the Census, approximately 12% of all renter-occupied units in the City (or 4,533 renter-occupied units) had more than 1.01 occupant per room, indicating that problems related to overcrowding may be more prevalent for renter households.

II.A.3 Existing Public and Assisted Housing

The City's assisted housing stock is comprised of housing that has been subsidized using federal, state and/or local monies to ensure long-term affordability. This section provides an inventory of all existing assisted rental housing in the City, as well as detail (as required by HUD) on the City's public housing stock. For information on assisted housing for special needs populations, please refer to Section IV. below.

Public and Assisted Housing Inventory

Assisted Housing - Table C below provides an inventory of the City's project-based assisted housing stock and includes information on the income levels and household types targeted for assistance. As shown, there are currently 3,276 affordable rental units in the City with project-based subsidies. Of these, 889 are subsidized under the Public Housing Program and 261 are replacement public housing units subsidized under the Low Income Housing Tax Credit (LIHTC) or Section 8 Moderate Rehabilitation and New Construction Programs. These 1,150 public and replacement public housing units are operated by the Alexandria Redevelopment and Housing Authority (ARHA). The remaining 2,126 rental units in the City with project-based assistance are privately-owned units subsidized under the LIHTC, Tax-Exempt Bond, Section 236 and Section 8 Moderate Rehabilitation and New Construction Programs, Developer Rental

Set-Asides and/or with state or local funds. Figure 5 below shows the location of all rental units in the City with project-based assistance.

TABLE C

Inventory of Existing Assisted Housing with Project-Based Assistance (as of February 2005)⁴			
	# of Units Available	Target Income(s)	Household Type Served
Public Housing⁵	889	at or below HUD Moderate-Income Limits (<i>currently \$58,000 for a four-person household</i>)	Elderly/Disabled Households - 208 Family Households - 681
Project-Based Section 8⁶	1,151	same as Public Housing	Elderly/Disabled Households - 390 Family Households - 761
Low Income Housing Tax Credit (LIHTC) and Tax Exempt Bond Programs⁷	1,164	at or below 60% of Area Median Income (<i>currently \$53,580 for a four-person household</i>)	Includes households of all sizes and types
Section 236	24	same as Public Housing	Single-Person and Family Households
Developer Rental Set-Asides	12 (Available May 2005)	at or below 60% of Area Median Income (<i>currently \$53,580 for a four-person household</i>)	Includes households of all sizes and types
Local and/or State Subsidy	36	varies, but at least below HUD moderate-income limits (<i>currently \$58,000 for a four-person household</i>)	Includes households of all sizes and types
Total City Units with Project-Based Assistance	3,276		

Section 8 Housing Choice Voucher Program - A total of 1,722 tenant-based Section 8 Housing Choice Vouchers and 10 Housing Opportunities for Persons with AIDS (HOPWA) vouchers, administered by ARHA, are also available to subsidize rental housing costs for low- and moderate-income renters in the City. This total excludes 26 vouchers used as project-based vouchers at New Brookside, which have been counted in Table C under "Project-Based Section 8."

Insert Figure 5 (map showing location of assisted housing)

⁴ Please note, assisted housing listed in this table does not represent the full extent of the City's affordable housing stock, which includes privately-owned units that do not receive any form of subsidy. Please see Table F for information on overall affordable housing available in the City. For information on assisted housing for special needs populations, see Sections III, IV and V.

⁵ The City's 261 replacement public housing units are not counted in this table under Public Housing. Of these 261 units, 201 have been counted under the Project-Based Section 8 category and 60 have been counted under the LIHTC and Tax-Exempt Bond Programs category.

⁶ Includes 87 units also subsidized under the Tax Exempt Bond Program that are not counted in this table under that category.

⁷ Includes 738 units subsidized under both the LIHTC and the Tax-Exempt Bond Program; 60 units that received LIHTC in conjunction with an ARHA subsidy; 338 units subsidized with Tax Exempt Bonds only; and 28 units that were subsidized using LIHTC in conjunction with local funds. These last 28 units have not been counted in this table under the Local and/or State Subsidy category.

Anticipated Loss of Public and Assisted Housing Units

As described in more detail in Section VII below, under Resolution 830, the City and ARHA are committed to maintaining 1,150 units of public and replacement public housing in Alexandria. While no loss of public housing units is therefore expected during the period covered by this Consolidated Plan, 111 public housing replacement units (Hopkins-Tancil Courts) will be subject to annual renewal under the Section 8 Moderate Rehabilitation Program and the compliance period for 60 public housing replacement units subsidized under the Low Income Housing Tax Credit (LIHTC) Program (Quaker Hill) will end in 2006.

It is the City's goal to preserve all existing assisted rental housing units by encouraging continued participation in subsidy programs. Whenever private entities that own and operate assisted rental housing in the City will have the option to remove units from the City's assisted rental housing stock during the Consolidated Plan period, the City will seek the preservation of these units as assisted housing through negotiations with property owners. There are 423 such units, subsidized with project-based Section 8 under the Mark Up to Market program, for which the subsidy contract will expire in late 2005. The City has initiated discussions with the owner and is hopeful about the prospects for renewal. There are no other anticipated losses of units assisted under the project-based Section 8, Section 236, or LIHTC programs. The status of several properties assisted solely with tax-exempt bonds is currently under review, with particular emphasis on one property with 80 affordable units that may be threatened during this period.

Public Housing and Section 8 Housing Choice Voucher Waiting Lists

As of June 2004, there were 1,128 family households on the Public Housing and 1,384 family households on the Section 8 Housing Choice Voucher waiting lists. Approximately 91% of the households on the Public Housing waiting list and 87% of the households on the Section 8 Housing Choice Voucher waiting list had incomes at or below HUD's extremely low-income limits. Approximately 84% of all households on the Public Housing waiting list and 82% of those on the Section 8 waiting list were families with children. As of June 2004, the Public Housing waiting list had been closed for 19 months and the Section 8 Housing Choice Voucher waiting list had been closed for 36 months.

Public Housing Physical Condition and Revitalization Needs

Because a substantial portion of Alexandria's public housing stock is over 40 years old, one of ARHA's high priorities is to improve the quality of life for its residents. ARHA is hiring a consultants to perform and complete Physical Needs Assessments, market studies, and appraisals. These assessments, in addition to subsequent input from the City's Code Enforcement Bureau and public housing residents, will form the basis of ARHA's five-year Capital Funds Program Plan, which staff will begin drafting in summer 2005. As indicated in ARHA's PHA Agency Plan for 2005-2009, which is available for review in Appendix III., ARHA anticipates the need to upgrade the sewer main system at Samuel Madden Homes (Uptown), replace or repair roofs at scattered sites and repair balconies, handrails and drainage systems at Ladrey Highrise.

Public Housing and Accessibility for Persons with Disabilities

Information from ARHA on the accessibility of Public Housing for persons with disabilities (including the results of ARHA's 504 Needs Assessment) is pending. HUD requires that 5% of a jurisdiction's public housing units be accessible to persons with disabilities. ARHA modified a 2-bedroom and 3-bedroom townhouse to make a 1-bedroom accessible unit and 4-bedroom accessible unit in March of 2003. With the redevelopment of Samuel Madden Homes (Downtown), which will add twelve accessible and six adaptable units to ARHA's stock of public housing, the overall Public Housing stock will be in compliance with HUD accessibility requirements.

Public Housing and the Capital Funds Program

As indicated in ARHA's PHA Agency Plan for 2005-2009, which is available for review in Appendix III, during the Consolidated Plan period, ARHA expects to utilize Capital Funds Program monies for Public Housing Program administration, including employee salaries and benefits and to undertake repair and renovation activities at public housing properties including the following: preventive maintenance; sidewalk and parking lot repairs; replacement of flooring, stair treads, trash cans and benches; repair or replacement of roofs and exterior lighting; remodeling of bathrooms; and replacement of gas-fired furnaces with central heating and air conditioning. More detailed information from ARHA on the properties that participate in the Capital Funds Program and on the proposed uses of Capital Funds Program monies is pending.

Improving Public Housing Management and Operations

The first 5-year plan for Housing Authorities was in 2000; 2006 begins a new 5-year planning cycle. The new 5-year plan will include a new HUD initiative promoting asset management, which is founded on the premise that real estate decisions must be made with full knowledge of the market in which one operates (or in which one would operate if rent subsidies did not exist). The analytical process in HUD's model begins with an assessment of the existing condition, including the market worth of its portfolio, the capacity of the organization itself, and the return on investment (ROI). The model creates a baseline market study and updates that study yearly to calculate a market value. The appraisals, along with the physical needs assessment, the organizational capacity and annual financial/operational indicators are used to calculate ROI. Market value is directly related to the cash flow the property does (or would) generate in the market (depending on whether rent subsidies exist for the property). This process of quantifying ARHA's existing condition is the first step in a larger process of relating where it is (existing condition) to where it wants to be (mission). After ARHA determines which of its properties are viable, ARHA will begin to re-tool the portfolio as needed.

One of the components of determining existing condition is to measure ROI. HUD suggests, as one approach to ROI, comparing the change in the property's market value from year to year with the amount of capital funds invested; this would be used in determining the priorities for capital fund grant dollars. The perspective should result in a capital investment strategy that

targets scarce funds to those sites that will show the biggest “bump” in market value per dollar invested.

ARHA has modified its operations to include a dedicated vacant unit crew in order to get units made-ready and back on-line as quickly as possible. There is also a new Preventative Maintenance Crew whose responsibility it is to abate findings generated by semi-annual inspections. By putting preventative measures in place the agency is becoming more pro-active in its approach to asset management. This change in operations has resulted in a reduction in the number of resident generated (call-in) work orders.

The regular maintenance staff has been de-centralized with each technician being accountable for specific properties. Staff responds to work orders on the day they are received and quality control telephone surveys are conducted with residents to follow-up on the quality of service being provided.

Grounds keeping has been outsourced resulting in an improvement in the properties’ appearance.

Public Housing Resident Initiatives

ARHA will continue activities to encourage the participation of public housing residents in the management of public housing, to improve the quality of the living environment for public housing residents and to encourage public housing residents to become homeowners as follows:

- *Encouraging Resident Participation in Public Housing Management* - ARHA will continue to work with both the Alexandria Residents Council (ARC) and the Ladrey Highrise Advisory Board to address resident needs. In addition, ARHA will continue to promote resident input on annual and five-year Public Housing Authority (PHA) plans through the Agency Plan Residents’ Advisory Board, which is comprised of public housing and Section 8 Housing Choice Voucher residents elected in an ARHA-wide election.
- *Improving the Quality of the Living Environment* - ARHA will use Capital Funds Program funds for physical and managerial improvements at public housing properties. Subject to available resources, ARHA will also implement safety and crime prevention measures at ARHA properties.
- *Public Housing Residents and Homeownership* – As indicated in ARHA’s PHA Agency Plan for 2005-2009 (see Appendix III), ARHA plans to administer a Section 8 Homeownership Program for up to 25 households utilizing Section 8 Housing Choice Vouchers. In addition, should the City receive monies through HOME under the American Dream Downpayment Initiative (ADDI), targeted outreach on homeownership assistance would be conducted for public housing tenants as described in Section VII below.
- *Self-Sufficiency Initiatives* - The ARHA Family Self Sufficiency (FSS) Program was implemented in 1994. The FSS Program was one of several ARHA programs designed to promote economic stability among families who participated in the Section 8 Certificate/Voucher Program. Since the FSS Program requirements were established by HUD, ARHA is mandated to enroll 90 families into the FSS Program Over 61 % of the FSS

families have an escrow account. The primary goal of the FSS Program is to move families living in public and assisted housing towards personal and economic self-sufficiency and eliminate family dependence on government assistance. Through the combined efforts of ARHA, the FSS Coordinating Committee, the City of Alexandria, social services agencies, educational institutions, and the public and private sector, the FSS Program has developed a comprehensive approach that utilizes community partnerships to address the employment, educational, social, housing, and economic needs of participating families.

Subject to available resources, ARHA will continue to implement structured programs emphasizing education, training and employment through its Social Service Division to promote self-sufficiency for tenants living in ARHA housing or utilizing Section 8 Housing Choice Vouchers.

Public Housing Agency's Strategy to Serve the Housing Needs of Extremely Low-, Low- and Moderate Households

For information on strategies to be utilized by ARHA to serve the housing needs of households with incomes at or below HUD's moderate-income limits, please refer to pages nine through 11 of ARHA's PHA Agency Plan for 2005-2009 in Appendix III.

II.A.4 Housing Cost and Affordability

For the purposes of the Consolidated Plan, the City has defined affordable rental housing as units for which the monthly rent does not exceed 30% of gross household income. Ideally for renters, the combined cost of rent and utilities should be within the 30% level, but as the estimation of utility costs is beyond the scope of this document, information provided below does not take this particular cost into account. Affordable ownership housing is defined as units for which the monthly mortgage payment (including principal, interest, taxes and insurance) does not exceed 35% of gross households income.

Market Rate Rental Housing

As shown in Table D below, the City's annual Market Rent Survey (which includes market rate rental properties with 10 or more units and reflects rent levels offered to new tenants) indicates that average rents for market rate apartment have increased substantially over the past 15 years. Market rate rents continued to rise in 2004 despite the fact that the vacancy rate was higher than in prior years. With the exception of efficiency units, between 1990 and 2004 average market rate rent levels in Alexandria have increased over 60% for all bedroom sizes.

TABLE D

Average Monthly Rents on Market Rate Apartments (as of January 2004)						
Type of Unit	1990	2000	% Change 1990 to 2000	2004	% Change 2000 to 2004	% Change 1990 to 2004
Efficiency	\$567	\$707	24.7%	\$840	18.8%	48.1%
One Bedroom	\$680	\$847	24.5%	\$1173	38.5%	72.5%
Two Bedroom	\$810	\$1034	27.7%	\$1357	31.2%	67.5%
Three Bedroom	\$923	\$1126	18%	\$1490	18%	61.4%

The annual household incomes needed to afford the January 2004 average market rate rents, based on rent not exceeding 30% of income, are shown in Table E below.

TABLE E

Income Required for Affordable Rent of Market Rate Rental Unit		
Type of Unit	Average Market Rate Rent (as of Jan. 2004)	Required Annual Income (if Rent = 30% of Income)
Efficiency	\$840	\$33,600
One Bedroom	\$1173	\$46,950
Two Bedroom	\$1357	\$54,280
Three Bedroom	\$1490	\$59,600

Table F below provides estimates of the number of market rate rental housing units in the City affordable to lower-income households. According to these estimates, the number of market rate rental housing units in the City affordable to households in HUD's middle- and moderate-income categories (including single-person and large-family households) should be sufficient to meet demand. The supply of affordable market rate rental units for extremely low- and low-income households is less plentiful. It should be noted that the number of market rate rental units affordable to the various household types may be higher than estimated in this report, as data used to prepare the estimates does not include information on rental units in properties with fewer than 10 units and rent levels reflect the rents offered to new tenants. As longer-term tenants may be paying lower rents, the number of affordable market rate rental units may higher than is shown in Table F.

TABLE F

**Estimated Number of Rental & Ownership Housing Units Affordable
to Households within Specified Income Limits⁸**

	Extremely Low- Income	Low-Income	Moderate- Income	Middle-Income
MARKET RATE RENTAL				
<i>(Affordability is based on rent payments at 30% of income for households falling specifically within each income category. The number of affordable units shown below is based on information reported in the City's 2004 Market Rate Rent Survey. Affordable rent levels were calculated for household sizes appropriate to the unit size.)</i>				
# of Affordable Efficiency Units	1	213	2,651	33
# of Affordable 1-BR Units	0	1,211	10,440	1,299
# of Affordable 2-BR Units	0	654	6,609	1,372
# of Affordable 3-BR Units	0	93	1,243	86
SUBSIDIZED RENTAL UNITS				
Units with Project-Based Subsidies	3,276			
Tenant-Based Housing Choice Vouchers	1,696			
OWNERSHIP HOUSING UNITS				
Affordable Price Range <i>(based on payment at 35% of income and 5% downpayment, no City assistance)</i>	up to \$74,250	up to \$147,200	up to \$201,000	up to \$245,000
# of Affordable Ownership Housing Units <i>(based on 2005 assessed value; assessed value is typically lower than market value)</i>	327 <i>[valued at up to \$74,999]</i>	1,287 <i>[valued from \$75,000 to \$149,999]</i>	3,485 <i>[valued from \$150,000 to \$199,999]</i>	3,958 <i>[valued from \$200,000 to \$249,999]</i>

HUD tabulations based on the 2000 U.S. Census indicate that approximately 9.4% all City households are renter households that fall specifically within HUD's moderate-income category. Given the 2004 estimate of the number of households in the City, it is likely there are as many as 6,257 moderate-income renter households of any size in the City, including single-person households and large families. As shown in Table F above, estimates based on the City's Market Rate Rent Survey (which reflect adjustments to HUD income categories based on unit size)

⁸ Data on the number of rental housing units affordable to households in the various income ranges is based on the results of the City's 2004 Market Rate Rent Survey. The number of affordable rental units actually available in the City may be higher than estimated in this table as the survey includes only rental complexes with 10 or more units. In addition, rent levels captured by the survey reflect the rents offered to new tenants. As longer-term tenants may be paying lower rents, there may be more units currently affordable to lower-income households than indicated by survey results.

indicate there are as many as 20,943 efficiency, one-, two- and three-bedroom units in market rate apartment complexes with 10 or more units affordable to households specifically within HUD's moderate-income category. While data is not available on the number of single person households that fall within HUD's moderate-income category, HUD tabulations based on the 2000 U.S. Census indicate that less than 1% of all City households are moderate-income large-family households. Based on the 2004 estimate of the number of households in the City it is likely that there are as many as 470 moderate-income large family households. Table F indicates that there may be as many as 1,243 three-bedroom market rate rental units alone affordable to such households.

For households of any size falling within HUD's extremely low- and low-income ranges, including single person and large family households, the supply of affordable market rate rental housing in the City is more restricted. HUD tabulations based on 2000 U.S. Census data indicate that 9% all City households are likely to be renter households that fall within HUD's extremely low-income category and another 8% are likely to be renter households that fall within HUD's low-income category. Given the 2004 estimate of the number of households in the City, it is likely that there are as many as 5,990 extremely low-income and 5,325 low-income renter households of any size in the City. As shown in Table F above, estimates based on the City's Market Rate Rent Survey, which captures market rent levels for new tenants with adjustments to HUD income categories based on unit size, indicate that there may be as few as 2,291 efficiency, one-, two- and three-bedroom units in market rate apartment complexes with 10 or more units that have rent levels affordable to households within HUD's low-income category and there may be only one market rate rental unit affordable to households of any size within HUD's extremely low-income category. Due to the condominium conversions mentioned above, the number of affordable market rate rental units may be reduced even further.

Data is not available on the number of single person households with incomes at or below HUD's moderate-income limits. While the City is therefore unable to specifically address rental housing supply and demand issues for this particular population, it is worth noting that the City's Market Rate Rent Survey indicates that in apartment complexes with 10 or more units, only one unit of any size would be affordable to single-person households within HUD's extremely low-income category and only 1,424 efficiency and one-bedroom units would be affordable to single-person households within HUD's low-income category. For large family households, HUD tabulations based on 2000 U.S. Census indicates that based on the 2004 estimate of the number of City households there may be as many as 470 extremely low-income and 530 low-income large family households in the City. While 2000 U.S. Census data indicates that there are only 471 units with four or more bedrooms in the City, some two- and three-bedroom units may be suitable for large family households depending on their size and configuration. Based on rents offered to new tenants in market rate rental housing with 10 or more units, there are no two- or three- bedroom market rate rental units affordable to extremely low-income large families, but there are 747 two- and three-bedroom market rate rental units that may be affordable to large family households within HUD's low-income category.

As discussed below in Section II.B.1, HUD tabulations based on 2000 U.S. Census data for households at or below HUD's moderate-income limits indicate that low- and moderate-income renter households in the City, even those for which Table F shows a sufficient supply of affordable housing, are cost-burdened. This may be due to the fact that some of the market rate units affordable to households in lower income categories are actually occupied by households in higher income categories, thereby limiting the supply of available units affordable to households in specific income categories. According to data compiled by the Fannie Mae Foundation for its report entitled "Housing in the Nation's Capital 2004," as of 2000, approximately 37.3% of all rental units affordable to households within HUD's extremely low-income category, 54.1% of all rental units affordable to households within HUD's low-income category, and 55.1% of all City rental units affordable to households within HUD's moderate-income category may be occupied by households in higher income categories.

While assisted rental units are available, even with these units, the supply of rental housing affordable to households at or below HUD's low-income limits remains restricted. In addition, there are waiting lists for both public housing and Section 8 tenant-based rental assistance.

Market Rate Ownership Housing

Homeowners - From 2000 to 2005, average assessed values for homes in the City increased substantially. As shown in Table G below, in 2005 the average assessed value of a residential unit in Alexandria was \$441,823 as compared to \$191,341 in 2000. Such increases are likely to create a cost burden for existing low- and moderate-income homeowners, particularly those who are elderly or disabled.

TABLE G

Average Assessed Residential Property Values					
Type of Housing Unit	1995*	2000*	% Change 1995-2000	2005	% Change 2000-2005
Single-family Home	\$228,212	\$257,604	12.9%	\$563,092	118.6%
Condominium	\$101,368	\$102,229	0.1%	\$287,765	181.5%
All Residential Units	\$175,006	\$191,341	9.3%	\$441,823	130.9%

* Revised from previously published figures based on appeals.

Homebuyers - According to data maintained by the Northern Virginia Association of Realtors (NVAR), based on the average single-family sales price of \$586,719 and the average condominium sales price of \$309,021, the overall average sales price for ownership housing in Alexandria as of January 2005 was \$447,870.

Where affordability is based on having a housing payment (including principal, interest, taxes and insurance) that does not exceed 35% of income and assuming the buyer finances the purchase with a 30-year loan at the current market fixed interest rate of 5.75% and makes a 5%

down payment, an affordable purchase price for a four-person household at the HUD middle-income limit of \$68,900 without any home purchase assistance would be approximately \$245,000. For a four-person household at the HUD moderate-income limit of \$58,000, an affordable purchase price without any home purchase assistance would be approximately \$201,000.

Metropolitan Regional Information Systems, Inc. (MRIS) data indicates that of the 3,531 ownership units that went to settlement during 2004, approximately 30% (or 1,049) were priced below \$250,000 and 9.5% (or 338) were priced between \$250,000 to \$300,000. Homeownership can therefore be affordable to households in HUD's middle- and moderate-income ranges, particularly when home purchase assistance is available. However, the opportunity to purchase housing has been restricted for households at all income levels due to the limited inventory of units on the market. While there were 3,351 sales during 2004 of homes potentially affordable to households within HUD's moderate- and middle-income categories, it is likely that during the same period there were as many as 5,999 potential homebuyers in HUD's moderate-income category alone.⁹

Table F above provides detail on the number of ownership (and rental) housing units in the City affordable to households of varying sizes with incomes at or below the middle-income limits established by HUD.

II.B Renters - Housing Needs and Strategic Plan

This section provides information on the housing needs of renters in Alexandria with incomes at or below HUD's middle-income limits, as well as on the City's strategy for addressing these needs during the Consolidated Plan period. As required by HUD, the City has completed HUD's Priority Needs Summary Table (HUD Table 2-A), which includes HUD data and City-established priority levels (based as required by HUD on whether the City or entities operating within the City will be funding related activities during the Consolidated Plan period) related to renter households within HUD's moderate-income limits. The City has also completed Table 2C, which identifies specific objectives for relevant renter households expected to be accomplished during the Consolidated Plan period. These tables and any related information required by HUD are available for review in Appendix II.

⁹ The number of potential moderate-income homebuyers in 2004 was calculated by applying the percentage of renter households of any size that fall within HUD's moderate-income category as tabulated by HUD based on 2000 U.S. Census data to the estimated number of households in the City as of 2004.

II.B.1 Needs Assessment for Renter Households¹⁰

Problems Related to Cost - Table H below presents Housing Assistance Needs information for each of the HUD income categories (i.e., extremely low-, low- and moderate-income) based on current HUD tabulations of 2000 U.S. Census data. This data indicates that at the time of the Census 70.9% (or 4,014 out of a total of 5,662 extremely low-income renter households) of all renter households with incomes at or below HUD's extremely low-income limit were cost burdened (i.e., they were paying more than 30% of income for rent) and that 59.5% (or 3,369 extremely low-income households) were experiencing severe cost burden (i.e., they were paying more than 50% of income for rent). For households in HUD's low-income category, HUD tabulations indicate that at the time of the Census, 74.5% (or 3,586 out of a total of 4,813) were cost burdened and 18.3% (or 881 low-income households) were experiencing severe cost burden.

The incidence of cost burden for extremely low- and low-income renter households is consistent with information provided in Table F above, which indicates that there is a limited supply of rental housing affordable to renters in these income categories. For moderate-income renter households, Table F indicates that there is sufficient affordable market rate rental housing in the City; but HUD tabulations based on 2000 U.S. Census data show that at the time of the Census, 35.7% (or 2,081 out of a total of 5,830) of all such households in the City were cost burdened and that 2.6% (or 152 low-income households) were experiencing severe cost burden. As noted in Section II.A.4 above, this discrepancy may be explained at least in part by a trend identified by the Fannie Mae Foundation such that between 37% to 55% of the share of market rate rental units specifically affordable to households within each of HUD's extremely low-, low- and moderate-income categories are actually occupied by households with incomes higher than that of the relevant income-category. Therefore, while the supply of market rate rental unit for households within HUD's moderate-income category appears to be sufficient to meet demand, all such units may not be available to the City's moderate-income households.

Problems Related to Physical Condition or Overcrowding - As HUD tabulations based on 2000 U.S. Census data do not provide an estimate of the number of lower-income renter households in the City with problems specifically related to physical condition or overcrowding, the City is unable to quantify the number and type of lower-income renter households with such problems. It is worth noting however, as discussed above, that based on data taken directly from the 2000 U.S. Census, only 247 rental units in the City (or less than 1% of all rental units) had problems related to a lack of complete plumbing and 12% of all renter households of any income experienced overcrowding. As the rate at which these particular problems are likely to impact renter households with incomes at or below HUD's middle-income limits is relatively low, the City has determined that neither the physical condition of rental units nor overcrowding are substantial problems for such households.

¹⁰ HUD defines "households with housing problems" as those that meet one or more of the following criteria: (1) households occupying housing units that meet the Census definition of physical defects, such as a unit lacking a complete kitchen or bathroom; (2) households that meet the Census definition of overcrowded, defined as having more than one person per room; and/or (3) households who meet the HUD definition of cost-burdened, i.e., those that pay more than 30% of income for housing costs. For HUD purposes, households with a severe cost burden are those paying more than 50% of income for housing costs.

