

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 3, 2010

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: CONSIDERATION OF RATIFICATION OF A CERTIFICATE OF CONSISTENCY WITH THE CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY'S (ARHA'S) APPLICATION FOR RENTAL ASSISTANCE FOR NON-ELDERLY PERSONS WITH DISABILITIES

ISSUE: Ratification of staff's issuance of a Certificate of Consistency with the Consolidated Plan for Housing and Community Development during Council's summer recess.

RECOMMENDATION: That the City Council ratify the administratively-issued Certificate of Consistency (attached) for the Alexandria Redevelopment and Housing Authority's application to the U.S. Department of Housing and Urban Development (HUD) for Rental Assistance for Non-Elderly Persons with Disabilities.

DISCUSSION: During Council's summer recess, staff received a request from ARHA for a Certificate of Consistency with the City's Consolidated Plan¹ for its application to HUD for Rental Assistance (Housing Choice Vouchers) for Non-Elderly Persons with Disabilities. The application was for 100 vouchers (the maximum available per application), and includes two HUD-designated categories of recipients. Under ARHA's application, 70 vouchers would be used for non-elderly disabled families and 30 would be used for eligible persons transitioning from nursing homes and other health-care institutions. Eligible individuals in both categories must be on the Public Housing Authority's Housing Choice Voucher waiting list. If necessary for the purpose of this program, a closed waiting list (such as ARHA's) may be opened only to those that fall into the two categories.

¹ The Consolidated Plan is a HUD required comprehensive five-year planning document (currently FY 2011 to 2015) 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. It is augmented by annual Action Plans for each of the five covered years.

Many HUD programs require Certificates of Consistency, and the City routinely issues such certificates administratively, subject to staff determinations including that the Consolidated Plan and/or annual Action Plan indicates the City intends to apply or support applications by other entities for this type of program. In this instance, the determination was not clear-cut, as neither the Consolidated Plan nor the FY 2011 Action Plan specifically noted the intent to secure additional rental subsidies, and the FY 2011 Action Plan states that “applications for funding to acquire, rehabilitate or subsidize rental housing for households with incomes at or below HUD’s moderate-income limits will be supported by the City subject to City Council approval.” Therefore, City Council action is needed, and the City Manager’s letter accompanying the Certificate of Consistency noted that it was subject to ratification by Council.

As noted in the 2009 report of the Affordable Housing Initiatives Work Group (AHIWG) as well as the current Consolidated Plan and Action Plan, ARHA has an authorization of 1,722 vouchers, but current HUD funding levels allow the issuance of only approximately 1,450 vouchers.² Due to the large number of applicants compared to available vouchers, the voucher waiting list has been closed since 2001. In light of Council’s recognition of the need to preserve affordable rental housing opportunities given the loss of market-affordable units during the past decade as well as the limited availability of voucher assistance, as evidenced by its considerable financial support for housing preservation projects over the past several years as well as its acceptance of the AHIWG report and recommendations, staff considered this application to be consistent with current City priorities and provided the requested Certificate of Consistency subject to ratification by Council.

FISCAL IMPACT: None.

ATTACHMENT: City Manager’s letter and Certificate of Consistency

STAFF:

Mildrilyn Stephens Davis, Director, Office of Housing

Eric Keeler, Program Administration Division Chief, Office of Housing

Cindy Metcalf, Housing Analyst, Office of Housing

² This excludes 184 fully-funded vouchers issued specifically for the purpose of relocating James Bland residents due to the ongoing redevelopment. No Certificate of Consistency was required in relation to this allocation.



OFFICE OF THE CITY MANAGER
301 King Street, Suite 3500
Alexandria, Virginia 22314-3211

JAMES K. HARTMANN
City Manager

(703) 746-4300
Fax: (703) 838-6343

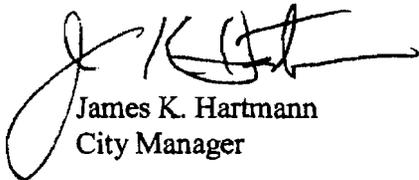
July 2, 2010

Housing Voucher Management, Office of Public and Indian Housing
U.S. Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410

Dear Sir or Madam:

The Certificate of Consistency with the City of Alexandria's Consolidated Plan for the Alexandria Redevelopment and Housing Authority's application for Rental Assistance for Non Elderly Persons with Disabilities is attached. Please note that this determination is subject to ratification by the Alexandria City Council, which is currently in recess for the summer. Ratification is expected to occur in September, 2010.

Sincerely,



James K. Hartmann
City Manager

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Project Name: HOUSING CHOICE VOUCHER PROGRAM

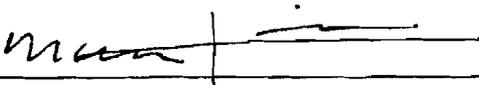
Location of the Project: 600 NORTH FAIRFAX STREET ALEXANDRIA, VA 22314

Name of the Federal Program to which the applicant is applying: RENTAL ASSISTANCE FOR NON-ELDERLY PERSONS WITH DISABILITIES

Name of Certifying Jurisdiction: CITY OF ALEXANDRIA

Certifying Official of the Jurisdiction Name: MARK B. JONES
~~JAMES K HARTMANN~~

ACTING
Title: CITY MANAGER

Signature: 

Date: 7-6-10

APPROVED AS TO FORM

ASSISTANT CITY ATTORNEY