

**City of Alexandria, Virginia**

**MEMORANDUM**

DATE: MAY 1, 2009  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: JAMES K. HARTMANN, CITY MANAGER   
SUBJECT: CONSIDERATION OF THE ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR FY 2010

---

**ISSUE:** City Council consideration of the City's One-Year Action Plan for Housing and Community Development for FY 2010 (Attachment I)

**RECOMMENDATION:** That the City Council:

- (1) Approve the attached One-Year Action Plan for Housing and Community Development for FY 2010, which includes the City's application for Federal Fiscal Year 2009 funding for an estimated \$1,233,314 in Community Development Block Grant (CDBG) monies and \$830,576 in Home Investment Partnership Program (HOME) monies;
- (2) Approve changes to the HOME and CDBG-funded Homeownership Assistance Program (HAP) and the locally-funded Moderate Income Homeownership Program (MIHP), as described on page 10 of the Action Plan and in this memorandum, to establish tiered income limits for determining funding amounts and an equity sharing component to promote long-term affordability; and
- (3) Authorize the City Manger to execute all necessary documents.

Please note: The CDBG and HOME grant figures noted above are estimates, as the U.S. Department of Housing and Urban Development (HUD) has not yet released the final allocation amounts. Staff is hopeful that the amounts will be released prior to the May 12 Council meeting. Should that occur, a supplemental memorandum will be provided.

**BACKGROUND:** The One-Year Action Plan for Housing and Community Development has been prepared in accordance with HUD regulations. 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 one-year updates to their five-year Consolidated Plan for Housing and Community Development. The City's current Consolidated Plan, which defines the City's strategy for addressing housing and community development needs from FY 2006 through 2010, was approved by Council on May 14, 2005.

**DISCUSSION:** The Executive Summary of the Draft One-Year Action Plan was advertised and distributed for public review on March 27, 2009, with comments due by April 27, 2009. The distribution list includes more than 240 persons and organizations with an interest in housing and community development matters. City Council held a public hearing on this item on April 18 (Docket Memorandum Attachment II). There were no speakers at the public hearing and no written comments submitted during the comment period. A preceding public hearing, sponsored by the City's Office of Housing, Department of Human Services, Department of Mental Health, Mental Retardation and Substance Abuse, and the Alexandria Health Department, was held in September of 2008. The purpose of the public hearing was to obtain the community's input on housing, homeless and community and economic development needs prior to the preparation of the Action Plan. No comments were received during this public hearing.

Please note that HUD stimulus funds are not included in this Action Plan, and will be handled separately. The Office of Housing and the Department of Human Services are preparing a separate docket item for an amendment to the City's FY 2009 Action Plan for \$512,214 that the City will receive under HUD's Homelessness Prevention and Rapid Re-housing Program (HPRP), and at a future date will process another amendment for an allocation of an additional \$335,003 in CDBG funds. Ideally, both amendments would have been processed at the same time, but HUD has not yet released guidance on the CDBG stimulus funding application process.

Income limits applicable to FY 2010 activities supported with CDBG or HOME funds can be found on page 4 of the attached Action Plan. In certain high cost areas such as the Washington DC Metropolitan Area, moderate-income limits are capped at the national median income, which is currently \$64,000 for a family of four. HUD gives jurisdictions in such areas the option of increasing the eligibility limits for the CDBG and HOME programs to the mathematical 80% of area median. Beginning in FY 2009, the City has chosen to exercise this option specifically for the Homeownership Assistance Program in order to support more homeownership opportunities for individuals and families who would otherwise find it difficult to purchase.

The following two recommended changes are based on forthcoming recommendations from the City's Affordable Housing Initiatives Work Group.

- (1) The Action Plan includes additional changes in the City's homeownership programs for FY 2010, as described on page 10. The proposed tiered loan assistance is designed to maximize the use of limited loan funds currently available to the Homeownership Assistance Program (HAP) and Moderate Income Homeownership Program (MIHP), with higher assistance amounts available only to the lowest income groups for each program. The current \$50,000 assistance level in the HAP program would be available only to households with incomes below the HUD-capped moderate income limit; households with incomes between this limit and the mathematical 80% of area median income would be able to receive only up to \$40,000. MIHP income limits, which currently categorize households as having one, two, or three or more persons, would now reflect a full range of household sizes, and be capped at the median income, using HUD

family-size adjustments.<sup>1</sup> Households between 80% and 90% of median would be eligible for the current \$30,000 maximum assistance level, while those between 90% and 100% of median would be eligible for a maximum of only \$20,000. Changes would become effective for purchase contracts ratified as of July 1; administrative exceptions may be made in cases of short sales with a protracted ratification period.