TABLE H

HUD Tabulations of Housing Problems (based on 2000 U.S. Census Data)

Household by Type, Income, & Housing Problem	Name of Jurisdiction: Alexandria city, Virginia		Source of Data: CHAS Data Book				Data Current as of: 2000							
	Renters		Owners		Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	Total Renters	All Other Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)											(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	1,896	3,489	938	4,152	10,475	1,027	527	165	618	2,337	12,812			
2. Household Income <=30% MFI	1,353	1,755	440	2,114	5,662	497	248	25	258	1,028	6,690			
3. % with any housing problems	57.1	82.3	100	77.8	76	76.9	89.9	100	86.4	83	77.1			
4. % Cost Burden >30%	52.7	74.9	80.7	77.1	70.9	76.1	84.3	100	80.5	79.8	72.2			
5. % Cost Burden >50%	42.8	59.5	56.8	70.7	59.5	51.1	66.5	100	77.5	62.6	60			
6. Household Income >30% to <=50% MFI	543	1,734	498	2,038	4,813	530	279	140	360	1,309	6,122			
7. % with any housing problems	68	79	89	90.9	83.8	40.6	78.5	82.1	86.1	65.6	79.9			
8. % Cost Burden >30%	68	65.7	46.8	90.5	74.5	40.6	77.1	64.3	86.1	63.4	72.1			
9. % Cost Burden >50%	33.1	12.9	3.6	22.6	18.3	23.6	32.3	50	40.3	32.8	21.4			
10. Household Income >50 to <=80% MFI	390	1,890	430	3,120	5,830	585	404	92	440	1,521	7,351			
11. % with any housing problems	55.1	56.1	76.7	45	51.6	30.8	65.3	79.3	68.2	53.7	52.1			
12. % Cost Burden >30%	55.1	28.8	2.3	42	35.7	30.8	56.9	25	68.2	48.2	38.3			
13. % Cost Burden >50%	16.7	1.1	0	2.1	2.6	12	14.9	4.3	18.2	14.1	5			
14. Household Income >80% MFI	1,105	6,160	949	12,625	20,839	3,569	8,720	760	7,815	20,864	41,703			
15. % with any housing problems	14.9	14.3	63.6	7.6	12.5	7	12.3	22.4	16.1	13.2	12.9			
16. % Cost Burden >30%	11.3	2.2	0.4	5.6	4.6	7	10.6	10.5	15.8	11.9	8.3			
17. % Cost Burden >50%	2.3	0.3	0	0.2	0.4	2	1	2.6	1.6	1.4	0.9			
18. Total Households	3,391	11,539	2,317	19,897	37,144	5,181	9,651	1,017	8,873	24,722	61,866			
19. % with any housing problems	44.9	41.2	78.4	29.5	37.6	19.8	18.4	37.7	23.6	21.3	31.1			
20. % Cost Burden >30	41.9	27.2	26	27.6	28.7	19.7	16.4	21.4	23.1	19.7	25.1			
21. % Cost Burden >50	25	11.3	11.6	10.3	12	10	4.1	11.7	6.2	6.4	9.8			

Insert Table H (HUD CHAS data)

Other Issues for Renter Households - Other factors that can limit housing opportunity for renter households in the City with incomes at or below HUD's middle-income include housing discrimination and social service needs that impede self-sufficiency (e.g., child care needs, job training, crisis intervention, etc.).

Single-Person and Large Family Renter Households

Data on the number of single-person households in Alexandria with incomes at or below HUD's middle- and moderate-income limits (currently \$48,200 and \$40,600 respectively) is not available. Though the City is therefore unable to discuss rental housing needs specific to this particular population, it is worth noting that data from the City's 2004 Market Rate Rent Survey presented in Table F above indicates that there are as many as 13,091 efficiency and one-bedroom market rate rental units in the City affordable to single-person households within HUD's moderate-income category, but that given the rents offered to new tenants at the time, only 1,424 efficiency and one-bedroom units would be affordable to single-person households within HUD's low-income category and only one unit would be affordable to single-person households within HUD's extremely low-income category. Also worth noting is that in 2004, single persons constituted just over half of all homeless persons in the City and approximately 81% of all homeless households. A discussion of the needs of single homeless persons is provided in Section III below.

Though information on cost burden for households in Alexandria with incomes in HUD's middle-income ranges is not available, HUD tabulations based on 2000 U.S. Census data (see Table H) do indicate a prevalence of housing problems related to cost-burden for extremely low- and low-income large family households in the City.

As with lower-income households in general, no data on the number of lower-income large families experiencing problems specifically related to the physical condition of their rental unit or to overcrowding are available. It should be noted that although 2000 U.S. Census data indicate there are only 471 rental housing units in the City with four or more bedrooms, depending on size and configuration, some two- and three-bedroom units may be suitable for large family households.

Disproportionate Housing Need for Race/Ethnic Minority Renters

For HUD purposes, disproportionate housing need for race/ethnic minorities exists when the percentage of persons in a category of need who are members of a particular race or ethnic group is at least 10 percentage points higher than the percentage of persons in that category as a whole.

HUD tabulations based on the 2000 U.S. Census indicate that housing problems are more prevalent among African-American and Hispanic renter households than among City renter households in general. As compared to the general population of renter households in the City, which experiences housing problems of any kind at a rate of 37.6%, problems are experienced by 44.2% of all non-Hispanic African-American renter households, by 64.6% of all Hispanic

renter households, by 46.4% of all non-Hispanic Asian renter households, by 33.3% of all non-Hispanic Pacific Islander renter households and by 29.2% of all non-Hispanic Native American renter households in the City.

II.B.2 Strategic Plan for Renter Households

Goals and Outcomes

General Goals - The City's general goals related to the needs of renter households in Alexandria with incomes at or below HUD's middle-income limits are to:

- Promote affordable housing opportunities for extremely low-, low- moderate-, and middle-income renters;
- Improve living conditions for public housing residents, encourage public housing residents to participate in property management activities and provide supportive services to renters at or below the HUD moderate-income limit to meet individual needs and promote self-sufficiency; and
- Promote compliance with applicable landlord-tenant laws and regulations by both landlords and tenants.

Specific Objectives - Within the general parameters of these goals, the City has established the following specific objectives for renter households at or below HUD's moderate-income limits:

- Preserve and maintain the existing supply of 1,150 public housing and replacement public housing units for households at or below HUD's moderate-income limits
- Subject to the availability of resources, preserve and maintain the existing supply of approximately 2,114 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits
- Provide tenant-based rental housing subsidies to an estimated 1,700 households per year that are at or below HUD's moderate-income limits
- Provide 500 rental housing units affordable to households at or below the limit used for the Low Income Housing Tax Credit Program of 60% of area median income through new development or preservation of existing affordable market rate rental housing
- Secure 50 affordable rental units in new development projects pursuant to the City's Affordable Housing Policy

By preserving the existing supply of affordable rental units, as well as by increasing the number of such units in the City and by providing rent assistance to bring market rate rental units into affordable ranges, the City's specific objectives address issues identified in the Housing Market Analysis (Section II.A) and the Needs Assessment for Renter Households (Section II.B) related to the limited supply of rental housing affordable to lower-income renter households in the City, as well as the cost burden experienced by such households.

As households at or below HUD's moderate-income limits have the greatest need, objectives involving the use of resources for tenant-based and project-based rental assistance will target this population, particularly households with incomes at or below 60% of area median income. Objectives involving the use of resources to retain existing publicly- and privately-owned or to increase the supply of affordable rental housing may involve the rehabilitation and repair of existing affordable rental housing, acquisition of existing rental housing units by affordable housing providers using subsidized funding and/or the production of new affordable rental housing units.

Outcomes - Outcomes and outcome measures for activities undertaken to achieve the goals and objectives related to the needs of renter households with incomes at or below HUD's moderate-income limits are reflected in the Executive Summary and in the FY 2006 Action Plan, and will also be reflected in subsequent Annual Action Plans for this Consolidated Plan period.

Five-Year Strategies to Address Housing Needs of Renter Households

The following strategies will be implemented to promote the City's general goals and specific objectives for renter households in Alexandria with incomes at or below HUD's middle-income limits, particularly those at or below HUD's moderate-income limits:

- ARHA (and the City government, as needed) will identify resources, to provide, maintain and preserve 1,150 public and public housing replacement units.
- ARHA and private entities will operate subsidized rental housing programs.
- ARHA will provide supportive services to improve living conditions for public housing residents and encourage public housing residents to participate in property management activities.
- City government and/or private entities will support the development and preservation of privately-owned subsidized rental housing, which at times may involve negotiation by the City government with rental property owners, as needed and subject to available resources, to preserve existing privately-owned affordable rental units.
- As needed and subject to available resources, public and private entities will operate special assistance programs (e.g., security deposit assistance) to help income-eligible renters secure or maintain housing.
- As needed and subject to available resources, public and private entities will operate special assistance programs (e.g., employment training, child care assistance, etc.) to help income-eligible households achieve self-sufficiency.
- Homeownership assistance will be provided to renter households, including residents of public housing to create affordable homeownership opportunity.
- City government will promote compliance with fair housing laws to ensure equal housing opportunity in the rental and ownership housing markets.

Use of Available Resources

The following resources are expected to be available in the City during the Consolidated Plan period to promote goals and objectives for renter households at or below HUD's middle-income limits:

- Public Housing Operating Fund - Federal funds to operate public housing units;
- Section 8 Program - Federal funds to subsidize tenant- and project-based rental assistance;
- Hope VI - Federal funds to subsidize the redevelopment of 100 public housing units;
- HUD Capital Funds Program - Federal funds for public housing capital improvements;
- Resident Opportunity and Self-Sufficiency (ROSS) Program - Federal funds to subsidize supportive services for public housing residents;
- Low Income Housing Tax Credit Program - Federal tax credit for properties owners to support the development of affordable housing;
- Section 236 - Federal funds to subsidize the operation of affordable housing;
- Housing Opportunities Fund - Combination of City General Fund, federal Home Investments Partnership (HOME) Program and City Housing Trust Fund monies to promote the development and preservation of affordable housing;
- Housing Trust Fund - City funds (currently from developer contributions) to promote affordable housing;
- Affordable Housing Initiatives Account - This account includes a dedicated one cent on the real property tax rate to be used for affordable housing;
- Virginia Housing Development Authority (VHDA) Programs - funds provided under the Tax-Exempt Bond Program, Sponsoring Partnerships and Revitalizing Communities (SPARC) Program, and other loan programs to subsidize the development and preservation of affordable housing; and
- Contributions from Private Developers - Discounted sales prices or rents volunteered, or provided in exchange for bonus density in accordance with Virginia State Code §15.2-2304, by private developers to create affordable housing in new developments. Developers may provide monetary contributions to the Housing Trust Fund on the same basis for the support of affordable housing.
- Recordation Tax Revenues - The City's approved FY 2006 budget includes \$889,815 in funding from recordation tax revenues for affordable housing.

Support for Rental Housing Applications by Other Entities

Applications for funding to acquire, rehabilitate or subsidize rental housing for households with incomes at or below HUD's middle-income limits will be supported by the City subject to City Council approval. Applications for funding to support residential services for renter households with incomes at or below HUD's middle-income limits will be supported by the City if they pertain to continuation of existing or similar activities to address resident needs and/or to promote self-sufficiency. Applications for funding to expand housing or residential services for renter households with incomes at or below HUD's middle-income limits would be supported by the City subject to City Council approval.

II.C. Homebuyers - Housing Needs and Strategic Plan

This section provides information on the housing needs of homebuyers in Alexandria with incomes at or below HUD's middle-income limits, as well as on the City's strategy for addressing these needs during the Consolidated Plan period. As required by HUD, the City has

completed HUD's Priority Needs Summary Table (HUD Table 2-A), which includes HUD data and City-established priority levels (based as required by HUD on whether the City or entities operating within the City will be funding related activities during the Consolidated Plan period) related to ownership housing for households within HUD's moderate-income limits. The City has also completed Table 2C, which identifies specific objectives for lower-income homebuyers expected to be accomplished during the Consolidated Plan period. These tables and any related information required by HUD are available for review in Appendix II.

II.C.1 Homebuyer Needs Assessment¹¹

Problems related to Cost - High sales prices and the limited supply of existing ownership housing units that may be affordable to households at or below HUD's middle-income limits discussed above indicate that without home purchase assistance households in Alexandria with incomes at or below HUD's middle-income limits, particularly those at or below HUD's moderate-income limits, seeking to purchase homes will face a cost barrier. For example, the City estimates that in 2004 there were as many as 4,200 renter households of no more than four persons within HUD's moderate-income category; however, based on the assessed values for residential properties in the City in 2004 and the four-person HUD moderate-income limit of \$58,000, without home purchase assistance, there were 1,900 single-family and condominium units that may have been affordable to these potential homebuyer households and not all of these units were available for purchase.

Problems Related to Condition and Overcrowding - As prospective homebuyer households are typically renter households, please refer to Section II.B.1 above for a discussion of problems related to condition and overcrowding that prospective homebuyers may face as renters.

Other Issues for Homebuyer Households - Other factors that may limit housing opportunity for prospective homebuyer households in the City with incomes at or below HUD's middle-income limits include lack of knowledge about the home purchase process and housing discrimination in the sales housing market.

Single-Person and Large Family Homebuyer Households

The primary challenge for single-person households seeking homeownership is finding available housing in the City at a price they can afford. Income limits for single-person households are lower than for larger households, and translate into a lower affordable sales price, making fewer homes potentially available for those households than for larger households. Without assistance, a single-person household with an income at the one-person moderate-income limit of \$40,600 could afford to purchase a home priced at \$113,925. There are only six single-family units and

¹¹ HUD defines "households with housing problems" as those that meet one or more of the following criteria: (1) households occupying housing units that meet the Census definition of physical defects, such as a unit lacking a complete kitchen or bathroom; (2) households that meet the Census definition of overcrowded, defined as having more than one person per room; and/or (3) households who meet the HUD definition of cost-burdened, i.e., those that pay more than 30% of income for housing costs. For HUD purposes, households with a severe cost burden are those paying more than 50% of income for housing costs.

112 condominium units in the City with 2005 assessed values of \$100,000 or less. With assistance under the City's Homeownership Assistance Program with favorable first trust financing under the Virginia Housing Development Authority's SPARC program, a single person's affordable sales price increases to \$183,000. (Data on the number of homes assessed between \$100,000 and \$200,000) are not currently available but will be available for the final version of this document.)

For large households (those with five or more persons), the primary challenge in purchasing a home is likely to be the availability of affordable housing of sufficient size. The most affordable form of sales housing in the City is condominium housing. However, very few of the City's condominium units are of a suitable size to accommodate large families. The City's Department of Real Estate Assessments estimates that only 3% to 6% of the City's condominium units contain more than two bedrooms.

Disproportionate Need for Race/Ethnic Minority Homebuyers

As prospective homebuyer households are typically renter households, please refer to Section II.B.1 above for a discussion of disproportionate need that homebuyer households may experience as renters.

II.C.2 Strategic Plan for Homebuyer Households

Goals and Outcomes

General Goal - The City's general goal related to the needs of homebuyer households in Alexandria with incomes at or below HUD's middle-income limits is to:

- Provide education, training and affordable homeownership opportunities to City residents with incomes at or below the HUD middle-income limits and to employees working within the City.

Specific Objectives - Within the general parameters of this goal, the City has established the following specific objectives for homebuyer households within HUD's middle-income limits:

- Provide financial assistance to 250 households meeting income and other eligibility criteria to secure ownership housing; and
- Educate 2,250 prospective low- and moderate-income homebuyers on the home purchase process.

These objectives address issues identified in the Housing Market Analysis (Section II.A) and the Needs Assessment for Homebuyer Households (Section II.C.1) related to the limited supply of ownership housing affordable to potential homebuyer households in the City with incomes at or below HUD's middle-income limits.

The City's objective involving the use of resources to assist with the acquisition of existing ownership housing units is intended to increase the supply of ownership housing affordable to households within specified income ranges.

Outcomes - The City is developing outcomes expected to result from activities undertaken to achieve the City's goals and objectives related to the needs of homebuyer households with incomes at or below HUD's middle-income limits. For more information on expected outcomes and on outcome measures, please refer to the City FY 2006 Action Plan in Section VII or to the relevant annual Action Plan update.

Five-Year Strategies for Homebuyer Households

The following strategies will be implemented to promote the City's general goals and specific objectives for homebuyer households in Alexandria with incomes at or below HUD's middle-income limits:

- Public and/or private entities will provide homebuyer households meeting income and other eligibility criteria with downpayment and closing cost assistance and/or subsidized mortgage financing to help with the purchase of a home.
- Public and/or private entities will support the development and preservation of subsidized sales housing units.
- City government and/or private entities will provide training and counseling on the home purchase process to prospective low- and moderate-income homebuyers.
- As needed and subject to available resources, public and/or private entities will operate special assistance programs to help income-eligible homebuyers secure ownership housing.
- City government will promote compliance with fair housing laws to ensure equal housing opportunity in the rental and ownership housing markets.

Use of Available Resources

The following resources are expected to be available in the City during the Consolidated Plan period to promote goals and objectives for homebuyer households at or below HUD's middle-income limits:

- Community Development Block Grant (CDBG) Program - Federal funds to subsidize home purchase assistance;
- Home Investments Partnership (HOME) Program - Federal funds, which may include monies allocated under the American Dream Downpayment Initiative (ADDI), to subsidize home purchase assistance;
- Housing Opportunities Fund - Combination of City General Fund, federal and City Housing Trust Fund monies to promote the development and preservation of affordable housing;
- Housing Trust Fund - City funds to promote affordable housing opportunities;
- Affordable Housing Initiatives Account - This account includes a dedicated one cent on the real property tax rate to be used for affordable housing;

- Virginia Housing Development Authority (VHDA) Programs - State funds provided under the Sponsoring Partnerships and Revitalizing Communities (SPARC) Program and other loan programs to provide mortgage financing with below market interest rates and/or downpayment and closing cost assistance; and
- Contributions from Private Developers - Voluntary contributions, or contributions provided in exchange for bonus density in accordance with Virginia State Code §15.2-2304, provided by developers to create affordable housing.
- Recordation Tax Revenues - The City's approved FY 2006 budget includes \$889,815 in funding from recordation tax revenues for affordable housing.

Support for Ownership Housing Applications by Other Entities

Applications for funding to support homeownership activities will generally be supported by the City.

II.D. Existing Homeowners - Needs and Strategic Plan

This section provides information on the housing needs of existing homeowners in Alexandria with incomes at or below HUD's middle-income limits, as well as on the City's strategy for addressing these needs during the Consolidated Plan period. As required by HUD, the City has completed HUD's Priority Needs Summary Table (HUD Table 2-A), which includes HUD data and City-established priority levels (based as required by HUD on whether the City or entities operating within the City will be funding related activities during the Consolidated Plan period) related to ownership housing for households within HUD's moderate-income limits. The City has also completed Table 2C, which identifies specific objectives for lower-income homeowners expected to be accomplished during the Consolidated Plan period. These tables and any related information required by HUD are available for review in Appendix II.

II.D.1 Existing Homeowner Needs Assessment¹²

Problems Related to Cost - According to HUD tabulations based on 2000 U.S. Census data, at the time of the Census, 62% (or 2,383 households out of a total 3,858) of all homeowner households with incomes between HUD's low- and moderate-income limits were experiencing cost burden and 33% (or 1,287 low- and moderate-income homeowner households) were experiencing severe cost burden. Data on cost burden for specific income categories and household types is provided in Table H above. Increases in property taxes resulting from

¹² HUD defines "households with housing problems" as those that meet one or more of the following criteria: (1) households occupying housing units that meet the Census definition of physical defects, such as a unit lacking a complete kitchen or bathroom; (2) households that meet the Census definition of overcrowded, defined as having more than one person per room; and/or (3) households who meet the HUD definition of cost-burdened, i.e., those that pay more than 30% of income for housing costs. For HUD purposes, households with a severe cost burden are those paying more than 50% of income for housing costs.

substantial increases in property value assessments are likely to contribute to the cost burden experienced by existing homeowners in Alexandria with incomes at or below HUD's middle-income limits.

Problems Related to Condition and Overcrowding - While data from the 2000 U.S. Census indicates that at the time of the Census only 48 ownership units in the City (or less than 1% of all ownership units) had problems related to a lack of complete plumbing facilities, the City has determined that due to the age of the City's housing stock, existing lower-income homeowner households will require ongoing assistance to maintain their properties without experiencing undue financial burden.

As data is not available on the number of homeowner households within different income categories experiencing housing problems specifically related to overcrowding, the City is unable to discuss potential problems related to overcrowding for existing homeowners with incomes at or below HUD's middle-income limits.

Other Issues for Homeowner Households - Other factors that may affect housing stability for existing homeowner households in the City with incomes at or below HUD's middle-income limits include social service needs that impact self sufficiency.

Single-Person and Large Family Homeowner Households

Data on the number of single-person households in Alexandria with incomes at or below HUD's middle-income limit (currently \$48,200) are not available. Therefore, the City is unable to discuss the specific needs of existing homeowners from this particular target group. For the purposes of the housing needs assessment for existing homeowners, the City will assume that the housing needs of single-person households at or below HUD's middle income limits are similar to those of lower-income households in general.

Information on the number of households in Alexandria with incomes in HUD's middle-income ranges is not available. Though HUD tabulations based on 2000 U.S. Census data indicate that at the time of the Census 54% of the City's 257 moderate-income large family homeowner households (earning no more than \$62,650 for a five-person household), were experiencing cost burden and 39% were experiencing severe cost burden, these percentages are similar to those for the City's lower-income households in general (62% and 33% respectively). The City is unable to discuss problems related to overcrowding for large families as data documenting need is not available.

Disproportionate Need for Race/Ethnic Minority Homeowners

For HUD purposes, disproportionate housing need for race/ethnic minorities exists when the percentage of persons in a category of need who are members of a particular race or ethnic group is at least 10 percentage points higher than the percentage of persons in that category as a whole.

However, the HUD-provided Census tabulations do not provide the number of households with housing problems by race/ethnicity.

HUD tabulations based on the 2000 U.S. Census indicate that housing problems are more prevalent among minority homeowner households than among City homeowner households in general. As compared to the general population of homeowner households in the City, which experiences housing problems of any kind at a rate of 21.3%, problems are experienced by 34.2% of all non-Hispanic African-American homeowner households, by 39% of all Hispanic homeowner households, by 39.6% of all non-Hispanic Asian homeowner households, by 29.4% of all non-Hispanic Pacific Islander homeowner households and by 30.2% of all non-Hispanic Native American homeowner households in the City.

II.D.2 Strategic Plan for Existing Homeowners

Goals and Outcomes

General Goal - The City's general goal related to the needs of existing homeowners in Alexandria with incomes at or below HUD's middle-income limits is to:

- Improve living conditions and maintain affordability for existing homeowners within HUD's moderate-income limits.

Specific Objectives - Within the general parameters of this goal, the City has established the following specific objectives for existing homeowners households within HUD's moderate-income limits:

- Provide no-interest rehabilitation loans to 50-75 homeowner households with incomes at or below HUD's moderate-income limits; and
- Provide modest, free repairs or renovations to 200 owner-occupied housing units for households at or below HUD's moderate-income limits; and
- Reduce the property tax burden for an estimated 700 income-eligible households per year to promote housing affordability.

These objectives address issues identified in the Housing Market Analysis (Section II.A) and the Needs Assessment for Homeowner Households (Section II.D.1) related to the cost burden experienced by homeowner households in the City with incomes at or below HUD's middle-income limits, as well as the repair and maintenance needs of such households.

The City's objective involving the use of resources to rehabilitate existing ownership housing is intended to address repair and maintenance needs without creating undue financial burden for homeowners households within HUD's extremely low- to moderate-income ranges.

Outcomes - The City is developing outcomes and outcome measures for activities undertaken to achieve goals and objectives related to the needs of existing homeowners with incomes at or below HUD's middle-income limits. For more information on expected outcomes and on

outcome measures, please refer to the City FY 2006 Action Plan in Section VII or to the relevant annual Action Plan update.

Five-Year Strategies for Existing Homeowners

The following strategies will be implemented to promote the City's general goals and specific objectives for existing homeowners in Alexandria with incomes at or below HUD's moderate-income limits:

- City government will provide affordable rehabilitation loans to eligible homeowner households.
- Private entities will undertake low- or no-cost repair/rehabilitation activities at housing units owned and occupied by lower-income households.
- City government will provide property tax relief for eligible homeowners.
- City government will provide emergency assistance and supportive services to promote housing stability for eligible homeowners.

Use of Available Resources

The following resources are expected to be available in the City during the Consolidated Plan period to promote goals and objectives for existing homeowner households at or below HUD's middle-income limits:

- Community Development Block Grant (CDBG) Program - Federal funds to subsidize home rehabilitation;
- Home Investments Partnership (HOME) Program - Federal funds to subsidize home rehabilitation;
- Housing Trust Fund - City funds to support home repair efforts; and
- Private Monies - Private donations received by Rebuilding Together Alexandria to support home repair efforts.

Support for Ownership Housing Applications by Other Entities

Applications for funding to support homeownership activities will generally be supported by the City.

II.E. Fostering and Maintaining Affordable Housing

In addition to implementing goals and objectives described above, affordable housing will be fostered and maintained within the City through the following means.

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.

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, revised in November 2002, and proposed for further revision in spring 2005. 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 through cash contributions or the provision of affordable units. The formula voluntary cash contribution has been \$1.00 per gross square foot of new development, but the City and the development community are in the process of discussing increases in the voluntary contribution amounts.

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.

Housing Opportunities Fund monies 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 \$250,000 (for a three-bedroom unit) 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 in the Low Income Housing Tax Credit (LIHTC) Program for 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.

New Non-Profit Housing Development Organization

In November 2003, City Council 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 operates independently of the City, it is anticipated that, initially, the City will be its primary source of operating funds.

SECTION III

THE HOMELESS AND THOSE THREATENED WITH HOMELESSNESS

The City's public and private homeless service providers offer a comprehensive array of services and facilities through a continuum of care system to address the needs of persons in the City who are homeless or threatened with homelessness. The goal is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness. Components in the continuum of care include prevention and intervention services to help persons avoid homelessness; outreach, assessment and supportive services to address the individual needs of persons who become homeless; emergency shelter and transitional housing; supportive housing for homeless persons with special needs; and housing and services to help homeless persons make the transition to permanent housing and independent living.

In order that agencies and organizations in Alexandria will be eligible for federal homeless services funding, the City's Homeless Services Coordinating Committee (HSCC), which is comprised of public and private service providers and other interested parties, prepares and submits to HUD an annual Continuum of Care plan identifying priority homeless services needs for the City, as well as strategies for addressing those needs. As recommended by HUD, the City has also developed a Ten-Year Plan to End Chronic Homelessness. Homeless services goals and objectives developed for the Consolidated Plan take into account priorities established in both the Continuum of Care document and the Ten-Year Plan to End Chronic Homelessness.

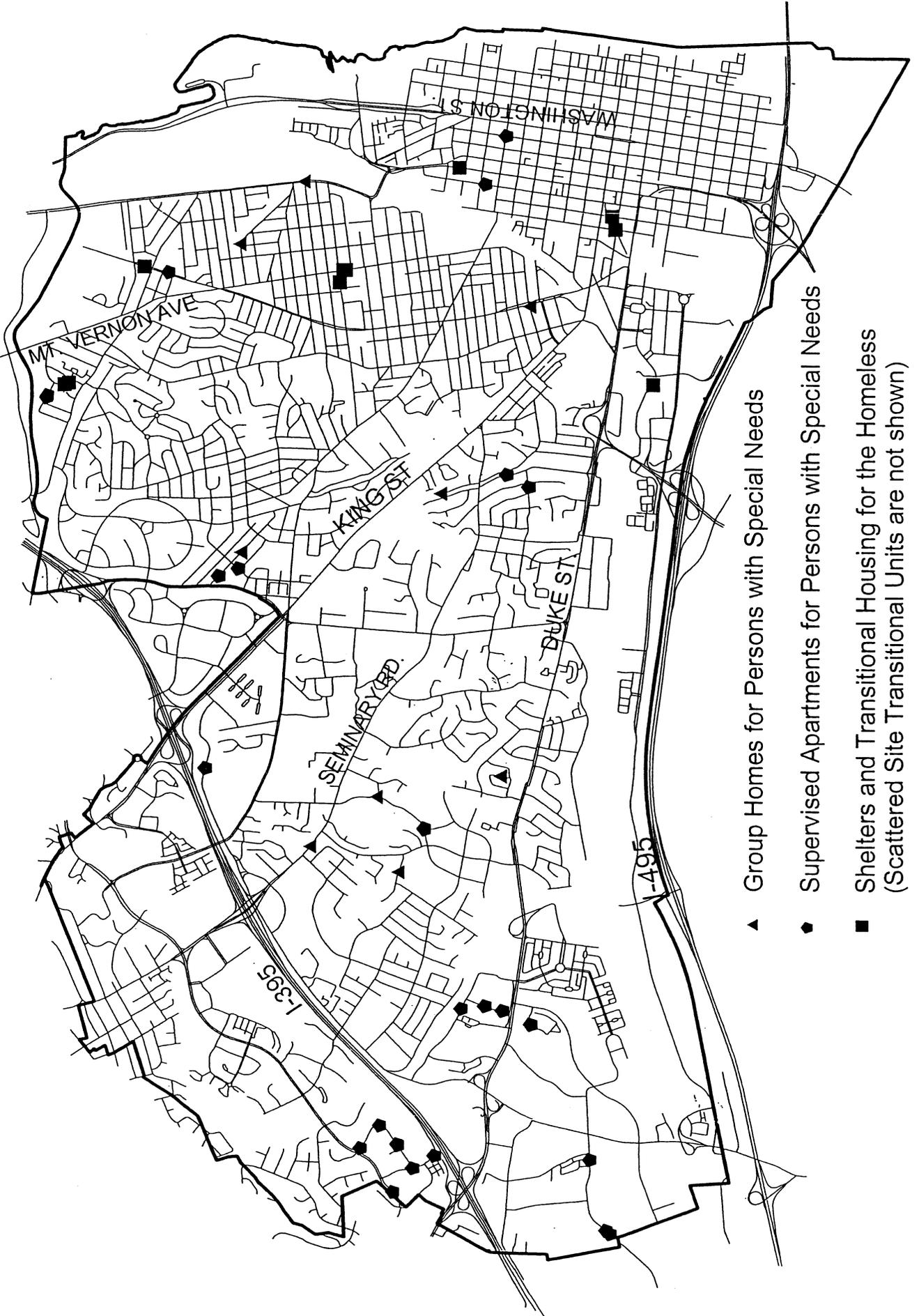
III.A. Institutional Structure and Inventory of Facilities and Services for Homeless Persons and Those Threatened with Homelessness

The public and private sectors of the Alexandria community, as exemplified by the Homeless Services Coordinating Committee, have formed a strong, unique partnership to implement the City's continuum of care for the homeless and at-risk populations. The total community effort includes City government and private non-profit homeless services and housing providers, religious organizations and institutions, charities and non-profit organizations, businesses, and individual citizens. Each have invested their efforts to address both the immediate and long-term needs of the population of homeless and persons at risk of homelessness.

As early as 1984, when the City was witnessing an increase in homelessness, the City Council of Alexandria adopted a Policy Statement on Homelessness which remains the cornerstone of the City's homeless strategy. This policy says, in part, that "the City of Alexandria accepts responsibility for providing leadership in the development of community-wide partnerships and strategies with the religious institutions and private organizations in order to address the needs of the homeless and to prevent individuals and families from becoming homeless."

Housing for the Homeless and Persons with Special Needs

Figure 6



Services and facilities currently offered through the City's continuum of care for persons who are homeless or threatened with homelessness are described below. Figure 6 above shows the locations of existing emergency shelters, group homes and transitional and supervised apartments. As required by HUD, the City has summarized its inventory of homeless facilities and services in HUD Table 1-A, which is available for review along with related information in Appendix II.

Prevention of Homelessness - The City's homeless prevention efforts focus on preventing homelessness by stabilizing families and single persons in their existing homes through coordinated financial interventions, housing counseling and support services. Local experience indicates that each family maintained in existing housing costs thousands of dollars less than a shelter stay and relocation costs. Though the City's primary homeless prevention initiatives are administered by the City's Department of Human Services (DHS), marketing activities, outreach, intake and evaluation are conducted by a variety of public and private agencies including the City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA), as well as service private service providers and churches.

The City's primary homeless prevention programs currently include:

- ▶ Homeless Intervention Program (HIP) – HIP provides a combination of case management, housing counseling and financial assistance with rent/mortgage arrearage and with future rent/mortgage payments to families and single residents of the City facing immediate eviction or foreclosure due to financial circumstances beyond their control. To a lesser extent, this program also assists homeless persons in regaining permanent housing. Security deposit assistance may be provided if a household must relocate. In City FY 2004, this program assisted 147 households consisting of 324 persons.
- ▶ Emergency General Relief Program and Emergency Shelter Fund – The Emergency General Relief Program, which is funded with state monies, and the Emergency Shelter Fund, which is operated using local monies, provide assistance with up to two months of past due rent to households facing eviction due to circumstances beyond their control that can demonstrate the ability to manage future rent obligations. In City FY 2004, these programs assisted 374 households.

To supplement these programs, DHS solicits private donations from local charities to provide case-by-case assistance with eviction prevention and other housing needs. Partial rent payments to prevent eviction are also offered by a number of churches and non-profit organizations in the City. In addition, the Arlington-Alexandria Coalition for the Homeless (AACH), a transitional housing service provider, and Carpenter's Shelter, an emergency and transitional housing provider, offer aftercare services to former clients to prevent the reoccurrence of homelessness.

Outreach, Assessment and Supportive Services – Outreach and assessment services are an important component in the City of Alexandria's homeless services continuum of care, especially given the strong link between mental illness, substance abuse and homelessness. To

address the individual needs of homeless persons in the City, DHS and MH/MR/SA conduct outreach and assessment with unsheltered homeless persons on the street, at food distribution centers and at other service sites. In addition, DHS, MH/MR/SA, the private, non-profit Alexandria Community Services Board (ACSB) and the Alexandria Health Department offer outreach, assessment, counseling and case management services to homeless persons in the City in conjunction with emergency shelter providers as part of the delivery of emergency shelter services, enabling homeless persons with mental health, mental retardation and/or substance abuse problems to access needed services.

A full time homeless outreach worker from the City's Department of MH/MR/SA coordinates treatment services for sheltered homeless persons with mental health and/or substance abuse problems. In addition, staff at ACSB includes a psychological counselor to coordinate outreach services and intensive case management for homeless persons with mental illness and/or substance abuse disorders. Both staff members provide outreach to the street homeless population to begin the slow process of engagement. This is the first step in a lengthy process of building trust and a case management service relationship that can result in diagnosis, sobriety and appropriate forms of treatment.

David's Place, a drop-in center for the unsheltered homeless population operated by Carpenter's Shelter, offers daytime drop-in services in a non-intrusive setting to homeless men and women who cannot or choose not to utilize local residential shelters. This facility offers homeless men and women the opportunity to take care of basic needs by providing facilities to shower, do laundry, receive mail, make phone calls and to engage in support services designed to assist homeless persons with reintegration into society (including outreach and assessment services, life skills training, job mentoring, limited legal services and health care, and substance abuse counseling) on their own terms. During City FY 2004, David's Place served 244 members.

Alexandria addresses veterans' outreach needs through coordination between the two largest emergency shelters in the City, David's Place, and the Veterans Administration. A representative from the Veterans Administration visits Carpenter's Shelter/David's Place and the Alexandria Community Shelter at least weekly to provide information and referral to veteran residents.

Other services offered in the City to meet the individual needs of homeless persons include the Transitional Assistance Program (TAP) administered by DHS, which offers budget counseling, housing counseling and financial assistance to homeless persons residing in shelters or persons residing in overcrowded situations to help with the transition to affordable housing and the Eviction Assistance and Furniture Storage Program, which provides for the transportation and up to 60 days storage of the possessions of households that are being evicted and lack a suitable place to store their belongings. Homeless persons and those threatened with homelessness may also access an array of social service programs, including emergency assistance and food programs.

Emergency Shelter Services – There are currently three year-round non-specialized emergency shelters in the City, which offer a combined total of 161 shelter beds and provide shelter for homeless persons in conjunction with case management services to promote self-sufficiency and housing stability. These shelters include the City-owned Alexandria Community Shelter (ACS), which offers 65 beds to homeless singles, couples and families; the private, non-profit Carpenter’s Shelter, which offers 80 beds to homeless singles and families; and the non-profit, faith-based ALIVE! House, which offers 16 beds to homeless singles, women and families with children.

An emergency winter hypothermia program is also offered in the City. Through this winter shelter program, which is coordinated by Carpenter’s Shelter, shelters and local churches supplement the year-round shelter capacity with an additional 67 beds offered on a nightly basis between November and April to reduce the risk of freezing due to exposure for unsheltered homeless persons.

In addition to the emergency shelter facilities and services discussed above, targeted short-term shelter services are offered at the 14-bed Alexandria Women’s Shelter, which is operated year-round by the City's Office on Women and provides temporary shelter for women and children escaping domestic abuse; and by Shelter Care, which is a private, non-profit 14-bed facility that houses children and youth from Alexandria and Arlington who come from homes that are considered dangerous and have been deemed by the Juvenile Court to be in need of supervision. Shelter Care currently provides bed space for 11 youth from Alexandria and three from Arlington.

All persons served by Alexandria’s year-round emergency shelters receive comprehensive case management services designed to help overcome the crisis that resulted in homelessness. The process links public sector service providers with shelter staff and non-profits in formulating individual service plans intended to promote self-sufficiency. Services provided or arranged for may include fulfillment of basic needs such as food, clothing and shelter, provision of financial assistance, health care, substance abuse and mental health treatment services, housing counseling and transitional or permanent placement, parenting skills, remedial education and literacy training, money management and budgeting, child care, transportation, legal services, employment training, job development and placement and other supportive services.

Transitional Housing Programs - Transitional housing programs provide crucial financial assistance, as well as comprehensive supportive and case management services to help formerly homeless persons move towards independent living and housing stability. There are currently four non-specialized transitional housing programs in the City with service periods of at least 12 months that have a combined capacity of 63 single-person and family households. This capacity level includes 21 facility-based transitional housing units, 14 of which are operated by the non-profit Community Lodgings, Inc., two of which are operated by Carpenter’s Shelter and seven of which are operated by the Salvation Army, as well as 40 tenant-based transitional slots, of which 20 are offered by AACH and 20 are offered through a City-funded program administered by the

non-profit Northern Virginia Family Service. The majority of transitional resources in the City support services for family rather than single-person households.

For persons with special needs, ACSB provides supportive transitional housing in two group homes, one of which serves eight men in recovery from substance abuse problems and one that serves four individuals who have co-occurring mental health and substance abuse problems. For information on supportive transitional housing not specifically reserved for homeless persons, see Section IV below.

The longer-term transitional housing programs described above are supplemented by a 120-day program for female ex-offenders transitioning from correctional facilities to the community offered by Guest House in a nine-bed group home setting. In addition, housing for up to 12 low-income homeless persons with HIV/AIDS is provided by the private, non-profit Wesley Housing Development Corporation through Agape House in Fairfax County. Agape House does not designate beds for citizens of Alexandria, but is open to Alexandria residents.

Each of the City's emergency shelters is accessible to persons with physical disabilities.

Permanent Housing Solutions – Homeless and formerly homeless households are offered case management and supportive services to help with the transition to permanent housing. Permanent affordable housing for this population is provided primarily through existing non-specialized subsidized rental programs for extremely low- and low-income households. For information on these programs, see Section II above.

For homeless persons with mental health, mental retardation and/or substance abuse problems who need ongoing supervised housing, the Alexandria Community Services Board operates three permanent supportive housing programs specifically for homeless persons. These programs include four condominium units for up to eight homeless individuals with mental illness; a two-unit duplex for up to seven homeless individuals with a co-occurring mental illness and substance abuse problems; and a 10-unit apartment building for up to 10 individuals with a serious mental illness operated in conjunction with three condominium units for family households with a member with severe mental illness. For information on permanent supportive housing not specifically reserved for homeless households, see Section IV below.

III.B. HOMELESS SERVICES - Needs and Strategic Plan

This section provides information on the housing and supportive services needs of persons in the City who are homeless or threatened with homelessness, as well as on the City's strategy for addressing these needs during the Consolidated Plan period.

III.B.1 Homeless Services Needs Assessment

Nature and Extent of Homelessness

Each year, the City's Homeless Services Coordinating Committee (HSCC) conducts a one-day point-in-time count and survey of the homeless population in Alexandria. Data is collected through surveys submitted by each homeless facility in the City (emergency shelters, transitional housing programs and housing programs for homeless persons with special needs), as well as by volunteers who visit sites where services are provided to homeless persons and areas of the City in which unsheltered homeless persons are known to congregate (e.g., parks, under bridges).

HSCC conducted its most recent point-in-time count of Alexandria's homeless population on January 26, 2005. A total of 465 homeless persons (including 32 persons in permanent supportive housing programs) were identified by Alexandria's 2005 point-in-time count. Eighty individuals were identified as unsheltered. An additional 65 individuals were in the Winter Shelter hypothermia program as no other shelter options were available and would have been considered unsheltered at any other time of year. Ninety-one individuals were identified as chronically homeless.

The January 2005 count revealed a continuing need for transitional housing and permanent housing for single adults. Outreach volunteers suspected that in addition to the 39 individuals assessed through point-in-time interviews as appropriate for a Safe Haven facility (which provides shelter for homeless individuals with serious mental illness and/or a co-occurring substance abuse problem who are unable to benefit from standard emergency, transition and/or permanent supportive housing programs) many of the chronic (see definition under "Chronic Homelessness and Homeless Subpopulations" below) and unsheltered population would also have been deemed appropriate if they had consented to a screening assessment (i.e., they would have been identified as having a serious mental illness and/or substance abuse problem, which may prevent them from benefitting from standard housing programs).

Homeless Services Gaps Analysis

Estimates of the overall need for services provided in the continuum of care for homeless persons and those threatened with homelessness in the City, as well as any gaps in the current inventory of services (i.e., where existing service levels may not meet demand), are described below. As required by HUD, the City has summarized its estimated needs and gaps analysis information in HUD Table 1-A. This table and related information required by HUD are available for review in Appendix II.

Homeless Prevention - Evictions resulting from non-payment of rent are a primary cause of emergency shelter placements in the City. Renter households paying more than 50% of their income for rent, those who are overcrowded and living with friends or relatives, and those with special needs are at the highest risk for homelessness. A crisis situation such as illness or loss of a job leads to the inability to pay rent. Persons with special needs such as mental illness,

developmental disabilities, substance abuse problems or HIV/AIDS are also at higher risk of homelessness. Persons with special needs often have limited incomes due to their disability and require not only affordable housing but also supportive housing and services in order to live independently.

Prevention services are cost-effective, help to preserve families, reduce the emotional trauma of losing a home and reduce additional financial impacts that may be incurred by persons or families entering shelter (e.g., storage fees for possessions, security and utility deposits, and relocation money).

In 2004, prevention and intervention assistance was provided to 521 households through programs administered by the City government (HIP, Emergency General Relief and Emergency Shelter Fund). The City expects the level of need to continue at this rate or higher.

Outreach, Assessment and Supportive Services - A major barrier to service and treatment for many homeless persons has been the individual's unwillingness to be identified as needing mental health or substance abuse services. Identification and engagement of such individuals is a critical first step in the continuum of care and is best achieved through aggressive outreach to persons in shelter settings, feeding sites and meal programs, combined with a passive approach that allows the special needs homeless to engage services on their own terms.

The number of unsheltered homeless persons and persons identified as chronically homeless (see definition under "Chronic Homelessness and Homeless Subpopulations" below) in Alexandria has contributed to the need for additional staff to provide outreach, assessment and supportive services.

Emergency Shelter - The most urgent need of homeless persons is a sufficient number of secure, safe and sanitary emergency shelter beds available to address the immediate crisis of finding shelter from the elements. Temporary emergency shelter services are most effective when counseling and supportive services are available to help with the move towards self-sufficiency and into permanent housing. Case management must be targeted to help shelter residents overcome barriers to self-sufficiency. Supportive services include financial assistance, budget counseling, continuing education, employment training and job development, child care, parenting skills training and housing counseling.

The City is currently in a favorable position with three non-specialized year-round permanent shelters that provide a total of 161 beds and the seasonal Winter Shelter program that provides 67 additional beds during the coldest months of the year.

Individuals - At the time of the 2005 point-in-time count, there were 72 year-round emergency shelter beds and 67 seasonal beds for individuals. There were 201 single men or women in need of emergency shelter (which includes the number of single homeless persons who were in shelter, as well as the number found to be unsheltered at the time of the count), indicating a gap of 62 beds on that night. Many of the homeless single men and women were

considered appropriate for a Safe Haven program; that is, they were either diagnosed as having a mental health problem, possibly with a co-occurring substance abuse problem or based on the assessment of a case manager they met HUD's definition of chronic homelessness (see definition under "Chronic Homelessness and Homeless Subpopulations" below), which contributed to their inability to conform to standard emergency shelter, transitional housing and/or supportive housing requirements. Interviews with these individuals indicated a need for 85 emergency shelter beds, 54 transitional housing beds, and 23 permanent supportive housing beds, and 39 safe haven beds.

Families - At the time of the 2005 point-in-time count, there were 99 year-round emergency shelter beds for homeless persons in families and there were 78 persons in families who were homeless (which includes the number of persons in families in emergency shelter and the number found to be unsheltered at the time of the count, as well as the number of persons in families turned away from shelter in the preceding month) indicating that bed capacity was sufficient on that day. Interviews with these families indicated a need for 18 emergency shelter units and 18 transitional housing units.

The City currently has a substantial number of non-specialized emergency shelter beds for singles and family households; therefore, general expansion of emergency shelter facilities is not planned. However, as discussed below, the City intends to expand permanent housing for single homeless persons in order to reduce the overall number of homeless persons in Alexandria.

Transitional Housing - For homeless households unable to secure affordable permanent housing, the best alternative is transitional housing. The 12- to 24-month duration of a transitional program offers the temporary financial support and time needed for households to improve self-sufficiency skills and earnings potential.

The following estimates of the number of homeless persons in both single-person and family households in need of transitional housing, as well as the estimate of transitional housing need for homeless persons with special needs, are based on data collected in connection with the HSCC's point-in-time count. The inventory of available transitional housing is based on current capacities.

Individuals - At the time of the 2005 point-in-time count, there were 39 transitional housing placements available for single-person households (including transitional housing for homeless persons with special needs) and at the time of the 2005 point-in-time count there were 39 homeless single men or women in need of transitional housing (which includes all single-person households in transitional housing, as well as all those in emergency shelter or who were unsheltered who were considered to be likely candidates for transitional housing at the time of the count), indicating a no gap on that day for transitional housing placements. Interviews with these individuals indicated a need for 39 permanent supportive housing beds.

Families - At the time of the 2005 point-in-time count, there were 25 transitional housing placements for family households (including transitional housing for homeless persons with

special needs) and there were 24 homeless families in need of transitional housing (which includes all family households in transitional housing, as well as all those in emergency shelter at the time of the count), indicating a no gap on that day for transitional housing placements. Interviews with these families indicated a need for the 25 transitional housing units.

Homeless Persons with Special Needs - At the time of the January 2005 point-in-time count, there were 12 persons with special needs in need of transitional housing. There are currently 12 transitional housing placements for homeless persons with special needs, indicating no gap for transitional housing placements for this population on that day.

Permanent Supportive Housing - Persons with a serious and persistent mental illness, mental retardation and/or substance abuse problems generally require an extensive array of services. This can include the need for housing and supportive services such as mental health and/or substance abuse treatment as well as intensive case management. Persons with dual mental health and substance abuse diagnoses face even greater challenges and comprise a significant portion of the homeless population.

The following analysis of the number of homeless persons with special needs in both single-person and family households in need of permanent supportive housing is based on data collected in connection with the HSCC's point-in-time count.

Individuals - As of January 2005, there were 25 permanent supportive housing placements for single-person households with special needs and 22 homeless single men or women in need of such housing (which includes all single-persons in emergency or transitional housing considered to be likely candidates for permanent supportive housing), indicating a no gap on that day in permanent supportive housing placements for homeless persons. In interviews with these individuals indicated a need for 22 permanent supportive housing units for families.

Families - As of January 2005, there were 3 permanent supportive housing placements for family households with special needs and 3 homeless family households in need of such housing (which includes all family households in emergency or transitional housing considered to be likely candidates for permanent supportive housing), indicating no gap in permanent supportive housing placements for homeless families on this day.

In Alexandria, single homeless persons have greater need than family households for permanent supportive housing. For a general discussion of permanent supportive housing in the City, see Section IV below.

Permanent Housing Solutions - Permanent affordable housing is a critical component in the continuum of care if the City is to reduce homelessness rather than manage the problem through emergency shelter and short-term programs and services. The point-in-time count reveals a high number of single homeless persons in the City. Table F above indicates that there are few market rate rental units affordable to single-person households with incomes at or below HUD's extremely low-income limit (currently \$40,600). The HSCC has determined that homeless

singles with incomes at or below HUD's extremely low-income limit, particularly those with mental health and/or substance abuse problems, have substantial need for non-specialized affordable permanent housing options.

For more information on general permanent affordable housing options for extremely low- and low-income households, see Section II above.

Chronic Homelessness and Homeless SubPopulations - The need for emergency shelter, case management and comprehensive supportive services, transitional and affordable permanent housing are even more severe for homeless persons who have special needs. This group includes persons with serious mental illness or developmental disabilities and/or who have substance abuse problems. Outreach is often required to identify this subpopulation that frequently have not come to terms with their illness and are reluctant to seek services or are service-resistant. Engagement in a non-threatening manner, as previously described, is required to complete assessments and recommend appropriate courses of treatment. Sub-populations may also require some level of supervision in a permanent supportive housing environment to live as independently as possible.

HUD is in the process of reviewing its definition of chronic homelessness; currently, however, an individual is considered to be a chronically homeless person if he/she is an unaccompanied disabled individual who has been continuously homeless for over one year or has had at least three episodes of homelessness in a four year period. Of all homeless persons in the City, 91 individuals have been identified as chronically homeless. At the time of the 2005 point-in-time count, 43 of these individuals were unsheltered. Often, such persons go unsheltered due to their inability to comply with the requirements of standard emergency, transitional and supportive housing programs.

Persons fleeing domestic violence, homeless youth and persons diagnosed with HIV/AIDS and their families require more protective surroundings in emergency shelter. These particular sub-populations require counseling and support to cope with physical and mental abuse and medical care for the ongoing management of disease.

The following table shows need for homeless sub-populations in terms of the number of unsheltered homeless persons who have been identified by service providers as fitting into one of the subpopulations.

<i>Sub-Population</i>	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>
Chronically Homeless	48	43	91
Seriously Mentally Ill	17	5	22
Chronic Substance Abuse	37	29	66
Veterans	9	1	10
Persons with HIV/AIDS	0	2	2
Victims of Domestic Violence	1	0	1
Youth	0	0	0

III.B.2 Strategic Plan for Persons who are Homeless or Threatened with Homelessness

As required by HUD, the City has completed HUD Table 1-A, which is a housing gaps analysis for the homeless and special needs populations of the City of Alexandria and HUD Table 1-C, which summarizes the City's Consolidated Plan specific objectives. These tables and related information are available for review in Appendix II.

Goals and Outcomes

General Goals - The City's general goals related to the needs of homeless persons and those threatened with homelessness are to:

- Provide programs and services to prevent homelessness;
- Provide programs and services to address the individual needs of homeless individuals and families;
- Provide emergency shelter facilities;
- Provide transitional housing;
- Provide transitional and permanent supportive housing for homeless families and individuals; and
- Assist homeless individuals and families in securing permanent housing.

Specific Objectives - Within the general parameters of these goals, the City has established the following specific objectives for homeless persons and those threatened with homelessness.

- Provide a Safe Haven facility to shelter homeless persons with mental illness and possibly a co-occurring substance abuse problem, including the chronically homeless, who are unable to conform to standard emergency shelter, transitional housing and supportive housing programs;

- Provide 21 facility-based and 40 tenant-based transitional housing placements per year;
- Identify resources to increase transitional housing capacity to former caseload levels by adding 2 placement options; and
- Develop permanent affordable housing for single adults with incomes at or below HUD's extremely low-income limit (e.g., single room occupancy or SRO style housing).

Outcomes - Outcomes expected to result from various activities undertaken to achieve the City's goals and objectives related to the needs of homeless persons and those threatened with homelessness include housing stability and increased average incomes for assisted households. For more information on expected outcomes and outcome measures, please refer to the City FY 2006 Action Plan in Section VII below or to the relevant annual Action Plan update.

Five-Year Strategies for the Homeless and Those Threatened with Homelessness

As described above, the City utilizes a Continuum of Care system to serve those who are homeless or threatened with homelessness. The following strategies will be implemented as part of the Continuum of Care to promote the City's general goals and specific objectives for persons in the City who are homeless or threatened with homelessness:

- City government and private providers will continue to offer programs and services designed to prevent homelessness;
- City government and private providers will continue to offer outreach, assessment and supportive services;
- City government and/or private providers will seek resources to add 1.5 FTE to mental health outreach;
- ARHA will continue to offer affordable permanent housing opportunities to extremely low and low-income households;
- Public and/or private entities will implement the Ten-Year Plan to End Chronic Homelessness (see Appendix VI); and
- City government and/or private providers will continue to offer transitional and permanent supportive housing for homeless persons.

Use of Available Resources

The following resources are expected to be available in the City during the Consolidated Plan period to promote goals and objectives for homeless persons and those threatened with homelessness:

- Emergency Shelter Grant (ESG) - Federal monies to support shelter programs;
- Supportive Housing Program (SHP) - Federal monies to support housing programs for homeless persons;
- Community Development Block Grant (CDBG) - Federal monies to support homeless services;
- City General Fund - City monies to support homeless services;

- Community Partnership Fund - Funding initiative supported with City General Fund to support human service activities;
- State Homeless Resource Program - State monies to support homeless services;
- Shelter Support Grant Program - State monies to support shelter activities;
- Virginia Department of Social Services - State monies to support services for victims of domestic violence;
- Child Care for the Homeless Program - State monies to support childcare services for the homeless; and
- Private Monies - Donations from private sources including the United Way, foundations and individual donors to support homeless services.

Support for Homeless Services Applications by Other Entities

The City would support funding applications to maintain existing levels of service for homeless persons and those threatened with homelessness, as well as new initiatives specifically identified in the Consolidated Plan, Action Plans and/or Ten-Year Plan to End Chronic Homelessness, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan, Action Plans and/or Ten-Year Plan to End Chronic Homelessness would require City Council approval.

SECTION IV

NON-HOMELESS PERSONS WITH SPECIAL NEEDS

Persons with special needs include the elderly and frail elderly; persons with physical disabilities; persons with mental/developmental disabilities and substance abuse problems; and persons with HIV/AIDS. As limited income, which is sometimes related directly to medical and/or mental health conditions, can exacerbate housing problems experienced by persons in these populations, the City has focused its discussion of housing issues for Consolidated Plan purposes on special needs persons with incomes at or below HUD's middle-income limits.

IV.A Elderly and Frail Elderly¹³

As required by HUD, the City has completed HUD Table 1B, which identifies priorities for the use of federal funds for persons with special needs, including elderly persons; HUD Table 1C, which identifies any specific objectives established by the City for elderly persons; HUD Table 2A, which includes information on the rental housing needs of elderly persons with incomes at or below HUD's moderate-income limits; and HUD Table 2B, which includes information on objectives established to meet the supportive service needs of persons with special needs, including elderly persons. These tables and any related information required by HUD are available for review in Appendix II.