- (2) The equity sharing approach is designed to ensure that properties purchased with City homeownership assistance can be sold at an affordable price in the future. The City's loan amount, represented by its percentage of the sales price, becomes the City's share of equity in the property. The equity share increases with the overall increase in property's value over time and is passed on as a discount to the new buyer in the form of a price reduction from the appraised value.

Following Council approval, the Action Plan must be submitted to HUD no later than May 15, 2009.

**FISCAL IMPACT:** Upon HUD approval of the Action Plan, HUD will appropriate an estimated total of \$2,063,890 in new federal funding to the City for FY 2010, including \$1,233,314 in CDBG funds and \$830,576 in HOME Program funds.

**ATTACHMENTS:**

Attachment I. One-Year Action Plan for Housing and Community Development for FY 2010

Attachment II. April 18, 2009, Public Hearing Docket Item Memorandum

**STAFF:**

Mildrilyn Stephens Davis, Director, Office of Housing

Eric Keeler, Division Chief for Program Administration, Office of Housing

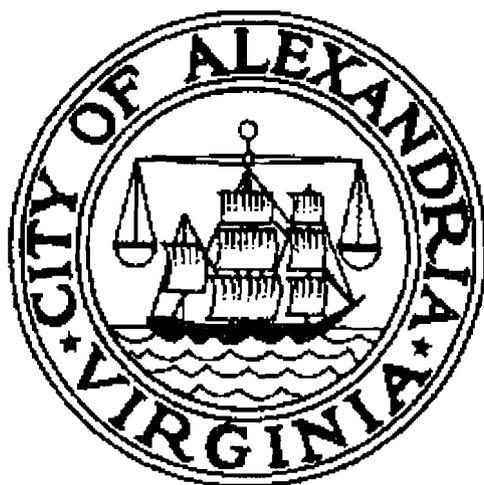
Lucinda Metcalf, Housing Analyst, Office of Housing

---

<sup>1</sup> Currently, the median income is the MIHP income limit for "three or more persons." Because the actual median is normally associated with a four-person household, the maximum eligibility for three-person households is slightly above median (and will now decrease). A similar situation exists for one- and two-person households. The eligibility for households of five or more is slightly below median and will increase slightly. Only four-person households will experience no change in maximum income limits.

**City of Alexandria, Virginia**

**CONSOLIDATED PLAN FOR HOUSING  
AND COMMUNITY DEVELOPMENT**



**One-Year Action Plan  
July 1, 2009 - June 30, 2010**

**Office of Housing**

**APRIL 2009**

TABLE OF CONTENTS

Executive Summary.....i

Introduction .....1

- Action Plan Report Format and Criteria .....1
- Action Plan Development Process.....2
- Priority Levels and Strategies .....3
- CDBG/HOME and Areas of Minority Concentration .....3
- Income Limits for CDBG and HOME-Funded Activities .....4
- CPD Outcome Performance Measurement System .....5

I. Housing Programs and Services to be Undertaken During City FY 2010.....5

- A. Extremely Low- and Low-Income Renters .....5
- B. Current Low- and Moderate-Income Homeowners .....9
- C. Low- and Moderate-Income Homebuyers.....10
  - Proposed Tiered Loan Program Assistance and Equity Sharing.....10
- D. The Homeless and Persons Threatened with Homelessness .....13
- E. The Elderly and Frail Elderly.....22
- F. Persons with Physical and Sensory Disabilities.....24
- G. Persons with Mental Illnesses, Mental Retardation  
and/or Chemical Dependency.....26
- H. Persons Living With or Affected By HIV/AIDS .....28

II. Non-Housing Community Development Programs and Services .....31

- A. Public Service Needs.....31
- B. Economic Development .....32
- C. Other Community Development Activities .....33

III. Other Activities to be Undertaken.....34

- A. Actions to Address Obstacles to Meeting Underserved Needs .....34
- B. Actions to Foster and Maintain Affordable Housing .....34
  - Resolution 830.....35
  - Developer Housing Contribution .....36
  - Affordable Housing Development.....37
  - The Alexandria Housing Development Corporation .....38
- C. Actions to Remove Barriers to Affordable Housing.....38
- D. Fair Housing Activities.....38
- E. Actions to Evaluate and Reduce Lead-Based Paint Hazards .....39
- F. Actions to Reduce the Number of Poverty Level Families .....41
- G. Developing Institutional Structure .....41
- H. Coordination Between Public and Private Housing and  
Social Service Agencies .....41
- I. Fostering of Public Housing Improvements and Resident Initiatives.....42