IV.A.1 Inventory of Facilities and Services for Elderly and Frail Elderly Persons

Renters - Of the 3,276 assisted rental housing units discussed in Section II.A.3 above, 598 are available to provide affordable rental housing specifically for elderly in an independent living environment. These units are available to elderly households with incomes at or below HUD's moderate-income limits.

Elderly renters with incomes at or below HUD's moderate-income limits may also be eligible for subsidies to assist with rents in market rate units through the Section 8 Housing Choice Voucher Program. This program is discussed in more detail in Section II above.

For elderly (and disabled) renters in HUD's extremely low-income category, the City also provides rent assistance through the Rent Relief Program, which offers an annual rent subsidy to households that are not participating in programs subsidized with federal or state funds.

Homeowners - For lower-income elderly homeowners, the City promotes housing affordability through the Property Tax Relief Program. This program provides full or partial forgiveness of real property taxes and/or payment deferral for elderly homeowners over age 65 with incomes up to \$62,000 per year. Elderly homeowners with incomes at or below HUD's moderate-income

¹³ For HUD purposes, elderly is defined as age 62 and over.

limit whose homes require safety and accessibility modifications are offered assistance through the City's Single Family Home Rehabilitation Program, which provides deferred payment, zero-interest loans to assist with repairs and accessibility modifications to enable lower-income elderly homeowners to safely remain in their homes without creating undue financial burden. The private non-profit organization Rebuilding Together Alexandria (RTA; formerly Christmas in April) also provides assistance with home repair and accessibility modifications for income-eligible elderly homeowners.

Assisted Living - An assisted living environment offers 24-hour staff support to persons who are no longer able to remain in their homes because of physical and/or mental disabilities. Within the City, subsidized assisted living for lower-income elderly persons is currently offered only at Sunrise of Alexandria, where one bed is available for an extremely low-income person. An additional 12 beds are available for lower-income City residents at locations outside the City.

Support Services - Support services for the elderly offered by the City and non-profit service providers include the in-home companion aid program, transportation services, home-delivered meals, adult day healthcare, exercise and health promotions programs and limited case management services. City services are coordinated by the City's Office of Aging and Adult Services in the Department of Human Services. The Geriatric Mental Health Team of the City's Department of Mental Health, Mental Retardation and Substance Abuse offers case management to elderly persons with various mental health diagnoses, including dementia. In addition, the Office of Aging and Adult Services coordinates the Alexandria Long Term Care Coordinating Committee (LTCCC), which has members from many public and private organizations that serve the long term care needs of elderly City residents. The group meets quarterly to coordinate services and address topics of mutual interest. For additional information on services for the elderly, see below.

IV.A.2 Elderly and Frail Elderly Persons - Needs and Strategic Plan

HUD tabulations based on 2000 U.S. Census data presented in Table H above identify housing problems experienced by elderly persons. This data indicates that at the time of the 2000 U.S. Census approximately 14% of all City households (or 8,572) were elderly households; that is the household consisted of one or two persons, at least one of which was aged 62 or over.

Elderly and Frail Elderly Needs Assessment

Renters - Information on the number of elderly renter households in the City with incomes within HUD's middle-income category and on the number of such households with housing problems (including cost burden, substandard conditions and/or overcrowding) is not available; however, HUD tabulations based on 2000 U.S. Census data indicate that at the time of the 2000 U.S. Census, approximately 67% of all elderly renter households (or 2,286 households) in the City were at or below HUD's moderate-income limits (see Table H above). More specifically, approximately 40% (or 1,353 households) of all elderly renter households were within HUD's extremely low-income category; an estimated 16% (or 543 households) were within HUD's low-

income category; and approximately 12% (or 390 households) were specifically within HUD's moderate-income category.

HUD tabulations based on 2000 U.S. Census data shown in Table H above indicate that at the time of the Census, 52.7% of (or 713) extremely low-income elderly renter households were experiencing cost burden and 42.8% (or 579 households) were experiencing severe cost burden. For low-income elderly renter households, HUD tabulations indicate that 68% (or 369 low-income elderly households) were experiencing cost burden and 33.1% (or 180 households) were experiencing severe cost burden. For moderate-income elderly renter households, the HUD tabulations indicate that 55.1% (or 215 households) were experiencing cost burden and 16.7% (or 65 households) were experiencing severe cost burden. Data on the number of elderly renter households experiencing problems specifically related to physical condition or overcrowding is not available. However, HUD tabulations indicate that approximately 59% (or 1,357 households) of all elderly renter households with incomes at or below HUD's moderate-income limits experience some type of problem, which may include cost burden, physical condition of the unit and/or overcrowding.

Based on the data indicating that most elderly renter households in the City fall within lower-income ranges and that most of these lower-income elderly renter households experience cost burden, the City has determined that ongoing rent assistance is needed for this population.

Homeowners - Information on the number of elderly homeowners in the City with incomes within HUD's middle-income category and on the number of such households with housing problems (including cost burden, substandard conditions and/or overcrowding) is not available; however, HUD tabulations based on 2000 U.S. Census data indicate that at the time of the Census, approximately 31% of all elderly homeowner households (or 1,612 households) in the City were at or below HUD's moderate-income limits (see Table H above). More specifically, approximately 9.5% (or 497 households) of all elderly homeowner households were within HUD's extremely low-income category; an estimated 10% (or 530 households) were within HUD's low-income category; and approximately 11% (or 585 households) were specifically within HUD's moderate-income category.

HUD tabulations based on 2000 U.S. Census data shown in Table H above indicate that at the time of the Census, 76.1% (or 378 households) of all extremely low-income elderly homeowner households were experiencing cost burden and 51.1% (or 254 households) were experiencing severe cost burden; 40.6% (or 215 households) low-income elderly homeowner households were experiencing cost burden and 23.6% (or 125 households) were experiencing severe cost burden; and 30.8% of (or 180 households) moderate-income elderly homeowner households were experiencing cost burden and 12% (or 70 households) were experiencing severe cost burden. Data on the number of elderly homeowner households experiencing problems specifically related to physical condition or overcrowding is not available. However, HUD tabulations based on 2000 U.S. Census data indicate that approximately 48% of all elderly homeowner households with incomes at or below HUD's moderate-income limits (or 777 households) experience some

type of problem, which may include cost burden, physical condition of the unit and/or overcrowding.

HUD tabulations indicate a prevalence of housing problems for elderly homeowner households with incomes at or below HUD's moderate-income limits, particularly those falling specifically within HUD's extremely low-income category. As elderly homeowner households are typically on fixed incomes, the cost of repair or renovation work needed to maintain the safety and accessibility of their homes, and costs related to property taxes, which as discussed in Section IV.A.1. above have risen sharply in the City in recent years, can add to problems related to cost burden. The City has determined that ongoing assistance is needed for this population to reduce overall cost burden and to enable elderly homeowners to live in safe and accessible housing without adding to cost burden.

Assisted Living - As the City estimates that assisted living can cost as much as \$4,000 per month, subsidized beds are essential to ensure affordability for lower-income elderly households. While data on elderly households with incomes within HUD's middle-income category is not available, HUD tabulations based on 2000 U.S. Census data indicate that at the time of the Census, 1,470 elderly households in the City with incomes at or below HUD's moderate-income limits (or 37% of all lower-income elderly households) had mobility or self-care limitations. This figure is indicative of the number of lower-income frail elderly households that may be in need of assisted living opportunities. As noted above in the inventory of facilities and services for elderly persons, there are currently only 13 assisted living beds affordable to lower-income elderly Alexandrians in Northern Virginia.

Supportive Services - Supportive services allow elderly persons to enjoy a greater level of independence. The City anticipates that the need for such services will continue during the period covered by this Consolidated Plan. For more information about Supportive Services needs, see Section IV.B.2. below.

Goals and Outcomes

General Goals - The City's general goal for elderly and frail elderly households is to:

- Promote housing stability for elderly renters and homeowners and enable elderly persons to age successfully in place.

Specific Objectives - Within the general parameters of the City's goal for elderly and frail elderly persons, the City has established the following housing-related specific objectives for elderly and frail elderly persons with incomes at or below HUD's moderate-income limits:

- Develop or support the development of an assisted living facility which can accommodate elderly persons with incomes at or below HUD's moderate-income limits who are unable to live independently in the community;

- Improve living conditions for 225 elderly homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications; and
- Relieve the housing cost burden for over 900 income-eligible elderly renters and/or homeowners per year.

These objectives address issues identified in the Needs Assessment related to the cost burden experienced by both elderly renter and homeowner households in the City with incomes at or below HUD's moderate-income limits, as well as the repair needs of elderly lower-income homeowners and the need for assisted living beds within the City that are affordable to lower-income elderly persons.

The City's objective involving the use of resources to rehabilitate existing ownership housing is intended to improve quality of life by addressing repair and maintenance needs without creating undue financial burden for elderly homeowner households within HUD's extremely low- to moderate-income ranges.

Specific objectives related to supportive services for elderly persons are discussed in Section V below.

Outcomes - Outcomes expected to result from activities undertaken to achieve City goals and objectives related to housing for elderly and frail elderly households are currently being developed by the City. For more information on expected outcomes and outcome measures, please refer to the City FY 2006 Action Plan in Section VI below or to the relevant annual Action Plan update.

Five-Year Strategies for Elderly and Frail Elderly Persons

The following strategies will be implemented to promote the City's general goals and specific objectives for elderly and frail elderly persons in the City:

- Public and/or private entities will develop an assisted living facility;
- City government and/or private entities will offer financial assistance to support renovation and accessibility modifications for lower-income homeowners, including persons with special needs;
- City government will offer real property tax relief to income-eligible elderly and disabled homeowners;
- Public and/or private entities will offer subsidized rental housing opportunities specifically targeting income-eligible elderly renter households, as well as non-specialized rent assistance programs in which income-eligible elderly persons may participate; and
- City government and/or private entities will provide a variety of supportive services to the elderly and frail elderly, including transportation, congregate and home-delivered meals, companion aid, case management, adult protective services, senior centers and adult day healthcare facilities.

Use of Available Resources

The following resources are expected to be available in the City during the Consolidated Plan period to promote goals and objectives for elderly and frail elderly persons with incomes at or below HUD's middle-income limits:

- City General Fund - City monies to support rent assistance or tax relief for extremely low-income elderly households not receiving state or federal subsidies;
- Community Partnership Fund - Funding initiative supported with City General Fund to support human service activities;
- Private Monies - Donations from private sources including the United Way, foundations and individual donors to support repair and renovation activities for income-eligible elderly homeowners;
- See Section II.B.2 for information on resources available to support public and replacement public housing units, as well as Section 8 Housing Choice Vouchers; and
- See Section II.D. for information on resources available to support renovation and repair activities for existing lower-income homeowners.

Support for Elderly Housing and Supportive Services Applications by Other Entities

The City government would support applications by other entities for funding to continue housing programs for the elderly at existing levels of service, as well as to implement new initiatives specifically identified in the Consolidated Plan and/or Action Plans, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan or Action Plans would require City Council approval.

IV.B Persons with Physical Disabilities

As required by HUD, the City has completed HUD Table 1B, which identifies priorities for the use of federal funds for persons with special needs, including those with physical disabilities; HUD Table 1C, which identifies any specific objectives established by the City for persons with physical disabilities; HUD Table 2A, which includes information on the housing needs of persons with special needs with incomes at or below HUD's moderate-income limits; and HUD Table 2B, which includes information on objectives established to meet the supportive service needs of persons with special needs, including those with physical disabilities. These tables and any related information required by HUD are available for review in Appendix II.

IV.B.1 Inventory of Facilities and Services for Persons with Physical Disabilities

Renters - Accessible public and/or replacement public housing is available for disabled Alexandrians with incomes at or below HUD's moderate-income limits. Of the existing public

housing and public housing replacement units discussed in Section II above, twelve are accessible to persons with disabilities. Eighteen additional accessible and adaptable units are expected to become available upon completion of the redevelopment of Samuel Madden Homes (Downtown).

Disabled renters with incomes at or below HUD's moderate-income limits may also be eligible for subsidies to assist with rents in market rate units through the Section 8 Housing Choice Voucher Program. This program is discussed in more detail in Section II above.

For disabled (and elderly) renters in HUD's extremely low-income category, the City also provides rent assistance through the Rent Relief Program, which offers an annual rent subsidy to households that are not participating in programs subsidized with federal or state funds.

Disabled renter households with incomes at or below HUD's moderate-income limits living in privately-owned rental properties requiring accessibility modifications may access the City's Rental Accessibility Modification Program (RAMP), which provides grants to assist with the costs associated with retrofitting rental units, as well as costs that may be incurred should a landlord require that a unit be returned to its original state.

Homeowners - For lower-income disabled homeowners, the City promotes housing affordability through the Property Tax Relief Program. This program provides full or partial forgiveness of real property taxes and/or payment deferral for disabled homeowners with incomes up to \$62,000 per year. Disabled homeowners with incomes at or below HUD's moderate-income limit whose homes require safety and accessibility modifications are offered assistance through the City's Single Family Home Rehabilitation Program, which provides deferred payment, zero-interest loans to assist with repairs and accessibility modifications to enable lower-income disabled homeowners to safely remain in their homes without creating undue financial burden. The private non-profit organization Rebuilding Together Alexandria (RTA; formerly Christmas in April) also provides assistance with home repairs and accessibility modifications for income-eligible disabled homeowners.

Assisted Living - An assisted living environment offers 24-hour staff support to persons who are no longer able to remain in their homes because of physical and/or mental disabilities. Within the City, subsidized assisted living for lower-income persons with disabilities is currently offered at three Medicaid nursing facilities, which provide a total of 391 Medicaid-certified beds

Supportive Services - The City's Department of Human Services 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. The City also employs a full-time Employment Training Specialist for persons with disabilities and offers a fully accessible Employment Resource Room. The Endependence Center of Northern Virginia, a private, non-profit agency, helps persons with disabilities to become independent through counseling, referrals for housing, personal assistants, assistive technology, educational

opportunities and transportation. For additional information on services to meet the needs of persons with disabilities, see Section IV.B.2. below.

IV.B.2 Persons with Physical Disabilities - Needs and Strategic Plan

Needs Assessment

Renters and Homeowners - Based on data from the 2000 U.S. Census, at the time of the Census there were as many as 3,149 persons aged 16 to 64 years in Alexandria with a physical disability, but no self-care limitations. This data is indicative of the number of non-elderly City residents with physical and/or sensory disabilities in need of accessible housing as opposed to assisted living opportunities.

The most recent apartment accessibility surveys conducted by the City were completed in 1988 and 1990. The 1988 survey included 24,187 multifamily units and indicated that 7,939 of these units or 33% of the apartments in the City are accessible or partially accessible. The accessible units have features ranging from handicapped parking to minimum width doorways, elevators or grab bars in showers and tubs.

While more limited in terms of the number of units inspected, the 1990 survey involved a more detailed inventory of such features as kitchen cabinets, sinks, bathrooms, door handles etc. Of the 25 apartment complexes inspected at the time, only five (or 20%) had a minimally acceptable handicapped-accessible bathroom with a 60" clear turning space for wheelchair users.

Retrofitting of existing housing units to accommodate persons with disabilities is an option for both homeowners and renters. Disabled homeowners may undertake accessibility modifications in their homes at their discretion, subject to City permitting requirements. For disabled renters, the federal Fair Housing Amendments Act of 1988 requires landlords to allow accessibility modifications to be made to rental units at the tenant's expense. However, the cost of retrofitting may be a barrier for both disabled renters and homeowners falling within HUD's extremely low-to moderate-income limits. The cost to retrofit a single family home for someone using a wheelchair can exceed \$60,000 including a ramp, an accessible kitchen and one accessible bathroom (assuming the home is on one level). The cost of retrofitting an apartment is estimated at \$50,000. For renters, additional costs may also be incurred, as although the Fair Housing Act requires landlords to allow modifications at the tenant's expense, if the retrofitting impedes the next tenant's use of the apartment, the owner can require that the dwelling be restored to its original condition upon the vacation of the unit.

Assisted Living - Based on 2000 U.S. Census data on persons aged 16 to 64 with self-care limitations, it is estimated that as many as 816 non-elderly disabled persons in Alexandria are in need of assisted living.

Supportive Services - Supportive services, including personal assistance services, can allow persons with disabilities to maintain a greater level of independence; however, these services are

extremely costly. For example, personal attendant care services can exceed \$18,200 per year for just five hours of care per day.

Goals and Outcomes

General Goals - The City's general goals for non-elderly persons with disabilities are to:

- Promote housing stability and accessibility for disabled renters and homeowners with incomes at or below HUD's moderate-income limits; and
- Provide supportive services that promote independence and self-sufficiency for persons with disabilities.

Specific Objectives - Within the general parameters of the City's goals for disabled persons, the City has established the following housing-related specific objectives for disabled persons with incomes at or below HUD's moderate-income limits:

- Improve living conditions for eight non-elderly disabled homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications; and
- Support accessibility modifications in 15 existing privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits;
- Relieve the housing cost burden for 70 income-eligible non-elderly disabled renters and/or homeowners per year.

These objectives address issues identified in the Needs Assessment related to cost burden likely to be experienced by disabled renter and homeowner households in the City with incomes at or below HUD's moderate-income limits, as well as the accessibility needs of such households without creating undue cost burden.

The City's objectives involving the use of resources to rehabilitate existing ownership and rental housing for accessibility purposes is intended to increase the supply of accessible housing for disabled persons and to improve quality of life without creating undue financial burden for lower-income persons with disabilities.

Specific objectives related to supportive services are discussed in Section V below.

Outcomes - Outcomes expected to result from activities undertaken to achieve City goals and objectives for persons with disabilities are being developed by the City. For more information on expected outcomes and outcome measures, please refer to the City FY 2006 Action Plan in Section VII below or to the relevant annual Action Plan update.

Five-Year Strategies for Persons with Physical Disabilities

The following strategies will be implemented to promote the City's general goals and specific objectives for persons with disabilities:

- City government and/or private entities will offer financial assistance to support renovation and accessibility modifications for income eligible disabled homeowners;
- City government will offer financial assistance to support accessibility modifications for disabled renters with incomes at or below HUD's moderate-income limits;
- City government will offer real property tax relief to income-eligible disabled and elderly homeowners;
- City government will promote compliance with fair housing requirements for persons with disabilities by both developers and existing rental property owners through testing, code enforcement and training programs; and
- Public and/or private entities will offer subsidized rental housing opportunities specifically targeting disabled persons, as well as non-specialized rent assistance programs, in which income-eligible disabled persons may participate.

Use of Available Resources

The following resources are expected to be available in the City during the Consolidated Plan period to promote goals and objectives for persons with disabilities:

- City General Fund - City monies to support rent assistance for extremely low-income elderly and/or disabled households not receiving state or federal subsidies;
- Community Partnership Fund - Funding initiative supported with City General Fund to support human service activities;
- Private Monies - Donations from private sources including the United Way, foundations and individual donors to support repair and renovation activities for income-eligible elderly homeowners;
- See Section II.B.2 for information on resources available to support public and replacement public housing units, as well as Section 8 Housing Choice Vouchers; and
- See Section II.D.2. for information on resources available to support renovation and repair activities for existing lower-income homeowners.

Support for Disabled Housing and Supportive Services 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 of specific locations. 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.

IV.C Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems

The Alexandria Community Services Board (ACSB) is responsible for identifying the service needs of individuals in the City with mental health, mental retardation and substance abuse problems. Every five years, ACSB develops a Five-Year Housing Plan that identifies residential treatment facility needs for individuals with mental health, mental retardation or substance abuse problems. The most recent plan, which was approved by City Council for the period of July 1, 2003 through June 30, 2008, is available for review in Appendix VII.

As required by HUD, the City has completed HUD Table 1C, which identifies any specific objectives established by the City for persons with mental health, developmental and/or substance abuse problems; and HUD Table 2A, which includes information on the housing needs of persons with special needs with incomes at or below HUD's moderate-income limits. These tables and any related information required by HUD are available for review in Appendix II.

IV.C.1 Inventory of Facilities and Services for Persons with Mental Health, Developmental and/or Substance Abuse Problems

Housing - Supportive housing for persons with mental health, developmental and/or substance abuse problems is administered by the Alexandria Community Services Board (ACSB) in conjunction with Sheltered Homes of Alexandria (SHA), a private non-profit organization that owns and maintains many of the residential facilities serving ACSB clients. ACSB and SHA currently operate permanent supportive housing programs that are open generally to persons needing supportive housing in nine group homes and 33 supervised apartments with a combined capacity of 135 beds. In addition, as discussed in Section III.A above, another 37 transitional and permanent supportive housing beds and three placements for family households are available through programs that specifically target homeless persons.

Persons with mental health, developmental and/or substance abuse problems that fall within HUD's extremely low- to moderate-income ranges, may also be eligible for rental housing assistance available through public housing and public housing replacement units, through the Section 8 Housing Choice Voucher Program or through the City's Rent Relief Program. These non-specialized housing programs are discussed in Section II above.

Supportive Services - The City's Department of Mental Health, Mental Retardation and Substance Abuse (DMHM RSA) is the primary provider of non-housing supportive services for persons with mental health, mental retardation and/or substance abuse problems. In order to respond to the changing needs of a growing number of clients with both mental health problems and substance dependence, DMHM RSA 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 DMHM RSA to allocate its staff and resources in a manner that better meets the needs of a changing client population.

For more information on supportive services available to persons with mental health, mental retardation and/or substance abuse problems, please refer to Section IV.C.2 below.

Persons Returning from Mental and Physical Health Institutions - ACSB, which provides policy direction and fiscal oversight of the City's Department of Mental Health, Mental Retardation and Substance Abuse (DMHM RSA), is the local government agency responsible for the implementation of state policies governing the discharge of individuals from state psychiatric facilities. ACSB, as mandated by state code, is also the entry point for screening individuals in need of hospitalization at state psychiatric facilities. As a result, the Board is a part of the discharge planning process from the moment an individual is determined to be in need of admission to a state facility.

The ACSB and the state psychiatric facilities, the Northern Virginia Mental Health Institute (NVMHI) and Western State Hospital (WSH) have maintained a signed cooperative agreement that outlines each facility's roles and responsibilities. The ACSB also has maintained a signed cooperative agreement with Inova Mt. Vernon Hospital and the Northern Virginia Community Hospital that outlines both facilities roles and responsibilities as they pertain to the admission and discharge of individuals from the hospitals psychiatric units.

For over twenty-five years, the Commonwealth of Virginia has had in place a set of guidelines called *Discharge Protocols for Community Services Boards and State Mental Health Facilities*. These protocols are designed to provide consistent direction and coordination of those activities required of state facilities and community services boards in the development and implementation of discharge planning from state psychiatric hospitals. Virginia protocols require state psychiatric facilities to include housing as a part of the discharge plans. The activities delineated in these protocols are based on or referenced in the *Code of Virginia* or the Continuity of Care Procedures in the Community Services Performance Contract. (The Community Services Boards must agree to follow these protocols as part of their annual performance contract with the state.) ACSB and DMHM RSA have had policies and protocols in place for many years, specifically addressing the roles and responsibilities in providing community support services for individuals who are hospitalized in state psychiatric institutions. DMHM RSA makes every effort to link homeless individuals with appropriate residential services and uses homeless shelters only as a last resort or when an individual refuses residential placements offered to them and chooses to live in a shelter. In fact, the Department, using a variety of state and local resources, has significantly expanded its own continuum of supportive residential placements over the past twenty years.

IV.C.2 Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems - Needs and Strategic Plan

Needs Assessment

Housing - As persons with mental health, mental retardation and/or substance abuse problems often fall within lower-income ranges, the cost of housing is a problem for these groups. Also, persons with mental health, mental retardation and/or substance abuse problems require

supportive housing to enable them to receive treatment, to allow them to maintain independence and/or to ensure that they receive help in their daily activities.

Supportive Services - The City anticipates that the need for supportive services for persons with mental health, mental retardation and/or substance abuse problems offered outside of residential treatment programs will continue during the period covered by this Consolidated Plan. For more information about Supportive Services needs, see Section V below.

Goals and Outcomes

General Goals - The City's general goals for persons with mental health, mental retardation and/or substance abuse problems are to:

- Provide housing opportunities with case management and supportive services to persons with mental health, mental retardation and/or substance abuse problems; and
- Provide supportive services for persons with mental health, mental retardation and/or substance abuse problems.

Specific Objectives - Within the general parameters of the City's housing-related goal for persons with mental health, mental retardation and/or substance abuse problems, the City has established the following specific objectives, which are consistent with objectives established by ACSB in its Five-Year Housing Plan. Should the ACSB Five-Year Plan be updated prior to the end of the Consolidated Plan period, these objectives may be modified accordingly.

- Continue to provide a continuum of residential treatment services to individuals with mental health, mental retardation and substance abuse problems;
- Develop four new group homes with an estimated total capacity of 24 beds to provide permanent residential treatment services for individuals with mental health, mental retardation and substance abuse problems;
- Develop 15 supervised apartments with an estimated total capacity of 45 beds to provide permanent residential treatment services for individuals with mental health, mental retardation and substance abuse problems; and
- Provide 10 tenant-based rental vouchers through the Section 8 Housing Choice Voucher Program to enable more individuals with mental health, mental retardation and substance abuse problems to secure affordable permanent supportive housing within the City.

These objectives address issues identified in the Needs Assessment above related to housing cost burden that may be experienced by persons with mental health, mental retardation and/or substance abuse problems, as well as to the supportive housing needs of such persons.

Specific objectives related to supportive housing for homeless persons with mental health, mental retardation and/or substance abuse problems are discussed in Section III above and

objectives related to supportive services for persons with mental health, mental retardation and/or substance abuse problems are discussed below.

Outcomes - The City is developing outcomes and outcome measures for activities undertaken to achieve City goals and objectives related to housing for persons with mental health, mental retardation and/or substance abuse problems. For more information on expected outcomes and outcome measures, please refer to the City FY 2006 Action Plan in Section VII below or to the relevant annual Action Plan update.

Five-Year Strategies for Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems

The following strategies will be implemented to promote the City's general goals and specific objectives for persons in the City with mental health, mental retardation and/or substance abuse problems:

- City government and/or private entities will provide subsidized residential and supportive services to persons with mental health, mental retardation and/or substance abuse problems;
- City government and/or private entities will seek resources to develop new supportive housing opportunities for persons with mental health, mental retardation and/or substance abuse problems; and
- City government will cooperate with ARHA to provide tenant-based rental assistance specifically for persons with mental health, mental retardation and/or substance abuse problems.

Use of Available Resources

The following resources are expected to be available in the City during the Consolidated Plan period to promote goals and objectives for persons with mental health, mental retardation and/or substance abuse problems:

- Supportive Housing Program (SHP) - Federal monies to support housing programs for persons with special needs;
- Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services - State monies to support services for persons with mental health, mental retardation and/or substance abuse problems;
- City General Fund - City monies to support services for persons with mental health, mental retardation and/or substance abuse problems;
- Client Fees - Service fees paid by clients; and
- See Section II.B.2 for information on resources available to support public and replacement public housing units, as well as Section 8 Housing Choice Vouchers.

Support for Housing and Supportive Services Applications by Other Entities

The City government would support applications by other entities for funding to continue housing programs for persons with mental health, mental retardation and/or substance abuse problems at existing levels of service, as well as to implement new initiatives specifically identified in the Consolidated Plan, Action Plans and/or the Alexandria Community Service Board (CSB) Five-Year Housing Plan, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan, Action Plans or CSB Five-Year Housing Plan would require City Council approval. 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.

IV.D Persons Living with HIV/AIDS

Human immunodeficiency virus (HIV), which is the underlying cause of acquired immunodeficiency syndrome (AIDS) is a long-term illness that often causes an extended phase of disability. Many persons living with HIV/AIDS are unable to work and have inadequate or no disability or health insurance, factors which contribute to housing assistance and supportive services needs.

As required by HUD, the City has completed HUD Table 2A, which includes information on the housing needs of persons with special needs with incomes at or below HUD's moderate-income limits. This table and any related information required by HUD are available for review in Appendix II.

IV.D.1 Inventory of Facilities and Services for Persons Living with HIV/AIDS

Housing - Long-term tenant-based rental assistance in the City for persons living with HIV/AIDS is administered by the Alexandria Redevelopment and Housing Authority (ARHA) using funds available under the federal Housing Opportunities for Persons with AIDS (HOPWA) Program. This program currently supports rental assistance vouchers for 10 households.

Emergency and short-term housing assistance and other housing-related services (including housing and financial counseling and emergency utility assistance) are provided on a regional basis and are available to City residents living with HIV/AIDS.

As discussed in Section III.A above, emergency shelter beds for Alexandria residents living with HIV/AIDS are available through Agape House, which is operated by the private non-profit Wesley Housing Development Corporation in Fairfax County.

Persons living with HIV/AIDS that fall within HUD's extremely low- to moderate-income ranges, may also be eligible for rental housing assistance available through public housing and public housing replacement units, through the Section 8 Housing Choice Voucher Program and through the City's Rent Relief Program. These programs are discussed in Section II above.

Supportive Services - The Alexandria Health Department provides primary medical care, drug assistance, public health nurse case management and dental and nutrition services to persons in the City living with HIV/AIDS. Services are provided on a sliding fee scale based on income.

The Alexandria Community Services Board (ACSB) and the City's Department of Mental Health, Mental Retardation and Substance Abuse (DMHM RSA) provide mental health and substance abuse services to persons with HIV/AIDS, their families and caregivers.

WWC/NOVA provides case management services on a regional basis that are available to Alexandrians living with HIV/AIDS. Case management services are provided regardless of income level; however, the overwhelming majority of persons assisted have lower incomes. WWC/NOVA also provides primary medical care, dental care, case management, legal services, emergency financial assistance and support groups.

The Northern Virginia AIDS Ministry (NOVAM) is a private, non-profit ecumenical organization that provides childcare, transportation and respite/homemaker services on a regional basis that are available to City residents living with HIV/AIDS

Persons in the City living with HIV/AIDS may also access a wide variety of services not specifically targeted to this population. These services include mental health counseling, hospice care, home nursing, homemaker services, employment services, childcare, foster care, adoption, food and nutrition services, social work and direct entitlements for persons with HIV/AIDS. This care network is coordinated by the previously-mentioned Northern Virginia HIV Consortium. The Consortium's purpose is to coordinate an integrated, comprehensive response to the HIV pandemic in Northern Virginia through participation of persons living with HIV/AIDS, public and private agencies involved in planning and direct care to individuals.

IV.D.2 Persons Living with HIV/AIDS - Needs and Strategic Plan

Cumulative statistics from the Virginia Department of Health indicate that as of June 30, 2004 there were 1,105 reported cases of AIDS and 925 reported cases of HIV in the City. In City FY 2003, the City had the highest reported case rates of HIV and AIDS per 100,000 persons of any jurisdiction in Virginia (42.7 and 65.2 respectively). Data indicates that reported cases of HIV/AIDS mostly involve persons between the ages of 20 and 40. It should be noted that the case rates shown here reflect the numbers of persons with AIDS and HIV infection in Alexandria that have been reported to the Virginia Department of Health; the actual number is assumed to be higher.

Needs Assessment

Housing - As of December 2004, the Alexandria Health Department, which assists only persons with incomes at or below HUD's moderate-income level, had a caseload of 196 clients with HIV/AIDS. The Health Department estimates that 33% of the current caseload, or some 65 Alexandrians, have potential or real need for housing assistance.

There are also a number of individuals living with HIV/AIDS in Alexandria who may be in unstable living environments for other social or economic reasons. Unstable living situations are stressful enough for healthy persons; however, for persons with HIV/AIDS, stable housing is of utmost importance. For the person living with HIV/AIDS, such stress often results in inconsistent access to medical care and may encourage disease progression and even death. Both the Health Department and DMHM RSA agree that there is an ongoing need for residential facilities for persons with chronic mental illness and complex medical problems. The need is especially high among homeless persons requiring medical monitoring who are ineligible for hospitalization or hospice, but whose medical needs exceed the capability of the City's homeless shelters.

Given the on-going increase in the number of HIV and AIDS cases in the City, the City's density of population, and the relatively high numbers in the risk groups that are experiencing an increased infection rate (i.e., women and injectable drug users), it is anticipated that the number of persons living with HIV/AIDS in the City of Alexandria will continue to grow, as will corresponding housing needs.

A person with HIV/AIDS who is employed and has health insurance is most likely to need housing as his/her health deteriorates and employment and insurance are lost, whereas persons who are under-employed often require affordable housing for reasons separate and apart from their HIV/AIDS diagnosis. Barriers to affordable housing for Alexandrians with HIV/AIDS include the rising cost of rental units in the City, high basic income requirements to rent an apartment, security deposits tied to high rent amounts (e.g., one month's rent as deposit), and the cost of credit checks and applications now required by most landlords.

With an HIV/AIDS diagnosis, stable housing becomes even more important to the person affected to maximize his/her quality and quantity of life and to prevent exposure to factors that would contribute to the deterioration of his/her health. The type of housing assistance needed by persons with HIV/AIDS in Alexandria varies per person depending on health status, and can include one-time or periodic assistance with taxes and/or house payments, periodic rental and/or utility assistance, on-going subsidized housing, and long-term care in a group home, nursing home and/or hospice. In addition to housing, persons with HIV/AIDS are also in need of transportation, employment training, and medical, dental, mental health and substance abuse services. Some funding is available for these services; however, the current level of funding is insufficient to meet a total client need that is expected to increase over time.

Supportive Services - Whether or not they need housing assistance, most persons who are ill with AIDS or HIV infection need various kinds of supportive services in the home. In 1991, the federal Ryan White Comprehensive AIDS Resource Emergency (CARE) Act began providing funds for an array of supportive services for persons with symptomatic HIV infection who are low-income, uninsured or underinsured, and who are ineligible for Medicaid. However, the funding available through this program is decreasing and is insufficient to meet the total client need. Alexandria Health Department has not had to restrict admissions; however, the two other providers of primary medical care are either closed to new admissions or have a waiting list that

delays entry to care for up to six months. Because CARE Act-funded programs provide in-home supportive services, the need for nursing home placement and in-patient hospice is limited to persons who can no longer care for themselves in the home. Alexandria currently has two low-income persons at any one time in need of such hospice. The need for additional beds is projected to double in the next five years, based on projections from the Centers for Disease Control.

Goals and Objectives

The City's general goal for persons living with HIV/AIDS is to continue to address the housing and supportive service needs of such persons and their families.

Specific Objectives - Within the general parameters of the City's goal for persons living with HIV/AIDS, the City has established the following specific objective:

- Maintain 10 tenant-based rental housing vouchers to provide rent subsidies to income eligible persons living with HIV/AIDS and their families.

This objective addresses issues identified in the Needs Assessment above related to housing cost burden for persons living with HIV/AIDS and their families.

Five-Year Strategies for Persons Living with HIV/AIDS

The following strategies will be implemented to promote the City's general goal for persons living with HIV/AIDS:

- City government and/or private entities will provide long- and short-term housing assistance to persons in the City living with HIV/AIDS; and
- City government and/or private entities will provide supportive services to assist persons in the City living with HIV/AIDS and their families.

Use of Available Resources

The following resources are expected to be available in the City during the Consolidated Plan period to promote goals and objectives for persons living with HIV/AIDS:

- Housing Opportunities for Persons with AIDS (HOPWA) Program - Federal funds to support housing and housing-related assistance for persons living with HIV/AIDS;¹⁴

¹⁴ HOPWA funds are awarded to the entire Washington, D.C. metropolitan area as a whole through the District of Columbia's HIV/AIDS Administration, 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 used to support short-term housing assistance; group home operation;

- Ryan White CARE Act - Federal funds to provide supportive services to person living with HIV/AIDS;
- City General Fund - City monies to provide supportive services for income-eligible persons living with HIV/AIDS and rent assistance for persons with disabilities;
- Private Monies - Donations from private sources including foundations and individual donors to support services for persons living with HIV/AIDS; and
- See Section II.B.2 for information on resources available to support public and replacement public housing units, as well as Section 8 Housing Choice Vouchers.

Support for Applications by Other Entities to Provide Services to Persons Living with HIV/AIDS

The City would support applications by other entities for funding to continue housing programs for the persons with HIV/AIDS at existing levels of service, as well as to implement any new initiatives specifically identified in the Consolidated Plan and/or Action Plans, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan and/or Action Plans would require City Council approval. 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.

transitional housing for families with children; and housing information and referral services; 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 of funds for long-term rental assistance for persons living with HIV/AIDS is administered by ARHA.

SECTION V

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

HUD requires jurisdictions receiving funds under the Community Development Block Grant (CDBG) Program to discuss priority non-housing community development needs and objectives for which related activities would be eligible for CDBG assistance even if there are no plans to use CDBG funds for such purposes. It should be noted that the City has traditionally used the majority of its CDBG monies for housing and housing-related activities and has funded non-housing community development initiatives with funds from other sources. The City considers the following non-housing community development needs and objectives to be of primary concern for the period covered by the Consolidated Plan. Activities undertaken to support non-housing community development objectives are expected to serve persons with incomes at or below HUD's moderate-income limits, persons with special needs and/or persons in predominantly low- and moderate-income areas of the City.

As required by HUD, the City has completed Table 2B, which identifies priorities for the use of federal funds to address non-housing community development needs, and Table 2C, which includes information on specific objectives established in connection with non-housing community development needs. These tables and any related information required by HUD are available for review in Appendix II.

V.A Economic Development

Economic Development Needs

Low- and moderate-income persons often lack access to sufficient job training and to employment opportunities that could result in increased income and improved quality of life. Private-sector job creation efforts in low-income neighborhoods often result in the need to prepare a qualified work force in those neighborhoods, and the public sector plays a role in this process. The City of Alexandria provides the infrastructure, services and other economic development incentives to attract businesses that will create jobs in these neighborhoods, and offers job training and employment placement services to enable individuals and families to achieve financial independence.

The City's economic development efforts are directed toward building a stable economy and a diversified business base capable of supporting job growth, commercial development, professional and retail trades and tourism activities that contribute to an expanded tax base. See also "Employment Services" in Section V.B below.

Five-Year Strategies to Address Economic Development Needs

During this Consolidated Plan period, the City's goal is to improve Alexandria's economy and create jobs through a variety of economic development activities. The following strategies will be implemented:

- City government and/or private entities will market the City to major corporations and employers;
- City government and/or private entities will continue development and revitalization activities in target areas determined by the City such as the Enterprise Zone and the northern Route 1 corridor; and
- City government will support activities designed to increase job opportunities for low- and moderate-income City residents. It is anticipated that job training will be provided to over 2,000 citizens per year, including persons with incomes at or below HUD's moderate income limits.

V.B Public Services

The City addresses public service needs without regard to the geographic location of persons requiring assistance. These types of non-housing supportive services are most often utilized by households with incomes at or below HUD's moderate-income limits.

V.B.1 Senior Services

Senior Services Needs

Elderly persons require supportive services, including assistance with grocery shopping, food preparation, house cleaning, laundry and personal care, to prevent avoidable institutionalization. The City's general goal for senior services during the Consolidated Plan period is to address the health and welfare needs of Alexandria's elderly residents, with the objective of maintain or improving the physical and/or psychosocial functioning of 450 elderly and frail elderly City residents per year.

Five-Year Strategies to Address Senior Services Needs

The following strategies will be implemented:

- City government and/or private entities will continue to provide an array of supportive services for elderly and frail elderly City residents, including transportation services, congregate and home-delivered meals, companion aid, case management, adult protective services, senior centers and adult day healthcare facilities.

V.B.2 Services for Persons with Disabilities

Transportation and employment preparation and placement services are primary needs for persons with disabilities. Information on employment services is provided in Section V.B.6. below.

Five-Year Strategies to Address Supportive Service Needs for Persons with Disabilities

The following strategies will be implemented to promote the City's general goal of addressing the supportive services needs of City residents with disabilities:

- City government and/or private entities will continue to administer and coordinate transportation service programs for persons with disabilities, including the provision of an estimated 55,000 taxi and wheelchair accessible van trips each year through paratransit programs; and
- City government will continue to provide employment services for persons with disabilities

V.B.3 Youth Services

The Office of Youth Services in the City's Department of Human Services (DHS) plans, coordinates and advocates for services to promote positive social development, prevent delinquency, and promote child safety among Alexandria's children and youth. This Office also provides staff support for the Youth Policy Commission and Youth Council, both aimed at assuring that needs of the City youth are met in a comprehensive fashion.

Some City youth also require treatment for mental illness to improve their behavior and adjustment. Children with serious emotional disturbance are children in emotional distress whose behaviors cause much pain to their families and to society as a whole. Some of these youth are disruptive in school; others are difficult to manage in the classroom and in the community. Others are seriously depressed, psychotic or suicidal and require psychiatric hospitalization or other residential placement, while others are abused and emotionally neglected.

Five-Year Strategies to Address Supportive Service Needs of Youth

The following strategies will be implemented to promote the City's general goal of promoting positive development and preventing delinquency among youth in the City.

- City government and/or private entities will continue to administer programs to promote positive development and prevent delinquency among youth.

V.B.4 Substance Abuse Services

The ACSB provides a range of services for persons with substance abuse problems ranging from counseling to a residential detoxification program. The majority of individuals served in substance abuse treatment programs are within lower-income categories.

Five-Year Strategies to Address Substance Abuse Service Needs

The following strategies will be implemented to promote the City's general goal of providing services to address the needs of persons with substance abuse problems.

- City government and/or private entities will continue to administer programs to treat substance abuse problems for City residents.

V.B.5 Child Care Services

Lower-income families often experience problems accessing quality, affordable child care. Such families require assistance with locating and securing quality child care, including financial assistance with child care costs. The general availability of quality child care can be promoted through the provision of training and technical support to child care service providers.

Five-Year Strategies to Address Child Care Service Needs

The following strategies will be implemented to promote the City's general goal of promoting access to quality child care services for lower-income families:

- City government and/or private entities will continue to implement child care service programs intended to increase access to quality child care for lower-income households, including programs that offer financial assistance with child care costs.

V.B.6 Employment Services

Households with incomes below the federal poverty line require assistance to improve their economic status through education, job training and job placement, and other support services.

Five-Year Strategies to Address Employment Service Needs

During the Consolidated Plan period the City will continue to provide employment services for lower-income City households. The following strategy will be implemented:

- City government will support activities designed to increase job opportunities for low- and moderate-income City residents.

V.C Public Facilities

Public facilities needs for low- and moderate-income persons, persons with special needs and areas of the City with high concentrations of households with incomes at or below HUD's moderate-income limits will be addressed as follows.

V.C.1 Facilities for Senior Programs

Five-Year Strategies Related to Facilities for Senior Services

The following strategies will be implemented to promote the City's general goal of maintaining and providing facilities that offer space for a variety of senior programs and activities.

- Subject to available resources, City government will provide funds to support the renovation and provision of facilities for senior services.

V.C.2 Parks and Recreational Facilities

Five-Year Strategies for Parks and Recreational Facilities

The following strategies will be implemented in order to maintain and provide recreational facilities to serve households with incomes at or below HUD's moderate-income limits and/or persons with special needs.

- Subject to available resources, City government will provide funds to support the renovation and operation of parks and recreational facilities in areas of the City with high concentrations of households with incomes at or below HUD's moderate-income limits; and
- Subject to available resources, City government will provide funds to support accessibility modifications at park play areas to meet Americans with Disabilities (ADA) Act requirements.

V.C.3 Infrastructure Improvements

Infrastructure improvements include street and sidewalk, as well as storm and sanitary sewer improvements in lower income areas of the City, as well as the installation of wheelchair ramps at intersections throughout the City to address the needs of persons with disabilities.

Five-Year Strategies for Infrastructure Improvements

The following strategies will be implemented with regard to infrastructure improvements for lower-income households and/or persons with special needs:

- Subject to available resources, City government will undertake infrastructure improvements in areas of the City with high concentrations of households with incomes at or below HUD's moderate-income limits; and
- To address requirements related to wheelchair ramps at intersections established by the Americans with Disabilities Act (ADA), City government will make the installation of access ramps automatic whenever curbs or sidewalks throughout the City are replaced or installed.

V.D Other Non-Housing Community Development Needs

Code Enforcement - The City's Code Enforcement Bureau undertakes aggressive monitoring of properties throughout the City for compliance with building, fire and maintenance code. For properties that have been deemed detrimental to the health, safety and welfare of the community, the City works with property owners to correct deficiencies or, if necessary, intervenes to abate the violations, placing a lien against the property for associated costs or recouping associated costs through the sale of the property.

Historic Preservation - It is anticipated that with households with incomes at or below moderate-income limits that own properties in historic districts of the City will require assistance with repair and renovation needs. On average, one such property per year has been identified.

SECTION VI

OTHER ISSUES OF CONCERN TO HUD

This section of the Consolidated Plan addresses other issues of particular concern to HUD, including barriers to affordable housing, lead-based paint hazards, coordination between public and private agencies providing housing and human services, efforts to reduce poverty and others.

VI.A Obstacles to Meeting Undeserved Needs

The primary obstacle faced by the City in addressing the housing and community development needs of lower-income households and persons with special needs is the limited availability of needed resources.

VI.B Barriers to Affordable Housing

Historically, the City of Alexandria has been in the forefront of metropolitan jurisdictions in providing affordable housing to its low- and moderate-income residents. The City has pursued this goal creatively despite the challenges of meeting housing needs within severe financial constraints and within a fixed geographical space of less than 16 square miles. Much of the City's buildable land for new (and exclusively residential) detached units has been depleted. However, land-use planning, zoning, code enforcement and other regulatory provisions contain measures designed to ensure balanced growth and development in the City, including the provision of affordable housing.

Discussed below are several factors affecting the development of affordable housing and the continued affordability of such housing.

Development Issues

New Development Process - Working with outside consultants, developers and their attorneys, and all affected city agencies, the Department of Planning and Zoning has established a new process for development applications which has resulted in clearer expectations for developers, higher quality buildings, and in almost all cases, common expectations and consensus. Key components of the new process include:

- Working with applicants at the conceptual stage to assure proposals that are consistent with City expectations
- Identifying issues at an early point when changes are easy and less costly
- Obtaining community support early in the process
- Establishing a single point of contact at the City
- Establishing a team approach to development review and ensuring interdepartmental coordination
- Providing enhanced analysis for the community and decision makers

- Streamlining the back end, post approval review process

City Council enthusiastically approved the new process in 2002 and has enjoyed a series of successful development approvals, involving large residential buildings located in established mixed use areas of the City. The projects included underground parking, publicly accessible pocket parks, street level retail shopping, affordable housing contributions and a very high quality of architecture. Each had community support as a result of the collaborative effort with the community prior to the Planning Commission and Council hearings.

Policies for Receiving Affordable Housing Through the Real Estate Development Process-While the City has a policy of voluntary contributions of on-site affordable units or cash contributions to the City's Housing Trust Fund, the City is limited by state law in what it can actually require from developers in terms of affordable housing. The State's affordable housing laws will be examined by the Virginia Housing Study Commission prior to the 2006 Session of the Virginia General Assembly. In the interim, except for cases in which bonus density (above that permitted by right or by special use permit under the applicable zone) has been requested under §15.2.2304 and the corresponding provisions of the Alexandria Zoning Ordinance, the City will not require developers to make affordable housing contributions, but will only accept them if they are *voluntarily* offered.

The City's Affordable Housing Policy is currently undergoing revision, and any revisions made will be consistent with the foregoing principle.

- **Residential Density**

Because Alexandria is essentially a built-up jurisdiction with little land left to be developed and is facing significant traffic problems, the City considers additional density "by right", as opposed to at the discretion of City Council, to be inappropriate. According to the Northern Virginia Regional Commission's ranking of counties and independent cities based on 2000 Census data, Alexandria is the most densely populated county or independent city in Virginia and the tenth most densely populated among such areas in the United States. An increase in the number of housing units will generate additional trips, further exacerbating heavy peak hour traffic in the City. Further, increased density will require that additional parking be provided, creating conflict with another of the issues raised by developers, namely the requirement to provide two spaces of off-street parking per unit.

Therefore, the City feels strongly that any elevation in density levels in exchange for affordable housing must be done on a case-by-case basis and must depend on the location of the project and the effect on the City's "quality of life" goals. While increased density is appropriate at certain sites, it is not at others, and the City Council has the discretion to allow density bonuses where it will not conflict with these "quality of life" goals. The current special use permit process specifically allows discretionary increases in density, height, and floor area ratio in return for affordable housing. In addition, Council may allow height and density bonuses within 1,000 feet of Metro stations.

The current density levels for residential uses were set by the City Council in June 1992 as part of the update of the City Master Plan and Zoning Code. During this update process, allowing additional density for affordable housing without a special use permit was rejected by the City's Zoning Task Force, the Planning Commission and City Council. In theory, increased density may appear to be a plausible approach to reducing the cost of housing units. However, without a housing price limitation, the prices of units will find their way to the prevailing market level. The City feels that special approval by City Council needs to be an integral part of this process to assure that the units proposed will actually be affordable. Allowing increasing density "by right" only guarantees additional units at the prevailing market rate in the community.

- **Parking Requirements**

Through the granting of a Special Use Permit (SUP), City Council can allow increases and reductions in off-street parking requirements in exchange for the development of low- and moderate-income housing. In addition, residential buildings undergoing significant enlargement or alteration must meet off-street parking required by the City Code. The off-street parking can be reduced in exchange for providing affordable housing.

The most frequent complaint about residential development in the City of Alexandria is that not enough parking was required by the Zoning Code or provided by the developer. Staff surveys of vehicle ownership and parking spaces provided for various types of residential development indicate that there is an off-street parking space shortage. In response to this problem, the revised zoning code adopted by the City Council increased residential parking levels to reflect actual demands.

- **Setback and Height Restrictions**

Developers must meet setback and height restrictions under City Code, but certain projects may be considered for height, density and other bonuses if combined with a meaningful affordable housing program approved by City Council. The setback requirements may have the same effect as the parking requirements by reducing the amount of land that can be developed. Height restrictions may result in less dense, more costly projects.

At the same time, the combined use of setback and open space regulations provide for light, air and ventilation in residential projects and make the residential environment more human and livable. Automatic waiver of these requirements could lead to overcrowding on a site. The site plan regulations in the revised zoning code reflect changes that give the Planning Commission discretion to review the design of site plans, especially bulk of buildings and their placement on the site. Further, minimum standards for setbacks and open space have been included in the revised zoning code by action of City Council.

Height limits were carefully considered when the zoning code was updated. Limits were adopted which were appropriate to maintain the scale, profile and character of the City. Limited increases in height are allowed, but only with the express approval of the City Council. A

request for variance of the setback regulation may be submitted to the Board of Zoning Appeals where a builder or developer can demonstrate a hardship.

- **Special Use Permits**

Some developers assert that Special Use Permits (SUPs) increase development costs by requiring developers to incur legal fees and to meet additional criteria that may be imposed on a development as it is taken through the approval process, which includes public hearings before the Planning Commission and City Council. The delays caused by the process may also be an additional cost to the developer.

However, City Council uses the Special Use Permit to control the negative aspects of proposed uses and development proposals. To protect the natural and built environment and to ensure that projects relate to existing development, City Council has determined that special project review and approval are necessary.

- **Transportation Management, Archaeology and Landscape Plans**

Along with development plans, the City requires that developers submit Transportation Management, Archaeology and Landscape Plans. In order to help reduce the cost of development and to facilitate the provision of affordable housing, the developers recommended waivers from submitting these plans to the appropriate City departments. The preparation of these documents may impact on the cost of development, making it more difficult to provide affordable housing. However, each of these items is vitally important to the future of the City. City Council, after lengthy public hearings and very careful consideration, adopted regulations to manage transportation, preserve archaeology sites and artifacts, and to assure that sites are properly landscaped. In the past, these items were uncontrolled or minimally controlled, and the resulting development was not in the best interest of the City.

Certain land uses, which by their location, nature, size and density, or accessory uses permitted or required, tend to cause traffic and related impacts upon public streets, parking problems, and a decline in the quality of life in the City. The purpose of the Transportation Management Plan is to mitigate the traffic and related impacts on such uses of land.

In 1989, the City of Alexandria prepared a study which identified potential archaeological resource areas. When development is proposed on a site which may destroy historic sites or artifacts, an archaeological evaluation report and resource management plan must be submitted for City review. The site evaluation is based on the following standards: research value; rarity; public value; site integrity; presence of materials; and impact of resources.

Furthermore, landscape regulations were added to the site plan ordinance approximately 15 years ago because of the inadequacy of plantings and the inappropriate use of materials. To address this problem, minimum standards and review procedures were added to the City Code.

Other Issues

Real Estate Assessment of Price-Restricted Housing Units - The City has been successful in securing over 40 completed affordable sales units in private market developments that are required to remain affordable upon resale for a specified period of time (usually 15 years). These units are generally indistinguishable from market rate units in the same development, and have been assessed no differently than the market rate units in the same developments. A similar situation exists with regard to eight Alexandria homes made available by Habitat for Humanity of Northern Virginia. Growing concerns have been raised about the appropriateness of assessing and taxing these units as if they can be sold at market prices.

The City's Director of Real Estate Assessments is currently reviewing this matter and has expressed a willingness to adjust the assessments of those properties where, in any given year, the restricted value can be quantified and there is no circumstance under which the property can legally be sold for more than the restricted value. This is not the case for all units with restricted values, and it is likely that the City will offer owners of units with City-controlled resale restrictions that do not meet these criteria an option to record new covenants structured in a manner that would allow an adjustment in the real estate assessment.

VI.C Fair Housing

The City performed its initial Analysis of Impediments (AI) in 1997, and participated in a regional AI prepared by the Metropolitan Washington Council of Governments (COG). In 2000 and 2002, City staff participated with COG and other local jurisdictions to update the regional AI. With each reexamination of the AI, the City has taken steps to eliminate the identified impediments. The City prepared an updated AI in February 2005. A summary appears below discussing the remaining impediments, as well as any actions expected to be taken to address these issues during the Consolidated Plan period.

Impediment 1: Discrimination in housing rental, sales and lending markets.

Successive rounds of testing in the Fair Housing Testing Program have shown a decline in the incidence of disparate treatment in rental housing on the basis of race, national origin, familial status, disability, and sexual orientation, and minimal incidences of such treatment in the sales and mortgage lending industries. However, the City considers continuous monitoring necessary to ensure continued compliance with fair housing requirements.

The City will continue its testing program as well as its Fair Housing Training program for property managers and real estate professionals.

Impediment 2: Barriers to homeownership.