**APPENDIX I: Federal Application and Certification Forms  
City FY 2010 CDBG and HOME Budgets  
Listing of Proposed City FY 2010 CDBG/HOME-Funded Projects**

**APPENDIX II: Figure 1: Locations of Assisted Rental Housing  
Figure 2: Housing for the Homeless and for Persons with Special Needs  
Figure 3: Block Groups with Highest Percentage of Low/Mod Persons**

**APPENDIX III: Consolidated Plan Priority Levels and Strategies**

## **Executive Summary of the City of Alexandria, VA City FY 2010 Action Plan**

The following is an Executive Summary of the City of Alexandria's FY 2010 One-Year Action Plan, which represents the City's annual update of its FY 2006-2010 Consolidated Plan for Housing and Community Development and describes activities to be undertaken to promote Consolidated Plan goals during the specified one-year period. Preparation of a Consolidated Plan to establish five-year goals related to the housing and community development needs of low- and moderate-income persons, special needs populations and/or target areas of the City and one-year Action Plan for each of the five years are required by the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs, including, but not limited to the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs. The City of Alexandria's current Consolidated Plan was approved by City Council on May 14, 2005 and covers the period July 1, 2005 through June 30, 2010. The current Action Plan describes actions to be taken in furtherance of Consolidated Plan goals during the period July 1, 2009 through June 30, 2010 and serves as the City's application to HUD for its annual allocation of CDBG and HOME monies.

Section I of the Executive Summary lists the housing and community development activities benefiting low- and moderate-income persons, special needs populations and/or target areas of the City that are outlined in the City FY 2010 Action Plan. For Consolidated Planning purposes, the City has identified a number of target populations and activity types. The proposed activities listed in the Executive Summary have been grouped accordingly.

Section II of the Executive Summary provides CDBG and HOME budget tables that set forth the proposed uses of Federal FY 2009 funding of an estimated \$1,233,389 CDBG funds and an estimated \$830,534 in HOME program monies that will become available for City FY 2010.

Detail on the housing and community development activities benefiting low- and moderate-income persons, special needs groups and/or target areas of the City to be undertaken during City FY 2010, on the sources and uses of available funding, on other related actions to be taken by the City during the specified period and on other HUD-required Action Plan elements are provided in the complete City FY 2010 Action Plan.

## KEY TO ABBREVIATIONS

### Providers:

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

### Funding Sources:

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

**SECTION I: City of Alexandria, VA - City FY 2010 Action Plan, Proposed Housing and Community Development Activities**

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>RENTERS</b>					
<b>General Goal: Promote affordable housing opportunities for extremely low-, low-and moderate-income renters.</b>					
<b>Expected Outcomes:</b>					
<ul style="list-style-type: none"> <li>➤ <i>Housing stability for extremely low-, low-, and moderate-income renters.</i></li> <li>➤ <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></li> </ul>					
Resolution 830 Public Housing/Public Housing Replacement Units  [Extremely Low- to Moderate-Income Renters]	ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)	Public Housing Units Provided - 839 (50 units renovated or converted)  Public Housing Replacement Units Provided - 261  Public Housing/Replacement Units Renovated or Redeveloped -150  Households Assisted - 1,150	TOTAL – \$83.3 Million (est.) Section 8 Moderate Rehabilitation - \$1.2M; Public Housing Capital Fund - \$1.4M (est.); Public Housing Operating Fund - \$3.5M (est.); Quaker Hill Rehabilitation - \$16M (LIHTC - \$7.1M, City Loan - \$4.7M, Developer Equity - \$2.3M, Deferred Developer Fee - \$1.9M); Glebe Park Redevelopment - \$16.2M (City Construction Period Bridge Loan - \$1.4M, EYA Bridge Loan - \$2.5M, ARHA Bridge Loan - \$2.5M, LIHTC - \$9.8M);	Objective:* Decent Affordable Housing Outcome: Affordability	Public Housing Units Provided - 839  Under Renovation/Reconstruction – 84 (40 replacement units from Glebe Park and 44 replacement units from James Bland); James Bland - one block (18 units); Quaker Hill - 60  Public Housing Replacement Units Provided – 311  Households Assisted -1,150