Barriers to homeownership identified in the AI, particularly for low-income households, include a limited supply of affordable housing units, limited understanding of the homebuying process,

lack of awareness of affordable housing opportunities and/or affordable financing, poor credit, high debt and limited savings for down payment and closing costs. Since conducting its original AI in 1997, the City has implemented numerous changes to its first time homebuyer programs, increasing sales and home price limits, and improving outreach to eligible households, to facilitate access to homeownership for households with incomes below the area median.

The City will continue its efforts to make homeownership as accessible as possible to all Alexandrians.

Impediment 3: The lack of housing available to voucher holders.

ARHA and City staff worked extensively with private landlords to identify and increase awareness about factors that contributed to difficulties experienced by voucher holders in locating housing in Alexandria. One such problem was affordability. ARHA addressed this issue in City FY 2000 by increasing the Applicable Payment Standard for voucher holders to 110% of the Fair Market Rent (FMR). However, faced with a substantial reduction in HUD voucher funding, ARHA found it necessary to reduce the APS to 100% of FMR. Even at 110% of FMR, units were difficult to obtain when using a Housing Choice Voucher, and this issue remains one of serious concern.

Impediment 4: Caps on funding categories (administrative and public services) through which fair housing activities may be supported under the Community Development Block Grant (CDBG) Program.

Funding caps under the CDBG program serve to limit monies available for fair housing activities. The City currently utilizes CDBG administrative monies to support fair housing programs and could not easily increase related expenditures without decreasing support for vital administrative activities. The City would face a similar dilemma if it elected to initiate public service activities related fair housing. Elimination of this impediment would require Congressional action to establish an independent eligible activity category for fair housing programs.

VI.D Anti-Displacement Plan

The City generally avoids using federal funds in a manner that would result in displacement. The City avoids displacement in its existing federally-funded Homeownership Assistance Program (HAP) by not assisting the purchase of renter-occupied (or recently renter-occupied) units unless it can be documented that the reason for the tenant's move is unrelated to the sale of the property. With regard to the City's existing federally-funded Single Family Home Rehabilitation Loan Program (SFHRLP), assistance is only provided to owner-occupants on a voluntary basis and does not result in permanent moves from the assisted properties.

VI.E Lead-Based Paint Hazards

In 1978, on the recommendation of the Consumer Products Safety Commission, federal legislation banned the sale of lead-based paint used for residential interiors, exteriors, toys and furniture. Much of the City's housing stock pre-dates that legislation, and, as a result, lead-based paint hazards may exist in City housing, particularly in housing occupied by lower-income households due to deferred maintenance.

As required by the Consolidated Plan regulations, Table I below provides the estimated number of housing units occupied by low- and moderate-income households that may have lead-based paint hazards. The estimates were developed by applying the American Housing Survey Standards to data provided by HUD on the age and occupancy of housing units in the City. This estimate is not necessarily an accurate reflection of the City's lead-based paint hazards.

It should be noted that the totals in Table I indicate only the estimated number of units that are occupied by low- and moderate-income households that may have some lead-based paint, and not the number that are in unsound condition. Units which are in unsound condition pose the greatest threat with regard to lead-based paint hazards.

Table I - Estimated Number of Lead-Based Paint Housing Units Occupied by Low- and Moderate-Income Households

Age of Unit	Renter-Occupied		Owner-Occupied	
	Low-Income	Moderate-Income	Low-Income	Moderate-Income
Pre -1940	387	452	7	41
1940 - 1959	540	1,307	36	160
1960 - 1979	183	5,230	59	391
Total	1,110	8,099	102	592

During the Consolidated Plan period, the City will continue its current procedures for the abatement of lead-based paint hazards found within the City limits. This strategy includes testing of children, enforcement of the building code, compliance with notification and abatement requirements established for HUD-funded programs and testing and abatement of lead hazards in public housing units.

For information on specific actions to be taken to abate lead-based paint hazards, please see Section VII of the City FY 2006 Action Plan below or the most recent Action Plan update.

VI.F Anti-Poverty Strategy

The City's strategy to reduce the number of poverty level households in Alexandria focuses on the implementation of programs intended to improve economic status through education, job training and job placement. Supplemental income and other support programs are integral to the City's efforts to reduce poverty and its impacts. Non-housing programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Food Stamp Program, which provides food subsidies; programs to encourage academic achievement, such as the Head Start program for low-income children aged three to five years and the Project Discovery Program, which motivates high school students to become the first generation in their family to pursue higher education; Medicaid, which provides health benefits for income-eligible children and certain categories of low-income elderly persons, disabled adults and pregnant women; employment services such as *Joblink*, the City's one-stop center for Workforce Investment Act service delivery, and the Virginia initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients; and child care assistance services.

Strategies described throughout the Consolidated Plan intended to promote housing opportunities for extremely low- and low-income households, especially for persons who are homeless or at risk of becoming homeless, complement the City's anti-poverty programming and related housing initiatives are often coordinated with anti-poverty services. A primary example of this coordination is the case management process for homeless persons, through which shelter, transitional housing and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans. Another example of the coordination of housing and anti-poverty programming is offered by ARHA, which provides self-sufficiency programs to promote the economic well-being of tenants in the agency's public, Section 8 and other assisted housing.

VI.G Institutional Structure

Description of Entities Implementing the Consolidated Plan

The organizational structure for carrying out the City of Alexandria's affordable and supportive housing strategy involves a variety of public and private entities. Two primary government agencies, the Office of Housing and the Alexandria Redevelopment and Housing Authority (ARHA), share the responsibility for addressing the housing needs of lower-income residents. The Department of Human Services (DHS), the Department of Mental Health, Mental Retardation and Substance Abuse Department (DMHM RSA) and relevant boards and commissions have the primary responsibility for serving the housing needs of low-income clients who are homeless or have other special needs.

City's Office of Housing - The City's Office of Housing administers a variety of activities funded through the federal Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs, the Virginia Department of Housing and Community Development, City general revenues, and a local Housing Trust Fund currently consisting of developer contributions. Additionally, the Office of Housing serves as the City's liaison with ARHA and has provided CDBG funds to assist ARHA in the acquisition and rehabilitation of publicly-assisted housing.

The programs/activities administered by the Office of Housing for the benefit of low-income households and covered within the scope of the Consolidated Plan are as follows:

- no-interest, deferred-payment, and low-interest loans for rehabilitation of single family homes, including accessibility improvements for mobility-impaired persons;
- the Fair Housing Testing Program, which is designed to identify any discriminatory practices in the rental housing market, regardless of tenant income level;
- on-site fair housing training to property management and real estate firms, provided on-request by Office of Housing staff;
- homeownership opportunities through assistance for downpayments, principal and interest write-downs and closing costs;
- housing acquisition and rehabilitation for low- and moderate-income households (limited to homeownership activities and preservation of Resolution 830 housing or other projects approved by City Council);
- housing related services such as landlord-tenant mediation, relocation counseling, and homeownership counseling for low- and moderate-income households participating or wishing to participate in the Homeownership Assistance Program and the Moderate Income Homeownership Program.

The Alexandria Redevelopment and Housing Authority (ARHA) - ARHA provides publicly assisted housing to lower-income families in accordance with state and federal statutes and HUD regulations. A political subdivision of the Commonwealth of Virginia, ARHA does not receive City funding to cover operating expenses; however, City Council appoints the nine-member ARHA board, one of whom must be a resident of an ARHA housing development.

ARHA owns and/or operates 1,150 publicly-assisted housing units in the City (or, in the case of one 90-unit property, owns the land) and is responsible for their administration and maintenance. ARHA also administers the Section 8 Rental Voucher Program, which provide subsidies on behalf of lower-income families who rent privately-owned housing, and Housing for Persons With AIDS (HOPWA) program, the HUD-funded program that provides rental subsidies to income-eligible persons living with HIV/AIDS.

Additionally, ARHA is encouraging homeownership for its Section 8 residents. Based on ARHA estimates, approximately nine percent of families with a Section 8 certificate and 12% with a voucher have sufficient income to support homeownership (i.e., they are currently paying \$600 or more per month in rent). The Section 8 tenant-based program can be used for homeownership purposes.

In addition to administering federal rental assistance programs, ARHA is also involved in a wide range of activities targeting public housing resident initiatives. These public housing resident initiatives include drug elimination programs, economic development, education programs, homeownership, and community empowerment programs.

ARHA also serves as a housing finance agency, issuing tax-exempt bonds on behalf of non-profit and for-profit and for profit entities to develop and retain affordable housing.

Non-Profit Affordable Housing Providers - Non-profit organizations are also involved in the provision of affordable housing for low- and moderate-income households in Alexandria. The following are several of these organizations.

- Community Lodgings, Incorporated (CLI) owns and operates single and multifamily units as affordable and transitional housing for low-income households.
- Sheltered Homes of Alexandria, Inc. (SHA) owns single-family homes and condominiums operated by the Alexandria Community Services Board that provide transitional and supportive housing for persons with developmental disabilities, mental illness and substance abuse disorders. SHA is also a City-certified Community Housing Development Organization (CHDO).
- The Robert Pierre Johnson Housing Development Corporation (RPJ) is a non-profit organization operating in the Washington metropolitan area to provide housing opportunities for low-income households. RPJ is also a City-certified CHDO.
- Habitat for Humanity of Northern Virginia is a private, non-profit organization that uses volunteers to construct new homes for low-income families.

The Department of Human Services - The Office of Community Services (OCS) of the Department of Human Services is the City's lead agency in providing services to the homeless. The objective of the OCS Homelessness Intervention Program is to improve and enhance existing resources to create a service continuum enabling homeless and at-risk persons to progress towards self-sufficiency. OCS staff work with, and provide staff support for, the Economic Opportunities Commission in establishing policy for the populations which they serve. Refer to the Inventory of Facilities and Services section (Sections II and III) and the Anti-Poverty Strategy (Section VI) for more information on DHS programs and services.

Non-profit Homeless Service Providers - There are numerous non-profit organizations and churches that provide financial assistance, shelter, transitional housing and services for the homeless in Alexandria. These organizations include, but are not limited to, the following:

- Carpenter's Shelter;
- ALIVE! and ALIVE! House;
- Community Lodgings, Inc.;
- The Salvation Army; and
- Arlington-Alexandria Coalition for the Homeless;
- Northern Virginia Family Service; and

- Guest House, Inc.

Descriptions of the programs and services offered by these organizations is detailed in the Inventory of Facilities and Services for the Homeless in Section III above. These organizations are an integral part of the City's continuum of care and the programs are coordinated through the Homeless Services Coordinating Committee.

Assessment of Strengths and Gaps in the Delivery System

Strengths - Chief among Alexandria's strengths in delivering comprehensive housing and services to its citizens is the close coordination between agencies of local government, other public and quasi-public agencies, the private non-profit services community, the faith community, and the citizens themselves. As has been evidenced throughout this Plan, the City works to create a seamless continuum of shelter, housing, and services that addresses the needs of its residents from a state of homelessness, through opportunities for affordable rental housing, to the eventual goal of homeownership, and even to support for repairs for owner-occupied homes. The key components of this seamless continuum are as follows:

- the Continuum of Care for Homeless Services, which begins with homeless prevention and includes outreach and assessment to unsheltered homeless persons, facilitates entry into the shelter system, and offers transitional housing and supportive services as a means of preparing persons to move from homelessness and take the first steps toward self-sufficiency.
- long-term supportive housing for especially vulnerable populations, including but not limited to homeless and at-risk persons with mental illness, mental retardation, and/or substance abuse problems. Opportunities include residential services in the Alexandria Community Services Board's supervised apartment and group home programs; proposed targeted long-term shelter/housing facilities for homeless persons with chronic physical illnesses and/or with mental illness and substance abuse problems; and housing and services specifically for persons with HIV infection or AIDS.
- opportunities for affordable rental housing, through public housing and tenant-based rental vouchers administered by the Alexandria Redevelopment and Housing Authority (ARHA), and through a network of project-based subsidies at developments throughout the City. Preservation of those affordable rental units is a key component of the City's policy on affordable housing.
- an array of social services offered by the Department of Human Services and the network of non-profit service agencies with which DHS collaborates, assisting working families (and specifically, families who have received Temporary Assistance for Needy Families) by providing the opportunity to gain new work and workplace skills, increase the potential for higher income employment, and facilitate movement toward greater household self-sufficiency.
- homeownership counseling services sponsored by the Office of Housing, to assist potential homebuyers in preparing for the responsibilities of homeownership; and financial assistance for homeownership, made possible by the Homeownership Assistance Program (HAP) and

Moderate Income Homeownership Program (MIHP) of the Office of Housing. The HAP and MIHP programs make available up to \$25,000 or \$15,000 respectively in downpayment and closing cost assistance to first-time homebuyers in the low/moderate- and middle-income ranges.

- home rehabilitation assistance, made possible by the Office of Housing's Home Rehabilitation Loan Program, enabling low/moderate income households to remain in owner-occupied housing which is decent, safe, and affordable.

Gaps - As identified elsewhere in this Plan, the City has a comprehensive approach to affordable housing. The biggest gap in the delivery system remains adequate funding for the affordable housing programs the City and others operate. Housing preservation efforts by multiple housing development corporations could easily exhaust the limited funding available for that purpose. As housing and development prices continue to escalate, the City will continue to identify as many alternate sources of funding as possible. The advent of the private, non-profit housing development corporation, the dedication of one cent on the real property tax rate as a revenue stream for affordable housing, the allocation of additional revenues from the real estate recordation tax, and other measures are the means the City has identified to try to fill the funding gap.

Relationship Between the City and Alexandria Redevelopment and Housing Authority

Appointment of the Board of Commissioners - The Alexandria Redevelopment and Housing Authority (ARHA) is a political subdivision of the Commonwealth of Virginia. ARHA does not receive City funding to cover operating expenses; however, City Council appoints the nine-member ARHA Board of Commissioners. The Board includes one representative from the Alexandria Resident Council (the public housing residents' organization), one representative from the City Council-appointed Landlord-Tenant Relations Board and seven citizen members. The Commissioners serve four-year terms.

Hiring, Contracting and Procurement - ARHA's hiring, contracting and procurement is handled independently of the City. Procedures concerning hiring, contracting and procurement are established by the ARHA Board of Commissioners, in coordination with rules and regulations established by the Department of Housing and Urban Development (HUD).

Provision of Services - The Office of Housing serves as ARHA's liaison with the City and has worked cooperatively with ARHA on major projects to preserve/renovate or redevelop public or publicly-assisted housing in the City. Staff from both agencies will work closely together to coordinate services.

The City does not provide an ongoing subsidy to ARHA. In addition, instead of paying taxes on the full value of the property owned by ARHA and used for subsidized housing, ARHA is obligated to make a payment in lieu of taxes (referred to as PILOT) for some of its properties.

Additionally, the City has awarded CDBG and HOME funds to ARHA in the form of loans and grants for the purpose of purchasing housing units, repairing existing public housing and the providing security patrols at public housing properties. ARHA generally obtains a signature or letter of support from the City Manager when it submits applications for federal housing assistance monies.

Review of Development Sites - Any new development undertaken by ARHA is subject to all planning and zoning regulations and requirements of the City. Public input is also part of this process, including public hearings by the ARHA Board, the Planning Commission and City Council.

Comprehensive Plan - As previously discussed, ARHA completed a Physical Needs Assessment, which will form the basis for its five-year Comprehensive Grant Plan. According to the requirements for the Comprehensive Grant Program, the Plan and annual revisions must be consistent with the City's assessment of low-income housing needs. The Office of Housing reviews the Plan prior to the City Manager's approval of the document to ensure this consistency. After approval by the City Manager, the Plan and/or revision is submitted to HUD.

Proposed Disposition or Demolition of Public Housing - In 1982, the City Council adopted Resolution 830, the City Council/ARHA agreement that committed the City and ARHA to replace any lost public housing units (or subsequent replacement units) on a one-for-one basis. Resolution 830 covers 1,150 units; 1,060 owned by ARHA and 90 at Annie B. Rose House, which is located on ARHA-owned land but not owned by ARHA.

VI.H Coordination Between Public and Private Housing and Services Providers

Office of Housing staff work in cooperation with staff from the City's departments of Human Services and Mental Health, Mental Retardation, and Substance Abuse, in addition to the non-profit organizations that work with these agencies, to address affordable housing and supportive housing needs of the homeless and other persons with special needs.

The Alexandria Redevelopment and Housing Authority (ARHA) and City agencies frequently, and informally, coordinate their efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies and community members, coordinates service delivery efforts.

The Office of Housing also works with agencies such as Fannie Mae, formerly the Federal National Mortgage Association, to stay abreast of new homeownership funding programs and underwriting requirements that would benefit various income level households.

VI.I Cooperation Between the City, the State and other Local Governments

The Metropolitan Washington Council of Governments (COG) is the regional association of the Washington area's major local governments and their governing officials, plus the area members of the Maryland and Virginia state legislatures and the U.S. Senate and House of Representatives. COG provides a focus for action on issues of regional concern. Activities range from comprehensive transportation planning, monitoring air and water quality, tracking economic development and population growth and their implications on the region, coordinating public safety programs, and promoting adequate child care and housing for the region. Policies are set by the full membership acting through a Board of Directors which meets monthly to discuss area issues. Vice-Mayor Redella Pepper represents the City of Alexandria on the COG Board of Directors, with Mayor William D. Euille as her alternate. COG also has a number of other committees for various issues affecting the region. Councilman Rob Krupicka serves on the Human Services Policy Committee, which oversees housing, homelessness and other issues. Councilwoman Joyce Woodson serves on the Metropolitan Development Policy Committee, which forms regional land use and development policies and programs and monitors regional growth, trends and economic development issues. COG is supported by financial contributions from its participating local governments, federal and state government grants and contracts, and through donations from foundations and the private sector.

Within COG, the Housing Technical Committee, the Washington Area Housing Partnership and the Homeless Services Planning and Coordination Committee are active in addressing the area's housing and homeless issues. Policy actions of the Housing Technical Committee and the Homeless Task Force must be approved by the Human Services Policy Committee prior to implementation. The Housing Technical Committee is composed of staff members from area housing departments, housing authorities and planning agencies. The Committee oversees all of COG's work to enhance and expand existing affordable housing opportunities in the region. The mission of the Housing Technical Committee is to promote regional housing goals such as the development and preservation of affordable housing opportunities, the promotion of fair share goals and the dissemination of information about fair housing laws. The Committee achieves these goals by developing reports on important regional housing issues; sharing information about local housing successes and problems; and sponsoring workshops on a variety of housing issues.

The Washington Area Housing Partnership (WAHP) is a regional public-private housing partnership serving the District of Columbia, Northern Virginia and suburban Maryland. WAHP was formed by COG in 1990 through the recommendation of a task force headed by Alexandria's then-Mayor James P. Moran. WAHP works to promote and preserve affordable housing. The Partnership is also helping to link specific housing developments with necessary resources, promoting the replication of successful affordable housing techniques and educating the community about the fundamental inter-relationship between housing and economic development. The Partnership is made up of representatives from over 30 governmental entities and the private sector. The City of Alexandria is represented on the WAHP Board by former Mayor Kerry J. Donley. The Office of Housing is a general member of the Partnership.

The Homeless Services Planning and Coordination Committee is composed of representatives from area jurisdictions' human service agencies, as well as a number of non-profit service providers. Fran Becker, Executive Director of Carpenter's Shelter in Alexandria, is the current committee chair. The committee oversees all of COG's work on homelessness and helps to promote and enhance regional cooperation on homeless issues. The mission of the Task Force is twofold. First, the Task Force advocates information sharing as a way to promote and enhance regional cooperation on homeless issues. The second goal is to generate public awareness on issues confronting the homeless population through the publication of formal and informal reports.

The Northern Virginia Regional Commission promotes the orderly and efficient development of the physical, social and economic development of the Northern Virginia area. Vice Mayor Redella S. Pepper and Councilman Paul Smedberg serve on the Board of the Commission.

VI.J Performance Measures

HUD strongly encourages grantees to develop performance measures for all HUD-funded programs. HUD has requested both output measures (i.e. number of housing units to be preserved or number of persons served) and outcome measures (i.e. create long-term affordable City residency among low- and moderate-income homebuyers, as measured by the percent of households that still own assisted units after a five year period). The City has included such measures for many programs, including those not funded with HUD monies. The measurement system is reflected in the Executive Summary, which contains general goals, specific objectives, program activities to address those objectives, and specific performance targets (outputs) and outcomes. The performance targets are provided both for the five-year Consolidated Plan period and the one-year Action Plan period.

SECTION VII

ONE-YEAR ACTION PLAN FOR CITY FY 2006

The City of Alexandria's One-Year Action Plan for City FY 2006 covers the period July 1, 2005 to June 30, 2006 and describes activities to be undertaken within that time frame to promote goals and objectives established in the City's Consolidated Plan for City FY 2006-2010.

Action Plan Report Format and Criteria

The One-Year Action Plan consists of several sections:

- ▶ Section A, "Housing Programs and Services to be Undertaken During City FY 2006" identifies the City's priorities for City FY 2006 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 2006 Action Plan period; and provides an estimate of federal, state, local and private resources expected to be available and committed during that time.
- ▶ Section B, "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 2006 Action Plan period.
- ▶ Section C, "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.
- ▶ Section D contains 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 \$1,411,586 in Federal FY 2005 CDBG funds and \$874,864 in new HOME Program funding, which will become available for use by the City during City FY 2006.

Action Plan Development Process

For information on the process implemented by the City in developing the Action Plan, including citizen participation and coordination with public and private entities, please refer to the Introduction to the Consolidated Plan above.

CDBG/HOME and Areas of Minority Concentration

Unless otherwise indicated in the Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during City FY 2006 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 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 87.6% of the City's CDBG and HOME beneficiaries for the program year ending June 30, 2004. 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 2006.

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 \$58,000. For CDBG and HOME purposes, these limits are designated by HUD 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 Table A in the Introduction to the Consolidated Plan above.

Priority Levels

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 2006-2010 Consolidated Plan to the different housing and homeless services activities and needs groups are identified in Appendix II. Activities to be undertaken during City FY 2006 reflect these priorities.

VII.A Housing Programs and Services to be Undertaken During City FY 2006

The following sections describe housing-related programs and services for renters, homebuyers, homeowners, homeless persons and persons with special to be provided in the Alexandria community during the City FY 2006 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.

VII.A.1 Extremely Low-, Low- and Moderate-Income Renters

Activities to be undertaken during City FY 2006 for extremely low-, low- and moderate-income renters will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Preserve and maintain the existing supply of 1,150 public housing and replacement public housing units for households at or below HUD's moderate-income limits;
- Subject to the availability of resources, preserve and maintain the existing supply of approximately 2,114 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits;
- Provide tenant-based rental housing subsidies to an estimated 1,700 households per year that are at or below HUD's moderate-income limits;
- Provide 500 rental housing units affordable to households at or below the limit used for the Low Income Housing Tax Credit Program of 60% of area median income through new development or preservation of existing affordable market rate rental housing; and
- Secure 15 affordable rental units in new development projects pursuant to the City's Affordable Housing Policy.

City FY 2006 Programs/Activities for Extremely Low-, Low- and Moderate-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

Projected Funding for City FY2006 (By Source): Section 8 Moderate Rehabilitation - \$998,747 (January to December 2005); also LIHTC, Section 8 New Construction and HUD Capital Funds Program.

Service Objective: Units Available - 1,150 (*100 units offline due to redevelopment; All replacement units will become available during the program year; Average turnover for Public Housing is 8% and Section 8 Moderate Rehabilitation is 5%.*)

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 2006 (By Source):** Section 8-\$15,600,000 (January-December 2005)**Service Objective:** Vouchers Supported - 1,722 (*Average Turnover is 7% per year*)**Program/Activity:** *Section 8 Security Deposit Loan Program***Provider(s):** ARHA**Target Population:** Extremely-Low to Moderate-Income Renters**Program/Activity Description:** Revolving loan fund established during City FY 2002 and partially funded with City Housing Trust Fund monies that provides loans for security deposits to Section 8 voucher program participants**Geographic Distribution:** Citywide**Projected Funding for City FY 2006 (By Source):** Not Applicable - This is a Revolving Loan Fund that was capitalized in a prior program year**Service Objective:** Contingent on rate of repayments**Program/Activity:** *Privately-Owned Subsidized Rental Units***Provider(s):** Various Private Providers**Target Population:** Extremely Low- to Moderate-Income Renters**Program/Activity Description:** Privately-owned affordable rental units available to income-eligible households**Geographic Distribution:** Citywide**Projected Funding for City FY 2006 (By Source):** 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 2006, but subsidy amounts are not readily available to the City.**Service Objective:** Housing Units Available - 2,114**Program/Activity:** *Supportive Services for ARHA-Assisted Households***Provider(s):** ARHA**Target Population:** Extremely-Low to Moderate-Income Renters**Program/Activity Description:** Limited social services for ARHA residents**Geographic Distribution:** Citywide**Projected Funding for City FY 2006 (By Source):** ARHA will seek private and local funding including the HUD Service Coordinators for Public Housing Grant and Butler Family Foundation monies**Service Objective:** Continue limited social services for ARHA residents

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. Twenty-eight rental units are currently pledged to this program at two new development projects- Northampton Place (13 units) and Mill Race (15 units). Neither project is yet constructed).**Geographic Distribution:** Citywide**Projected Funding for City FY 2006 (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

ARHA is unable to estimate the number of non-elderly, moderate-income households to be assisted through ARHA rental programs during City FY 2006.

For information on the development and or preservation of affordable rental housing, see Section VII. C.2. below. For information on assistance with accessibility modifications for income-eligible renters with disabilities see Section VII.A.6.

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). Local 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 funding to acquire, rehabilitate or subsidize rental housing for households with incomes at or below HUD's middle-income limits will be supported by the City subject to City Council approval. Applications for funding to support residential services for renter households with incomes at or below HUD's middle-income limits will be supported by the City if they pertain to continuation of existing or similar activities to address resident needs and/or to promote self-sufficiency. Applications for funding to expand housing or residential services for renter households with incomes at or below HUD's middle-income limits would be supported by the City.

VII.A.2 Lower-Income Homebuyers

Activities to be undertaken during City FY 2006 for lower-income homebuyers will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Provide financial assistance to 250 households meeting income and other eligibility criteria to secure ownership housing; and

- Educate 2,300 prospective low- and moderate-income homebuyers on the home purchase process.

City FY 2006 Programs/Activities for Lower-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 \$50,000 for downpayment and closing cost assistance to first-time homebuyer households with incomes up to HUD’s Section 8 low-income limits (\$58,000 for a family of four as of February 11, 2005)

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): TOTAL-\$1,355,242 [New CDBG-\$332,501; CDBG Carryover-\$307,731; Fees-\$4,500; New HOME grant-\$547,378; Match for new HOME grant from City General Fund-\$58,210; Match for new HOME grant from other non-federal sources-\$78,634; HOME Carryover-\$21,030; Carryover match-\$5,258]

Service Objective: Households Assisted - 25

Program/Activity: Moderate Income Homeownership Program (MIHP)

Provider(s): City of Alexandria Office of Housing

Target Population: Includes Moderate- and 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 moderate 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 \$50,000.

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): TOTAL- \$553,000 [New City Housing Trust Fund - \$550,500; Program fees- \$2,500]

Service Objective: Households Assisted - 25

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 2006 (By Source): VHDA Sponsoring Partnerships and Revitalizing Communities (SPARC) - \$4 million (represents the remaining balance of the City’s calendar year 2005 SPARC allocation; the City will also apply for calendar year 2006 SPARC monies); VHDA Single Family Regional Loan Fund (SFRLF) - Not Specified

Service Objective: Households Assisted - 25 (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 2006 (By Source): City Housing Trust Fund - \$50,000

Service Objective: Households Assisted - 50 (all of which will also be participants in HAP/MIHP)

Program/Activity: Home Stride

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 2006 (By Source): \$500,000 (represents the remaining balance of the City's calendar year 2005 allocation; the City will also apply for calendar year 2006 monies)

Service Objective: Households Assisted- 25

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 2006 (By Source): City Housing Trust Fund - \$113,000

Service Objective: Continue to encourage employers to establish EAH programs

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 2006 (By Source): City Housing Trust Fund - \$111,200

Service Objective: Training Sessions Held - 18

<p><i>Program/Activity: Homeownership Fair</i> 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 2006 (By Source): TOTAL - \$12,473 [CDBG Administrative Monies -\$9,473; Fees - \$3,000] Service Objective: Hold an annual Homeownership Fair</p>
<p><i>Program/Activity: Set-Aside Unit Program (Sales Units)</i> 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. Thirty-Seven homeownership units and forty rental units are currently pledged to this program at seven projects - Cameron Station, Mill Race, Northampton Place (under construction), the Tuscany, The Monarch, the Halstead, and the Postmasters site. Geographic Distribution: Citywide Projected Funding for City FY 2006 (By Source): Amount of developer subsidies available to support this program is not known until a project proposal is submitted. Service Objective: Units Delivered - To be determined. twelve rental units at Northampton place may be delivered in City FY 2006.</p>
<p><i>Program/Activity: Employee Homeownership Incentive program (EHIP)</i> Provider(s): City Target Population: Alexandria City Government and Public School Employees Program/Activity Description: Provides up to \$5,000 in loan funds with deferred payment interest to assist local government employees to purchase homes in the jurisdiction they are serving. These funds can be combined with other City homeownership assistance if eligible. Geographic Distribution: Citywide Projected Funding for City FY 2005 (By Source): City Housing Trust Fund \$250,000 Service Objective: 50 Households</p>
<p><i>Minority Homeownership - The City estimates that during the Action Plan period, 160 minority households will be assisted in becoming homeowners through City home purchase assistance programs.</i></p>
<p><i>The City will also encourage the development and preservation of affordable sales (and rental) housing units as discussed in Section VII.C.2 below.</i></p>

Leveraging of Federal Funds: HOME and CDBG funds expended during City FY 2006 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.

VII.A.3 Current Low- and Moderate- Income Homeowners

Activities to be undertaken during City FY 2006 for existing lower-income homeowners will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Provide no-interest rehabilitation loans to 50-75 homeowner households with incomes at or below HUD's moderate-income limits per year;
- Provide modest, free repairs or renovations to 200 owner-occupied housing units for households at or below HUD's moderate-income limits; and
- Reduce the property tax burden for an estimated 1,300 income-eligible households per year to promote housing affordability.

City FY 2006 Programs/Activities for Existing Lower-Income Homeowners:

Program/Activity: Single Family Home Rehabilitation Program

Provider(s): City of Alexandria Office of Housing

Target Population: Extremely Low- to Moderate-Income Homeowners

Program/Activity Description: Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. May include the rehabilitation of one home in the Parker Gray Historic District. Includes energy efficiency improvements.

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): TOTAL-\$1,373,349 [New CDBG-\$473,742; CDBG Program Income-\$21,200; CDBG Carryover-\$878,407;]

Service Objective: Loans Obligated - 14; Loans Completed - 15

Program/Activity: Affordable Home Ownership Protection Program

Provider(s): City of Alexandria Department of Finance

Target Population: Low- and Moderate-Income Homeowners

Program/Activity Description: Pilot tax relief program intended to help keep homeownership in Alexandria affordable by providing tax reduction grants from \$450-\$850 based on income for lower-income homeowners with annual household incomes below \$62,000 and homes assessed at less than \$442,000.

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): City General Fund - \$1,000,000

Service Objective: 1,300

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 VII.A.4.) and the Real Property Tax Relief Program (see Section VII.A.5.). 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 VII.A.5.

Leveraging of Federal Funds: None

Support for Applications by Other Entities: Applications for funding to support homeownership activities will supported by the City if they promote Consolidated Plan goals and objectives for homebuyer and existing homeowner households.

VII.A.4 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. Findings from the most recent point-in-time count are presented in Section III.B.1. above.

Activities to be undertaken during City FY 2006 for persons who are homeless or threatened with homelessness will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Create permanent affordable housing for single adults and special populations through the completion of the safe haven project; affordable assisted living for elderly and disabled; and single room occupancy and housing options for low-income single adults;
- Maintain the existing level of homeless prevention programming;
- Maintain existing level of facility based transitional housing for families and singles-increase client based transitional housing for families and singles to former levels where providers have been forced to reduce caseloads due to flat or decreased revenue and higher housing costs;
- Improve targeting of mainstream resources to permanent housing solutions: Establish a Homeless preference for HUD subsidized programs (Public Housing and Vouchers); and
- Implement the City's Ten Year Plan to End Chronic Homelessness through the addition of 1.5 FTE in public or private mental health and substance abuse services to the homeless population; increase access to health services for the chronic homeless population; and obtain health care for the homeless grant for the Community Health Care Center.

City FY 2006 Programs/Activities for the Homeless and Persons Threatened with Homelessness:

Homeless Management Information System (HMIS)

Program/Activity: *Homeless Management Information System (HMIS)*

Provider(s): City of Alexandria Departments of Human Services and Mental Health, Mental Retardation and Substance Abuse, and private homeless services providers

Target Population: Persons who are Homeless or Threatened with Homelessness

Program/Activity Description: Computerized data collection system designed to capture client-level information on the characteristics and service needs of persons 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.

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): TOTAL - \$18,500 (City General Fund and User's Fees)

Service Objective: Implement an HMIS

Prevention and Intervention

Program/Activity: *Homeless Intervention Program (HIP)*

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

Target Population: Persons Threatened with Homelessness

Program/Activity Description: Provides financial assistance with rent/mortgage arrearage 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.

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): TOTAL - \$465,000 [State Homeless Resource Program - \$215,000; TANF- \$50,000 ; City General Fund - \$200,000]

Service Objective: Households - 195

Program/Activity: *General Relief Program and Emergency Shelter Fund*

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

Target Population: Persons Threatened with Homelessness

Program/Activity Description: Provides short-term rental assistance to relieve impending housing crises and thereby prevent homelessness

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): TOTAL - \$351,000 [City General Fund - \$307,000; State - \$44,000]

Service Objective: Households Receiving Housing Assistance - 385

Program/Activity: *Homeless Prevention for Former Adopt-A-Family Clients*
Provider(s): Arlington-Alexandria Coalition for the Homeless (AACH)
Target Population: Persons Threatened with Homelessness
Program/Activity Description: Provides homeless prevention services to former clients of AACH's Adopt-A-Family program, a transitional housing program
Geographic Distribution: Citywide
Projected Funding for City FY 2006 (By Source): Federal Emergency Management Agency (FEMA)-\$1,900
Service Objective: Households - 14

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 2006 to provide case-by-case assistance with eviction prevention and other housing needs.

Outreach, Assessment, Case Management, Counseling and Other Support Services

Program/Activity: *Eviction Assistance and Furniture Storage Program*
Provider(s): City of Alexandria Department of Human Services (DHS)
Target Population: Persons who are Homeless
Program/Activity Description: Provides for the transportation and up to 60 days storage of possessions of households that are about to be evicted and that lack a suitable place to store such items
Geographic Distribution: Citywide
Projected Funding for City FY 2006 (By Source): New CDBG - \$75,000
Service Objective: Households Assisted - 80 (consisting of 150 persons)

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.

Emergency Shelter

Program/Activity: *ALIVE! House*
Provider(s): ALIVE! House
Target Population: Persons who are Homeless
Program/Activity Description: Provides emergency shelter to homeless families and single women
Geographic Distribution: Eligibility is Citywide
Projected Funding for City FY 2006 (By Source): TOTAL - \$97,043 [City and State funds from DHS - \$48,000; Federal ESG - \$7,843; State SSG - \$11,200; Private Monies - \$30,000]
Service Objective: Beds - 16

<p><i>Program/Activity: Carpenter’s Shelter</i> <u>Provider(s):</u> Carpenter’s Shelter <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides emergency shelter and supportive services the homeless <u>Geographic Distribution:</u> Eligibility is Citywide <u>Projected Funding for City FY 2005 (By Source):</u> TOTAL - \$1,494,380 [Federal ESG - \$61,380; State SSG - \$100,800; State Child Care for the Homeless Program - \$25,000; U.S. Department of Agriculture (USDA) - \$9,000; FEMA - \$1,200; Federal PATH - \$34,000; \$1,163,000 in foundation grants, monies from fund-raising activities, private donations and in-kind contributions; has applied for \$100,000 in City General Fund from the Community Partnership Fund] <u>Service Objective:</u> Beds - 80</p>
<p><i>Program/Activity: Alexandria Community Shelter (ACS)</i> <u>Provider(s):</u> Salvation Army under contract with the City of Alexandria <u>Target Population:</u> Persons who are Homeless <u>Program/Activity Description:</u> Provides temporary emergency shelter and comprehensive services to homeless families, single women and single men. Case management support is provided by DHS. <u>Geographic Distribution:</u> Eligibility is Citywide <u>Projected Funding for City FY 2006 (By Source):</u> TOTAL-\$643,265[City General Fund - \$553,000; Federal Emergency Shelter Grant (ESG) Program - \$38,265; State Shelter Support Grant (SSG) Program- \$52,000] <u>Service Objective:</u> Beds - 65</p>
<p><i>Program/Activity: Alexandria Women’s Shelter</i> <u>Provider(s):</u> City of Alexandria Office on Women <u>Target Population:</u> Victims of Domestic Violence <u>Program/Activity Description:</u> Provides emergency shelter to victims of domestic violence <u>Geographic Distribution:</u> Eligibility is Citywide <u>Projected Funding for City FY 2006 (By Source):</u> TOTAL - \$456,935 [City General Fund - \$275,000; Federal ESG - \$8,235; State SSG - \$11,200; Virginia Department of Social Services - \$153,000; Private Monies - \$9,500] <u>Service Objective:</u> Women and Children Served - 70</p>

Program/Activity: Winter Shelter Program

Provider(s): Carpenter’s Shelter, Church of St. Clements, Blessed Sacrament, Christ House, Alexandria Community Shelter 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 2006 CDBG/HOME-Funded Projects in Appendix I)

Projected Funding for City FY 2006 (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 - 342

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 and the Youth Fund. 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

Program/Activity: Alexandria Transitional Housing Program

Provider(s): Northern Virginia Family Service (NVFS) under contract with the City of Alexandria

Target Population: Persons who are Homeless

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

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): City Housing Trust Fund Carryover - \$250,000

Service Objective: Households Served - 14

Program/Activity: Community Lodgings, Inc.

Provider(s): Community Lodgings, Inc.

Target Population: Persons who are Homeless

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

Geographic Distribution: Eligibility is Citywide

Projected Funding for City FY 2006 (By Source): TOTAL - \$209,164 [Federal ESG - \$18,114; State SSG - \$56,055; United Way \$17,345; Private Monies - \$117,620]

Service Objective: Households Served - 15

Program/Activity: Adopt-A-Family Program (Alexandria)**Provider(s):** Arlington-Alexandria Coalition for the Homeless (AACH)**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency**Geographic Distribution:** Citywide**Projected Funding for City FY 2006 (By Source):** TOTAL - \$218,340 [Federal Supportive Housing Program (SHP) - \$139,440; Federal ESG - \$22,400; Private Monies from the United Way - \$12,500; has applied for \$44,000 in City General Fund from the Community Partnership Fund]**Service Objective:** Households Served - 16***Program/Activity: Turning Point - Salvation Army Transitional Housing Program*****Provider(s):** Salvation Army**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency**Geographic Distribution:** Eligibility is Citywide**Projected Funding for City FY 2005 (By Source):** TOTAL - Not Specified [Federal ESG - \$7,246; State SSG - \$14,400; Private Monies - Undetermined]**Service Objective:** Households Served - 7***Program/Activity: Carpenter's Shelter Transitional Housing Program*****Provider(s):** Carpenter's Shelter**Target Population:** Persons who are Homeless**Program/Activity Description:** 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**Geographic Distribution:** Citywide clients residing at Carpenter's Shelter**Projected Funding for City FY 2006 (By Source):** Included in budget figures provided for Carpenter's Shelter under Emergency Shelter above**Service Objective:** Households Served - 1***Program/Activity: Transitional Assistance Program (TAP)*****Provider(s):** City of Alexandria Department of Human Services (DHS)**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing**Geographic Distribution:** Citywide**Projected Funding for City FY 2006 (By Source):** New CDBG - \$102,000**Service Objective:** Households Served - 100 (consisting of 225 persons)

Permanent Supportive Housing
<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>
Permanent Housing
<p><i>Program/Activity: Safe Haven</i> <i>Provider(s):</i> Alexandria Community Service Board (ACSB) <i>Target Population:</i> Homeless persons in the City who are mentally ill and/or who are mentally ill and have substance abuse problems who are chronically homeless <i>Program/Activity Description:</i> Provide housing for men and women who are chronically homeless <i>Geographic Distribution:</i> Eligibility is Citywide <i>Projected Funding for City FY 2006 (By Source):</i> \$795,000 in carryover general fund monies for rehabilitation of the Patrick Street Clubhouse facility. Operating funds from a HUD grant for a three year period in the amount of \$163,824 beginning in 2005 and \$111,981 in general funds for operation. <i>Service Objective:</i> Renovation of Building</p>
Chronic Homelessness
<i>The City has developed a Ten-Year Plan to end Chronic Homelessness (see Appendix VI). Activities to end chronic homelessness will be undertaken during the Action Plan period as described in that document.</i>

Leveraging of Federal Funds: Federal Emergency Shelter Grant (ESG) funds will be used in conjunction with an estimated \$553,000 in City General Fund revenues and State Shelter Support Grant monies to support the operating costs of the Alexandria Community Shelter. In City FY 2006, private emergency shelters in Alexandria and the Women’s Shelter will receive approximately \$378,000 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 \$96,000 in federal ESG and State SSG (expected to consist predominantly of TANF monies) funds to leverage over \$340,000 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’s FY 2006 grant will be matched with General Fund revenues. Private shelters will match their funds with foundation and private monies.

Support for Applications by Other Entities: The City would support funding applications to maintain existing levels of service for homeless persons and those threatened with homelessness,

as well as new initiatives specifically identified in the Consolidated Plan, Action Plans, Community Services Board Housing Plan and/or Ten-Year Plan to End Chronic Homelessness, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan, Action Plans and/or Ten-Year Plan to End Chronic Homelessness would require City Council approval.

VII.A.5 The Elderly and Frail Elderly

Activities to be undertaken during City FY 2006 for lower-income elderly and frail elderly persons will address the following specific objectives established in the Consolidated Plan:

- Develop or support the development of an assisted living facility which can accommodate elderly persons with incomes at or below HUD's moderate-income limits who are unable to live independently in the community;
- Improve living conditions for 45 elderly homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications; and
- Relieve the housing cost burden for over 900 income-eligible elderly renters and/or homeowners per year.

City FY 2006 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 2006 (By Source): See information provided in Section VII.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 2005, 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 2006 (By Source): City Revenue Foregone - \$2.5 million

Service Objective: Households Served - 867

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 2006 (By Source): City General Fund - \$190,000

Service Objective: Households Served - 75

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

Provider(s): Rebuilding Together Alexandria (RTA)

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

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

Geographic Distribution: Citywide

Projected Funding for City FY 2006 (By Source): Total of \$165,035 in Private In-Kind/Cash Donations.

Service Objective: Households Served - 30

Many elderly City residents will also take advantage of the City's Single Family Rehabilitation Loan Program (see Section VII.A.3.) 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.

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. 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. 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 of 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.

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 2 VII.A and VII.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 government would support applications by other entities for funding to continue housing programs for the elderly at existing levels of service, as well as to implement new initiatives specifically identified in the Consolidated Plan and/or Action Plans, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan or Action Plans would require City Council approval.

VII.A.6 Persons with Physical Disabilities

Activities to be undertaken during City FY 2006 for lower-income persons with physical and sensory disabilities will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Improve living conditions for five non-elderly disabled homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications; and
- Support accessibility modifications in 15 existing privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits;
- Relieve the housing cost burden for 70 income-eligible non-elderly disabled renters and/or homeowners per year.

City FY 2006 Programs/Activities for Persons with Physical 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 2006 (By Source): TOTAL - \$167,000 [New CDBG - \$99,672; CDBG Carryover - \$61,328; City Housing Trust Fund Carryover- \$6,000]

Service Objective: Households Served - 6

During City FY 2006, 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 household served through this program during City FY 2005 will include a person with a disability. For more information, see Section VII.A.3.

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 VIIC.2. under "Resolution 830" for more details).

The City's Real Property Tax Relief and Rent Relief Programs, discussed in previously, 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 VII.A.5. 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 of specific locations. 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.

VII.A.7 Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems

Activities to be undertaken during City FY 2006 for persons with mental health, mental retardation and/or substance abuse problems will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Continue to provide a continuum of residential treatment services to individuals with mental health, mental retardation and substance abuse problems;
- Develop four new group homes with an estimated total capacity of 24 beds to provide permanent residential treatment services for individuals with mental health, mental retardation and substance abuse problems;
- Develop 15 supervised apartments with an estimated total capacity of 45 beds to provide permanent residential treatment services for individuals with mental health, mental retardation and substance abuse problems; and
- Provide 10 tenant-based rental vouchers through the Section 8 Housing Choice Voucher Program to enable more individuals with mental health, mental retardation and substance abuse problems to secure affordable permanent supportive housing within the City.

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 2006 Programs/Activities for Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems:

Program/Activity: Residential Services Programs

Provider(s): ACSB and SHA

Target Population: Extremely Low- to Moderate-Income Renters with Mental Illness, Mental Retardation and/or Chemical Dependency

Program/Activity Description: 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

Geographic Distribution: Citywide - See Figure 2 in Appendix III

Projected Funding for City FY 2006 (By Source): Federal Supportive Housing Program (SHP); also City General Fund, grants from the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services, client fees and other revenue

Service Objective: Persons Assisted - 239

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.

Leveraging of Federal Funds: Federal funds used to assist persons with mental health, mental retardation and/or chemical dependency leverage state, local and private funds.

Operating funds consisting of federal SHP Transitional Housing monies will be matched ACSB funds. Operating funds of federal SHP Permanent Housing monies will be matched with ACSB funds.

Support for Applications by Other Entities: The City government would support applications by other entities for funding to continue housing programs for persons with mental health, mental retardation and/or substance abuse problems at existing levels of service, as well as to implement new initiatives specifically identified in the Consolidated Plan, Action Plans and/or the Alexandria Community Service Board (CSB) Five-Year Housing Plan, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan, Action Plans or CSB Five-Year Housing Plan would require City Council approval. 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.

VII.A.8 Persons Living With or Affected By HIV/AIDS

Activities to be undertaken during City FY 2006 for persons living with or affected by HIV/AIDS will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Maintain 10 tenant-based rental housing vouchers to provide rent subsidies to income eligible persons living with HIV/AIDS and their families.

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 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 2006 Programs/Activities for Persons Living With or Affected by HIV/AIDS:

<p><i>Program/Activity: Long-Term Tenant-Based Rental Assistance for Persons With HIV/AIDS</i> <i>Provider(s):</i> ARHA for the City of Alexandria <i>Target Population:</i> Persons with HIV/AIDS <i>Program/Activity Description:</i> Provides long-term tenant-based rental assistance for persons living with HIV/AIDS under the HOPWA voucher program <i>Geographic Distribution:</i> Citywide <i>Projected Funding for City FY 2006 (By Source):</i> HOPWA - \$108,000 (estimate) <i>Service Objective:</i> HOPWA Vouchers Available - 10</p>

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 2006 (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; K.I. Services, Northern Virginia AIDS Ministry (NOVAM) 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 2006 (By Source): Alexandria Health Department - \$500,000 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 - 196; 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 service providers 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 support applications by other entities for funding to continue housing programs for the persons with HIV/AIDS at existing levels of service, as well as to implement any new initiatives specifically identified in the Consolidated Plan and/or Action Plans, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan and/or Action Plans would require City Council approval. 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.

VII.B Non-Housing Community Development Programs and Services

The following sections provide information on City community development programs and services proposed for City FY 2006 (including economic development activities, and actions to reduce poverty), which will serve low- and moderate-income persons or other target groups addressed in this document (e.g., special needs populations) or persons in low-income areas.

VII.B.1 Economic Development

Program/Activity: Revitalization of Mount Vernon Avenue and Northern Route 1 Commercial Corridors

Responsible Entity(ies): Alexandria Economic Development Partnership (AEDP) and City of Alexandria Department of Planning and Zoning

Consolidated Plan Target Group or Area: Mt. Vernon Ave. and Northern Route 1 (within Potomac West Neighborhood Strategy Area)

Program/Activity Description: 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 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's Department of Planning and Zoning 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. Assist city businesses through a Facade Improvement Program.

Projected Funding for City FY 2006 (By Source): City General Fund - \$735,475 (for AEDP to continue efforts to attract, expand and retain business opportunities in the City, including the Enterprise Zone). Funding for the Facade Improvement Program is uncertain, with \$100,000 desired from multiple sources.

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 VII.B.2.)

VII. B. 2 Employment and Training**Program/Activity: *Employment Services*****Responsible Entity(ies):** City of Alexandria DHS**Consolidated Plan Target Group or Area:** Consumers will include Low- and Moderate-Income Households**Program/Activity Description:** Includes *JobLink*, 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 *JobLink* networks through the Internet; 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.**Projected Funding for City FY 2006 (By Source):** Total - \$3,809,384 in federal, state, and local General fund.**Service Objective:** Persons - 5,200

VII.B.3 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 2006 (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 VII.A.3.).

VII.C 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.

VII.C.1 Actions to Address Obstacles to Meeting Underserved Needs

The analysis contained in the Consolidated Plan points to the greatest need being additional funds. As noted elsewhere in this document, the City will continue to identify other possible sources of funding, including dedicating one cent on the real property tax rate, allocating additional revenues from the real estate recordation tax, and revising the policy on developer contributions in a way that could increase contributions to the Housing Trust Fund.

VII.C.2 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, and took steps in FY 2004 to establish the Alexandria Housing Development Corporation to preserve and develop affordable housing - primarily rental - in the City (for more detail, see the Alexandria Housing Development Corporation section below). In terms of homeownership, the primary goal is to assist households with incomes between 50% of the median income for the area (currently \$44,650 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 has received the first 12 units on-site, and expects to receive the balance of the on-site units by the end of calendar 2005. ARHA also anticipates that the off-site units will be completed in FY 2006.

Financing for the Samuel Madden redevelopment project included 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 through cash contributions or the provision of affordable units. The formula voluntary cash contribution has been \$1.00 per gross square foot of new development, but the City and the development community are in the process of discussing increases in the voluntary contribution amounts.

During City FY 2004, the City sought and received 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 FY 2005, the City worked closely with developers to revise the developer contribution section of the policy. While the proposed policy revisions include significant increases in the current \$1 per gross square foot cash contribution, the contributions would be entirely voluntary. The City Council is expected to consider the policy revisions in the spring of 2005.

In addition, it is estimated that during City FY 2006, approximately \$1.8 million in Housing Trust Fund monies will be available for allocation to affordable housing activities. This excludes amount approximately \$1 million that has been committed to several activities discussed in Section I, and includes \$1.3 million allocated to the Housing Opportunities Fund, which is described below.

Approximately \$1 million in Housing Trust Fund monies available in FY 2006 is committed to several activities discussed in Section I. Another \$1.225 million has been allocated to the Housing Opportunities Fund, described below, for affordable housing development activities. An additional \$1.8 million (most of which is program income anticipated to be received during the year) is expected to be available for allocation to new activities.

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. 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 has

been allocated to the Housing Opportunities Fund in every successive fiscal year. Projects supported with HOME monies through the Housing Opportunities Fund will leverage funding from state, local and/or private resources.

During City FY 2006, an estimated \$3.3 million in Housing Opportunities Fund monies (including a total of \$1,207,765 in HOME funds, including match) 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 \$250,000 (for a three bedroom unit) 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 Alexandria Housing Development Corporation

In 2004, the City endorsed the creation of organization and named five incorporators who established the non-profit Alexandria Housing Development Corporation with a mission to produce and preserve affordable housing in Alexandria (primarily, but not limited to, multifamily rental housing). Multifamily rental housing supported by this organization will serve households with incomes of up to 60% of area median income (currently \$53,580 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 \$89,300 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 \$58,000 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 is an independent entity, 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. Since then, the board has incorporated, hired a full-time executive director, appointed four additional board members, and has its first contract on a twelve unit apartment building. The board will continue to look aggressively for opportunities to preserve affordable housing in the City.

VII.C.3 Actions to Remove Barriers to Affordable Housing

As discussed in the Five-Year Consolidated Plan, the City continues to look at barriers to affordable housing development. The greatest regulatory barrier to affordable housing may be restrictive State laws and policies that prohibit the City from requiring contributions to affordable housing in new developments. During FY 2006, the City will participate in the

State's Housing Study Commission that will consider affordable housing policies and options for localities.

VII.C.4 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 2006, the Office of Housing will conduct fair housing testing for discrimination based on 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 2006, 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:

VII.C.5 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 2006 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.

VII.C.6 Actions to Reduce the Number of Poverty Level Families

Refer to Section VI.F. for information.

VII.C.7 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 was 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.

VII.C.8 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.
- ▶ Assisted Living Work Group
- ▶ City and ARHA collaboration at the policy level includes the City Council/ARHA subcommittee, which consists of the City's mayor and Vice mayor and the ARHA Board of Director's Chair and Vice Chair. In addition, the Samuel Madden Redevelopment Working Group involves the mayor, one Council member, the ARHA Board Chair and Vice Chair, and a member of the City's Planning Commission.
- ▶ 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.

VII.C.9 Fostering of Public Housing Improvements and Resident Initiatives

Public Housing Improvements

ARHA will receive a comprehensive facility study in spring 2005, from which it will prepare a prioritized list of proposed improvements to public housing units in summer 2005. The specific projects targeted for FY 2006 will be determined at that time.

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 2006, ARHA anticipates that limited social services will be provided to its residents through the Family Learning Resource 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 2006, 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 Learning Resource Center (FLRC), 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.

VII.D Federal Application and Certification Forms; City FY 2006 CDBG and HOME Budgets; and Listing of Proposed City FY 2006 CDBG/HOME-Funded Projects

Application for City FY 2006 (Federal FY 2005) Community Development Block Grant and Home Investment Partnerships Program Funds

This section 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 2006, from July 1, 2005 to June 30, 2006. 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 31st year CDBG and FFY 2005 HOME programs reflect the City's continued commitment to that objective.