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>RENTERS continued...</b>					
<p><b>General Goal: Promote affordable housing opportunities for extremely low-, low-and moderate-income renters.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>Housing stability for extremely low-, low-, and moderate-income renters.</i></li> <li>➤ <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></li> </ul>					
			<p>James Bland Redevelopment - FY 2010 - TBD; Total Multi-year Funding: \$38.6M (LIHTC - \$20.1M, EYA Land Acquisition - \$18.5M); James Bland Off-site Replacement Units – up to \$6.4M, to include HTF (\$485,000 in carryover and up to \$636,000 in new donations, depending on timing) with remainder from general obligation bonds</p>		

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>RENTERS continued...</b>					
<b>General Goal: Promote affordable housing opportunities for extremely low-, low-and moderate-income renters.</b>					
<b>Expected Outcomes:</b>					
➤ <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>					
Privately-Owned Assisted Rental Units  [Low- and Moderate- Income Renters]	Private Providers	Privately-Owned Assisted Rental Units Available - 2,114  Potentially Threatened Privately-Owned Assisted Rental Units Preserved - 531	<u>TOTAL – Not Available</u> Ongoing subsidies are provided by the following programs: LIHTC, Tax-Exempt Bonds, Section 8 New Construction/Substantial Rehabilitation, Section 236	<u>Objective:</u> * Decent Affordable Housing  <u>Outcome:</u> Affordability	Privately-Owned Assisted Rental Units Available – 2,427  Units with annual or other contract renewed – 251

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>RENTERS continued...</b>					
<b>General Goal: Promote affordable housing opportunities for extremely low-, low-and moderate-income renters.</b>					
<b>Expected Outcomes:</b>					
<ul style="list-style-type: none"> <li>➤ <i>Housing stability for extremely low-, low-, and moderate-income renters.</i></li> <li>➤ <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></li> </ul>					
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	TOTAL - \$16 million	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	Households – 2,050 (based on available funding)

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>RENTERS continued...</b>					
<p><b>General Goal: Promote affordable housing opportunities for extremely low-, low-and moderate-income renters.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>Housing stability for extremely low-, low-, and moderate-income renters.</i></li> <li>➤ <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></li> </ul>					
<p>Affordable Rental Housing Development Initiatives</p> <p>[Extremely Low-to Moderate-Income Renters]</p>	<p>Private Developers Pursuant to City Policy Administered by the Office of Housing</p>	<p>Affordable Rental Units Developed or Preserved – 500</p>	<p>Housing Opportunities Fund - \$800,000 (HOME - \$320,000; HTF - \$400,000; HOME HTF Match - \$80,000); Tax Revenues - \$772,060 (could serve as debt service for up to \$8M in general obligation bonds)</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Housing Preserved or Developed - TBD</p> <p>New approvals: TBD</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>RENTERS continued...</b>					
<b>General Goal: Promote affordable housing opportunities for extremely low-, low-and moderate-income renters.</b>					
<b>Expected Outcomes:</b>					
➤ <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>					
Affordable Rental Housing Set-Aside Units in New Development  [Extremely Low-to Moderate-Income Renters]	Private developers	New Affordable Rental Housing Units Pledged - 50  New Affordable Rental Housing Units Completed – 76	Developer Subsidies- Not known until a project proposal is submitted. Developer subsidy mandatory only under bonus density proposal, all other contributions are voluntary.	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	New Affordable Rental Housing Units Pledged - TBD  Affordable units completed – 64
Section 8 Security Deposit Loan Program  [Extremely Low-to Moderate-Income Renters]	ARHA	Section 8 Security Deposit Loans Made - 85	<u>Not Applicable</u> This is a Revolving Loan Fund that was capitalized in a prior year.	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	Households - Contingent on rate of loan repayments

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>RENTERS continued...</b>					
<p><b>General Goal: Promote affordable housing opportunities for extremely low-, low-and moderate-income renters.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ Housing stability for extremely low-, low-, and moderate-income renters.</li> <li>➤ 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.</li> </ul>					
Supportive Services for ARHA-Assisted Households  [Extremely Low- to Moderate-Income Renters]	ARHA	Not Specified in the Consolidated Plan	ARHA will seek private, local, and federal funding to provide supportive services.	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Accessibility	Continue limited social services for ARHA residents
Landlord/Tenant Complaint Mediation Program  [Renters/Landlords]	City Office of Housing	Complaints Handled – 4,750	City General Fund - \$265,087	<u>Objective:</u> * Suitable Living Environment <u>Outcome:</u> Availability/ Accessibility	Landlord/Tenant Complaints Handled - 1,000
<p><i>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 "Homebuyer" will be implemented to encourage eligible renters, including public housing residents, to participate in homeownership.</i></p>					