From City FY 1976 through City FY 2005, the City has received \$38,137,000 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 \$8,418,452 from City FY 1993 through 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 J and K below, the City's total consolidated HUD allocation for Federal FY 2005 is \$2,286,450, including \$1,411,586 in CDBG funding and \$874,864 in HOME Program

funding. 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 section 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. 01/31/2008)

DUNS#: 07-485-3250

1. Type of Submission

Application Preapplication

2. Date Submitted	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 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@alexandriava.gov	
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)		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)	
15. Catalog of Federal Domestic Assistance (CFDA) Number Title: Community Development Block Grant (CDBG) Component Title: 14 --- 218		14. Name of Federal Agency U.S. Department of Housing and Urban Development	
17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) City of Alexandria		16. Descriptive Title of Applicant's Program Proposed use of funds for CDBG Program 31st Program year	
18a. Proposed Program start date 7/1/05	18b. Proposed Program end date 6/30/06	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**

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1. Type of Submission

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	6. Applicant Identification Number

7. Applicant's Legal Name City of Alexandria		8. Organizational Unit Office of Housing	
9. Address (give city, county, State, and zip code) A. Address: 301 King Street 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@alexandriava.gov	
11. Employer Identification Number (EIN) or SSN 54-6001103		12. Type of Applicant (enter appropriate letter in box) <input checked="" 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 14 --- 239 Title: Home Investment Partnerships (HOME) Program Component Title:		16. Descriptive Title of Applicant's Program Proposed use of Federal FY 2005 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 7/1/05	18b. Proposed Program end date 6/30/06	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.			

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Planning & Administration**

**Project Title:
CDBG Program Administration**

**Project Description:
General management, oversight, and coordination of all CDBG Program-funded activities and programs.**

**Location:
N/A**

Objective Number	Project ID 1
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$239,433
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	45,972
Assisted Housing	
PHA	
Other Funding	
Total	\$285,405

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: City of Alexandria

Priority Need:
Planning & Administration

Project Title:
HOME Program Administration

Project Description:
General management, oversight and coordination of all HOME Program-funded activities and programs.

Location:
N/A

Objective Number	Project ID 2
HUD Matrix Code 21H	CDBG Citation N/A
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	_____
ESG	_____
HOME	\$87,486
HOPWA	_____
Total Formula	_____
Prior Year Funds	19,761
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	\$107,247

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Planning & Administration**

**Project Title:
Submissions and Applications for Federal programs**

**Project Description:
Funding for the preparation and submittal of funding applications, required Federal reports and plans.**

**Location:
N/A**

Objective Number	Project ID 3
HUD Matrix Code 21E	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$13,673
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	9,130
Assisted Housing	
PHA	
Other Funding	
Total	\$22,803

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

Priority Need:
Planning & Administration

Project Title:
Fair Housing

Project Description:
This program will fund the testing of rental properties and realtors in the City to identify any discriminatory practices in the rental and sales housing market.

Location:

Community Wide

Objective Number	Project ID 4
HUD Matrix Code 21D	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$46,092
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$46,092

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Housing**

**Project Title:
Home Rehabilitation Loan Program**

Project Description:
Eligible households may receive zero-interest, deferred payment rehabilitation loans to cover construction costs up to \$90,000. 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.

Location:

Community Wide

Objective Number	Project ID 5
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective Low/Mod Housing
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Housing Units	Annual Units 14
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$473,742
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	878,407
Assisted Housing	
PHA	
Other Funding	21,200
Total	\$1,373,349

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: City of Alexandria

Priority Need:
Housing

Project Title:
Homeownership Assistance Program

Project Description:
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. 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.

Location:

Community Wide

Objective Number	Project ID 6
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient Local government	CDBG National Objective Low/Mod Housing
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Households	Annual Units 25
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$341,974
ESG	
HOME	547,378
HOPWA	
Total Formula	
Prior Year Funds	334,019
Assisted Housing	
PHA	
Other Funding	141,344
Total	\$1,364,715

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Homeless**

**Project Title:
Eviction Assistance and Furniture Storage**

Project Description:

This program provides for the transportation and storage of possessions of households that are about to be evicted and that lack a suitable place to store them. 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.

Location:

Community Wide

Objective Number	Project ID 7
HUD Matrix Code 5	CDBG Citation 570.201(a)
Type of Recipient Local government	CDBG National Objective Low/Mod Clientele
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Persons	Annual Units 150
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$75,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	2,842
Assisted Housing	
PHA	
Other Funding	
Total	\$77,842

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

Priority Need:
Homeless

Project Title:
Transitional Assistance Program

Project Description:

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. The program is administered by the Department of Human Services.

Location:

Community Wide

Objective Number	Project ID 8
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Local government	CDBG National Objective Low/Mod Clientele
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Persons	Annual Units 225
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$102,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$102,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Homeless**

**Project Title:
Winter Shelter**

Project Description:
The winter overflow shelter program is coordinated by Carpenter's Shelter and serves up to 76 homeless single adults and families a night. 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 to adjust to a structures case management program during a time of year when living outdoors presents serious health hazards through exposure.

Location:

930 N Henry Street, 1701 N Quaker Lane, 310 Alfred Street

Objective Number	Project ID 9
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Sub-recipient	CDBG National Objective Low/Mod Clientele
Start Date (mm/dd/yyyy) 11/10/05	Completion Date (mm/dd/yyyy) 03/31/06
Performance Indicator Persons	Annual Units 300
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Special Needs/Non-Homeless**

**Project Title:
Rental Accessibility Modification Program**

Project Description:
This program provides 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.

Location:

Community Wide

Objective Number	Project ID 10
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective Low/Mod Clientele
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Housing Units	Annual Units 6
Local ID	Units Upon Completion

Funding Sources:	
CDBG	\$99,672
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	61,328
Assisted Housing	
PHA	
Other Funding	6,000
Total	\$167,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

Priority Need:
Housing

Project Title:
HOME Housing Opportunity Fund

Project Description:
HOME monies, along with City General Funds and monies from the City's Housing Trust will be used to 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, predevelopment, development, and construction activities.

Location:

Community Wide

Objective Number	Project ID 11
HUD Matrix Code 12	CDBG Citation N/A
Type of Recipient Other	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Housing Units	Annual Units Pending
Local ID	Units Upon Completion

Funding Sources:

CDBG	_____
ESG	_____
HOME	\$240,000
HOPWA	_____
Total Formula	_____
Prior Year Funds	907,765
Assisted Housing	_____
PHA	_____
Other Funding	60,000
Total	\$1,207,765

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

► **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 \$312,895 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 \$50,000). 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
 - 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 J

**Community Development Block Grant (CDBG) 31st Year Proposed Budget
July 1, 2005 - June 30, 2006**

PROGRAM	30th Year Grant	Carryover Funds	Program Income	Total Funds Available	Percent of Budget
CDBG Program Administration	\$239,433	\$45,972		\$285,405	10.41%
Eviction Assistance & Furniture Storage*	\$75,000	\$2,842		\$77,842	2.84%
Fair Housing Testing Program	\$46,092			\$46,092	1.68%
Home Rehabilitation Loan Program*	\$473,742	\$878,407	\$21,200	\$1,373,349	50.07%
Rental Accessibility Modification Program*	\$99,672	\$61,328		\$161,000	5.87%
Homeownership Assistance Program *	\$341,974	\$307,731	\$4,500	\$654,205	23.85%
Submissions and Applications for Federal Programs/Public Information	\$13,673	\$9,130		\$22,803	0.83%
Transitional Assistance Program*	\$102,000			\$102,000	3.72%
Winter Shelter*	\$20,000			\$20,000	0.73%
TOTALS	\$1,411,586	\$1,305,410	\$25,700	\$2,742,696	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 K

**Federal FY 2005 Home Investment Partnerships (HOME) Program Proposed Budget
July 1, 2005 - June 30, 2006**

Program	FFY 2005 Grant	MATCHING FUNDS FOR NEW HOME GRANT			Total Funds Available
		City General Fund	Other Non-Federal Monies	Carryover Funds*	
HOME Administration	\$87,486			\$19,761	\$107,247
HOME Homeownership	\$547,378	\$58,210	\$78,634	\$26,288	\$710,510
HOME Housing Opportunity Fund	\$240,000	\$60,000		\$907,765	\$1,207,765
TOTAL	\$874,864	\$118,210	\$78,634	\$953,814	\$2,025,522

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

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: City of Alexandria

Priority Need:
Planning & Administration

Project Title:
CDBG Program Administration

Project Description:
General management, oversight, and coordination of all CDBG Program-funded activities and programs.

Location:
N/A

Objective Number	Project ID 1
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$239,433
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	45,972
Assisted Housing	
PHA	
Other Funding	
Total	\$285,405

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: City of Alexandria

Priority Need:
Planning & Administration

Project Title:
HOME Program Administration

Project Description:
General management, oversight and coordination of all HOME Program-funded activities and programs.

Location:
N/A

Objective Number	Project ID 2
HUD Matrix Code 21H	CDBG Citation N/A
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$87,486
HOPWA	.....
Total Formula	.....
Prior Year Funds	19,761
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$107,247

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: City of Alexandria

Priority Need:
Planning & Administration

Project Title:
Submissions and Applications for Federal programs

Project Description:
Funding for the preparation and submittal of funding applications, required Federal reports and plans.

Location:
N/A

Objective Number	Project ID 3
HUD Matrix Code 21E	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$13,673
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	9,130
Assisted Housing	
PHA	
Other Funding	
Total	\$22,803

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: City of Alexandria

Priority Need:
Planning & Administration

Project Title:
Fair Housing

Project Description:
This program will fund the testing of rental properties and realtors in the City to identify any discriminatory practices in the rental and sales housing market.

Location:

Community Wide

Objective Number	Project ID 4
HUD Matrix Code 21D	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$46,092
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$46,092

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: City of Alexandria

Priority Need:
Housing

Project Title:
Home Rehabilitation Loan Program

Project Description:
Eligible households may receive zero-interest, deferred payment rehabilitation loans to cover construction costs up to \$90,000. 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.

Location:

Community Wide

Objective Number	Project ID 5
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective Low/Mod Housing
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Housing Units	Annual Units 14
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$473,742
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	878,407
Assisted Housing	
PHA	
Other Funding	21,200
Total	\$1,373,349

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Housing**

**Project Title:
Homeownership Assistance Program**

Project Description:

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. 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.

Location:

Community Wide

Objective Number	Project ID 6
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient Local government	CDBG National Objective Low/Mod Housing
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Households	Annual Units 25
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$341,974
ESG	
HOME	547,378
HOPWA	
Total Formula	
Prior Year Funds	334,019
Assisted Housing	
PHA	
Other Funding	141,344
Total	\$1,364,715

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Homeless**

**Project Title:
Eviction Assistance and Furniture Storage**

Project Description:
This program provides for the transportation and storage of possessions of households that are about to be evicted and that lack a suitable place to store them. 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.

Location:

Community Wide

Objective Number	Project ID 7
HUD Matrix Code 5	CDBG Citation 570.201(a)
Type of Recipient Local government	CDBG National Objective Low/Mod Clientele
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Persons	Annual Units 150
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$75,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	2,842
Assisted Housing	
PHA	
Other Funding	
Total	\$77,842

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

Priority Need:
Homeless

Project Title:
Transitional Assistance Program

Project Description:
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. The program is administered by the Department of Human Services.

Location:

Community Wide

Objective Number	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient	CDBG National Objective
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$102,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$102,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

**Priority Need:
Homeless**

**Project Title:
Winter Shelter**

Project Description:

The winter overflow shelter program is coordinated by Carpenter's Shelter and serves up to 76 homeless single adults and families a night. 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 to adjust to a structures case management program during a time of year when living outdoors presents serious health hazards through exposure.

Location:

930 N Henry Street, 1701 N Quaker Lane, 310 Alfred Street

Objective Number	Project ID 9	Funding Sources: CDBG \$20,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$20,000
HUD Matrix Code 5	CDBG Citation 570.201(e)	
Type of Recipient Sub-recipient	CDBG National Objective Low/Mod Clientele	
Start Date (mm/dd/yyyy) 11/10/05	Completion Date (mm/dd/yyyy) 03/31/06	
Performance Indicator Persons	Annual Units 300	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name: City of Alexandria

Priority Need:
Special Needs/Non-Homeless

Project Title:
Rental Accessibility Modification Program

Project Description:
This program provides 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.

Location:

Community Wide

Objective Number	Project ID 10
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective Low/Mod Clientele
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Housing Units	Annual Units 6
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$99,672
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	61,328
Assisted Housing	
PHA	
Other Funding	6,000
Total	\$167,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: City of Alexandria

Priority Need:
Housing

Project Title:
HOME Housing Opportunity Fund

Project Description:
HOME monies, along with City General Funds and monies from the City's Housing Trust will be used to 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, predevelopment, development, and construction activities.

Location:

Community Wide

Objective Number	Project ID 11
HUD Matrix Code 12	CDBG Citation N/A
Type of Recipient Other	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/05	Completion Date (mm/dd/yyyy) 06/30/06
Performance Indicator Housing Units	Annual Units Pending
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$240,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	907,765
Assisted Housing	.....
PHA	.....
Other Funding	60,000
Total	\$1,207,765

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

APPENDIX I

Summary of Citizen Comments on the Consolidated Plan and/or Action Plan and City's Response

The City encourages citizen comments on the Consolidated Plan and the Annual Action Plan, and offers the community the opportunity to provide input at two public hearings on the Plan, one held during the Plan development process on September 20, 2004, and one before City Council during the HUD-required 30-day public comment period, which will be April 16, 2005. The 30-day public comment period on the Draft Plan begins on Monday, April 4 and will end on Wednesday, May 4, 2005.

A summary of the comments received during the Plan development process 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 and Department of Mental Health, Mental Retardation and Substance Abuse on September 20, 2004 at 7 p.m. at the Lee Center. 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 Plan. One speaker attended the hearing.

Ryan Lovett representing Catholic Charities of the Diocese of Arlington, asked a number of questions for clarification. His comments centered on the City's zoning requirements, which he felt could be barriers to the development of affordable housing. He recommended a density bonus for the inclusion of affordable housing in new developments. Staff explained that the City currently has a provision in its zoning code that allows for additional density in exchange for affordable housing. The City's Master Plan defines areas where additional density can be proposed. Outside those areas, the City tries to minimize the impact of new development by limiting density to amounts consistent with the surrounding areas. The City has approved several recent residential projects with density bonuses that will produce 13 additional affordable sales units, in addition to other new units in developments without using the density bonus provision.

Written comments were received from the **Homeless Services Coordinating Committee**. They proposed their five top priorities for the new Plan:

- establish a 12-bed Safe Haven
- develop a 25-30 bed single room occupancy facility (SRO)
- establish a six-bed set-aside in an existing facility for homeless persons requiring medical attention
- add 1.5 full time equivalent mental health counselors for evenings/weekends at homeless shelters

- establish partnerships and identify resources for additional permanent housing for homeless persons

The City included each of those priorities in the new Consolidated Plan. The Safe Haven project received operating funds from HUD after the Committee's comments were written. The City had already approved capital funds for the project. It should be operational in early FY 2007. The other priorities are included in the Plan without a specific commitment to location or funding. The City will consider specific proposals on a case-by-case basis.

Written comments were also received from **Ed Rea, Executive Director of the Arlington/Alexandria Coalition for the Homeless (AACH)**. Mr. Rea expressed his organization's concern that HUD funding for transitional housing has not kept pace with inflation or declined, forcing AACH to cut the number of transitional units for Alexandria families from 18 to 10. He requested that the City provide funds to restore those lost from other sources. The new Plan contains a goal to increase the number of transitional beds, though without a City funding commitment. AACH has subsequently applied to the City's Housing Trust Fund for monies to restore part of the lost capacity. That application is still pending.

During the Plan development process, other citizens and organizations sent comments or met with staff to discuss their requests.

Nancy Carson and James Hoben of Housing Action, a citizen advocacy organization that promotes affordable housing, met with staff and presented written comments. Their points included:

- establish a dedicated funding source for the Housing Trust Fund
- provide real estate tax relief to owners of set-aside and Habitat for Humanity-developed units
- preserve and expand affordable housing, both rental and sales
- establish specific affordable housing goals and targets
- fund a consultant-led community process to address affordable housing needs and set goals and priorities, to be completed in FY 2006

The first issue is being considered by City Council in the context of the FY 2006 budget process. Options include using new revenue from the real estate recordation tax and dedicating a portion of the City's property tax to affordable housing. Council will not decide on these options until May, 2005.

The second issue is being handled by the City's Office of Real Estate Assessment and is discussed in Section of the Consolidated Plan. The Director of Real Estate Assessments believes that an administrative solution can be found to address this issue.

The third and fourth bullets are addressed in the Consolidated Plan, with specific goals for the development and preservation of affordable rental and sales housing.

The final issue, a consultant-led planning process, has been proposed and will be considered in the context of the FY 2006 budget process.

Paula Riley, Executive Director of the Alexandria Economic Development Partnership (AEDP), met with staff to request that the business assistance loan program be reinstated. Staff explained that the former program was terminated for lack of participation. Although no funding is recommended for this activity in City FY 2006, it is possible that such a program could be reconsidered in the future, subject to the availability of funds.

Finally, staff from the **Boys and Girls Club of Alexandria** met with City staff to request funding for further renovations to its facility. Such funding requests would be addressed by issuing a competitive request for proposals, if funding became available.

A second public hearing on the Action Plan for City FY 2005 was held by City Council at its regular City Council public hearing on Saturday, April 16, 2005. **Nancy Carson and Robert Eiffert of Housing Action** stated that the goal of developing or preserving 500 units is not enough, and that there is a need for a dedicated revenue stream in addition to the recordation tax monies included in the City Manager's Proposed FY 2006 Budget. In addition, Ms. Carson called for a vision study, to include a survey of public properties and properties owned by faith institutions.

The City recognizes that the need for affordable units exceeds the 500 units included in the Consolidated Plan, but at the same time recognizes the high cost of developing or preserving affordable units. The stated goal is not intended to set a cap on the number of units that will be preserved or developed over the next five years; additional units may be provided to the extent possible with available resources. With regard to dedicated revenues, the City Council approved the dedication of one cent on the real property tax rate for affordable housing beginning in FY 2006, and allocated \$889,815 in recordation tax revenues for affordable housing in FY 2006. While the City did not allocate funding for the visioning study recommended by Housing Action, staff will work to identify best practices for providing affordable housing, and will also work with Housing Action and the Alexandria Interfaith Association to explore possibilities for creating affordable opportunities using land owned by faith institutions.

APPENDIX II

HUD TABLES

HUD Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	140	0	0
	Transitional Housing	47	0	4
	Permanent Supportive Housing	25	0	34
	Total	212	0	38
Persons in Families With Children				
Beds	Emergency Shelter	100	0	0
	Transitional Housing	46	0	5
	Permanent Supportive Housing	10	0	0
	Total	156	0	5

Continuum of Care: Homeless Population and Subpopulations Chart*

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	104 (N)	36 (N)	73 (N)	213 (N)
2. Homeless Families with Children	16 (N)	33 (N)	0 (N)	49 (N)
2a. Persons in Homeless Families with Children	53 (N)	148 (N)	0 (N)	201 (N)
Total (lines 1 + 2a)	157 (N)	184 (N)	73 (N)	414 (N)
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	40 (N)				53 (N)	93
2. Seriously Mentally Ill	14 (N)			
3. Chronic Substance Abuse	55 (N)			
4. Veterans	19 (N)			
5. Persons with HIV/AIDS	2 (N)			
6. Victims of Domestic Violence	13 (N)			
7. Youth	0 (N)			

* An "N" designation indicates that the data shown was derived from the City's homeless enumeration (also called the point-in-time count). Other possible sources of data on homeless persons are administrative records ("A"), statistically reliable samples ("S") or estimates ("E").

HUD Table 1C
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units
HOMELESS OBJECTIVES			
1	Provide a Safe Haven facility to shelter homeless persons with mental illness and possibly a co-occurring substance abuse problem, including the chronically homeless, who are unable to conform to standard emergency shelter, transitional housing and supportive housing programs.	Facilities	Annual: Not Applicable 5-Year: 1
2	Provide 21 facility-based and 40 tenant-based transitional housing placements per year.	Households	Annual: 61 5-Year: 61 per year
3	Identify resources to increase transitional housing capacity to former caseload levels by adding 8 placement options.	Households	Annual: Not Applicable 5-Year: 8
4	Develop affordable housing for single adults with incomes at or below HUD's extremely low-income limit (e.g., single room occupancy or SRO style housing).	Facilities	Annual: Not Applicable 5-Year: 1
SPECIAL NEEDS OBJECTIVES			
1	Develop or support the development of an assisted living facility which can accommodate elderly persons with incomes at or below HUD's moderate-income limits who are unable to live independently in the community.	Facilities	Annual: Not Applicable 5-Year: 1
2	Improve living conditions for 225 elderly homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications.	Units	Annual: 45 5-Year: 225
3	Relieve the housing cost burden for over 900 income-eligible elderly renters and/or homeowners per year.	Households	Annual: 900 5-Year: 900 per year
4	Improve living conditions for eight non-elderly disabled homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications.	Units	Annual: 2 5-Year: 8
5	Support accessibility modifications in 15 existing privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.	Units	Annual: 3 5-Year: 15
6	Relieve housing cost burden for 70 income-eligible non-elderly disabled renters and/or homeowners per year.	Households	Annual: 70 5-Year: 70 per year
7	Continue to provide a continuum of residential treatment services to individuals with mental health, mental retardation and/or substance abuse problems.	Persons	Annual: 239 5-Year: 239 per year
8	Develop four new group homes with an estimated total capacity of 24 beds to provide permanent residential treatment services for persons with mental health, mental retardation and/or substance abuse problems.	Units	Annual: Not Applicable 5-Year: 4
9	Develop 15 supervised apartments with an estimated total capacity of 45 beds to provide permanent residential treatment services for persons with mental health, mental retardation and/or substance abuse problems.	Units	Annual: Not Applicable 5-Year: 15
10	Provide 10 tenant-based rental vouchers through the Section 8 Housing Choice Voucher Program to enable more individuals with mental health, mental retardation and/or substance abuse problems to secure affordable permanent supportive housing within the City.	Households	Annual: 10 5-Year: 10 per year
11	Maintain 10 tenant-based rental housing vouchers to provide rent subsidies to income-eligible persons living with HIV/AIDS and their families.	Households	Annual: 10 5-Year: 10 per year

**HUD TABLE 2A
Priority Housing Needs Summary Table***

PRIORITY HOUSING NEEDS (households)		Priority Need Level** High, Medium, Low		Unmet Need***	Goals (Households Assisted)
Renter	Small Related (2-4 persons)	0-30%	M	1,444	Annual: 0 5-Year: 0
		31-50%	H	1,370	Annual: 5(A), 5(B) 5-Year: 50
		51-80%	H	1,060	Annual: 5(A), 9(B) 5-Year: 70
	Large Related (5 or more persons)	0-30%	M	440	Annual: 0 5-Year: 0
		31-50%	H	443	Annual: 1(A), 1(B) 5-Year: 15
		51-80%	H	330	Annual: 1(A), 1(B) 5-Year: 10
	Elderly (1 or 2 person households where at least one member is at least 62 years of age)	0-30%	M	773	Annual: 0 5-Year: 0
		31-50%	M	369	Annual: 0 5-Year: 0
		51-80%	M	215	Annual: 0 5-Year: 0
	All Other (includes single-person households)	0-30%	M	1,645	Annual: 0 5-Year: 0
		31-50%	H	1,853	Annual: 2(A), 3(B) 5-Year: 25
		51-80%	H	1,404	Annual: 2(A), 6 (B) 5-Year: 40
	Owner	0-30%	H	853	Annual: 4 (C) 5-Year: 20
		31-50%	H	859	Annual: 4 (C) 5-Year: 20
		51-80%	H	817	Annual: 4 (C) 5-Year: 20
Special Needs		0-80%	H	1,968	Annual: 14(D), 3(C) 12(E, starting FY2007) 5-Year: 144
Total Goals					5-Year: 409
Total 215 Goals					Annual: 44 (A,B,C) 5-Year: 220
Total 215 Renter Goals					Annual: 41(A,B) 5-Year: 205
Total 215 Owner Goals					Annual: 3(C) 5-Year: 15

Federally-funded NEW (not continuing) assistance only: A-Housing Development/Preservation Assistance C-Home Rehabilitation/Repair D-Supportive Housing E-Safe Haven B-Home Purchase

* As required by HUD, priority levels assigned in this table reflect the likelihood that federal funds will be used alone or in conjunction with non-federal funds to address the housing needs of the specified target group during the Consolidated Plan period
 ** Percentages are percentage of area median income used to reflect the following income categories as defined in Table A: extremely low-income (0-30%), low-income (31-50%) and moderate-income (51-80%). As described in the Introduction, the upper limit for the moderate-income category is less than 80% of area median income.
 *** Needs data presented in this table is based on HUD tabulations of data from the 2000 U.S. Census (see Table H in Section II of the Consolidated Plan document).

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

Obj #	Specific Objectives	Performance Measure	Expected Units
RENTAL HOUSING OBJECTIVES			
1	Preserve and maintain the existing supply of 1,150 public housing and replacement public housing units for households at or below HUD's moderate-income limits.	Units	Annual: 1,150 5-Year: 1,150
2	Subject to the availability of resources, preserve and maintain the existing supply of approximately 2,114 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits.	Units	Annual: 2,114 5-Year: 2,114
3	Provide tenant-based rental housing subsidies to an estimated 1,700 households per year that are at or below HUD's moderate-income limits.	Households	Annual: 1,700 5-Year: 1,700 per year
4	Provide 500 rental housing units affordable to households at or below the limit used for the Low Income Housing Tax Credit Program of 60% of area median income through new development or preservation of existing affordable market rate rental housing.	Units	Annual: 100 5-Year: 500
5	Secure 50 affordable rental units in new developments pursuant to the City's Affordable Housing Policy.	Units	Annual: 10 5-Year: 50
OWNER HOUSING OBJECTIVES			
1	Provide financial assistance to 250 households meeting income and other eligibility criteria to secure ownership housing.	Units	Annual: 50 5-Year: 250
2	Educate 2,250 prospective low- and moderate-income homebuyers on the home purchase process.	Households	Annual: 450 5-Year: 2,250
3	Provide no-interest rehabilitation loans to 50-75 homeowner households with incomes at or below HUD's moderate-income limits.	Units	Annual: 10 5-Year: 50-75
4	Provide modest, free repairs or renovations to 200 owner-occupied housing units for households at or below HUD's moderate-income limits.	Units	Annual: 40 5-Year: 200
5	Reduce the property tax burden for an estimated 700 income-eligible households per year to promote housing affordability.	Households	Annual: 700 5-Year: 700 per year
COMMUNITY DEVELOPMENT OBJECTIVES			
1	The City's Code Enforcement Bureau undertakes aggressive monitoring of properties throughout the City for compliance with building, fire and maintenance code.	City-wide	City-wide
INFRASTRUCTURE OBJECTIVES			
1	Address ADA requirements regarding wheelchair ramps at intersections throughout the City.	City-wide	City-wide
PUBLIC FACILITIES OBJECTIVES			
1	Provide recreational and cultural programming to residents in areas of the City with high concentrations of households with incomes at or below HUD's moderate-income limits through the operation of three recreation centers.	Facilities	Annual: 3 5-Year: 3 per year
PUBLIC SERVICES OBJECTIVES			
1	Maintain or improve the physical and/or psychosocial functioning of 450 elderly and frail elderly City residents per year.	Persons	Annual: 450 5-Year: 450 per year
2	Provide an estimated 55,000 taxi and wheelchair accessible van trips each year through paratransit programs.	Trips	Annual: 55,000 5-Year: 55,000 per year
ECONOMIC DEVELOPMENT OBJECTIVES			
1	Provide job training to citizens including persons with incomes at or below HUD's moderate-income limits.	People	Annual: 2,000 5-Year: 10,000
OTHER OBJECTIVES			

NOTE: Consolidated Plan Appendices III through VII are not included.

These appendices are unchanged from the public hearing version of the document and can either be viewed online (April 16 public hearing docket item) or in the Office of Housing.