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEOWNERS</b>					
<b>General Goal: Improve living conditions and maintain affordability for low-and moderate-income homeowners.</b>					
<b>Expected Outcomes:</b>					
<ul style="list-style-type: none"> <li>➤ 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</li> <li>➤ Elimination of identified health/safety deficiencies in assisted units as evidenced by post-rehabilitation inspections.</li> <li>➤ Reduction in property tax burden for assisted households.</li> </ul>					
Home Rehabilitation Loan Program  [Extremely Low- to Moderate-Income Homeowners]	City Office of Housing	City Rehabilitation Loans Obligated – 70  City Rehabilitation Loans Completed – 70	<u>TOTAL - \$959,781</u> CDBG - \$547,781; CDBG Carryover - \$237,000; CDBG Program Income - \$175,000	<u>Objective:</u> Decent Affordable Housing, Suitable Living Environment <u>Outcome:</u> Affordability, Sustainability	Loans Obligated - 10  Loans Completed - 10
Affordable Home Ownership Preservation Grant (AHOP)  [Low-and Moderate-Income Homeowners]	City Department of Finance	Ownership Households Assisted with Property Tax Relief – (1,300 per year)	<u>TOTAL - \$0.47 million</u> City General Fund - \$0.47 million	<u>Objective: *</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Ownership Households Assisted with Property Tax Relief - 574

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEOWNERS continued...</b>					
<p><b>General Goal: Improve living conditions and maintain affordability for low-and moderate-income homeowners.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ 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</li> <li>➤ Elimination of identified health/safety deficiencies in assisted units as evidenced by post-rehabilitation inspections.</li> <li>➤ Reduction in property tax burden for assisted households.</li> </ul>					
Rebuilding Together Alexandria  Housing Rehabilitation and Accessibility Modification  [Elderly, Disabled and/or Lower-Income Homeowners]	Rebuilding Together Alexandria (RTA)	Units Owned by Low/Moderate-Income Households Renovated or Repaired - 250	TOTAL - \$382,462 City General Fund through the Community Development Partnership Fund - \$11,612; Private In-Kind/Cash Donations - \$335,850; Housing Trust Fund - \$35,000*  *To be applied for in FY 2010	Objective:* Decent Affordable Housing Outcome: Affordability	Households Assisted - 75
<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 program 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 [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEBUYERS</b>					
<p><b>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>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.</i></li> <li>➤ <i>Increased homeownership and City residency by Alexandria public employees as measured by increase in percentage of Alexandria City/Schools employees who are City residents.</i></li> <li>➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i></li> <li>➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i></li> </ul>					
Homeownership Assistance Program (HAP)  [Extremely Low- to Moderate-Income Homebuyers]	City Office of Housing	Extremely Low-to Moderate-Income Homebuyer Households Assisted – 125	TOTAL - \$1,113,172 CDBG - \$278,068; CDBG Program Income - \$175,000; HOME-\$428,083; HOME Match General Fund - \$107,021; HOME Program Income - \$125,000	Objective: Decent Affordable Housing Outcome: Affordability	Households Assisted - 18 [20 with anticipated proposed changes]

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEBUYERS continued...</b>					
<p><b>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ Increased homeownership and City residency by Alexandria public employees as measured by increase in percentage of Alexandria City/Schools employees who are City residents.</li> <li>➤ Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</li> <li>➤ Increased awareness of local home purchase resources, including City assistance programs.</li> </ul>					
<p>Moderate Income Homeownership Program (MIHP)</p> <p>[Homebuyers with Incomes from Low to City -Established Levels]</p>	<p>City Office of Housing</p>	<p>Households Assisted - 125</p>	<p><u>TOTAL - \$618,000</u> HTF - \$618,000</p>	<p><u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Households Assisted - 20 [26 with anticipated proposed changes]</p>
<p>Mortgage Financing with Below-Market Interest Rates</p> <p>[Sponsoring Partnerships and Revitalizing Communities (SPARC) Mortgage Loan Program; Northern Virginia Single Family Regional Loan Fund]</p> <p>[Homebuyers with Incomes from Low to City-Established Levels]</p>	<p>VHDA in cooperation with the City Office of Housing</p>	<p>Households Assisted – 250, subject to the availability of funds from VHDA. (all loan recipients are also expected to use HAP or MIHP)</p>	<p><u>TOTAL - \$7 million</u> SPARC - \$7 million (application to be submitted in April 2009)</p>	<p><u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Households – 38 (46 with anticipated proposed changes [HAP or MIHP clients are expected to receive these loan funds.] )</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEBUYERS continued...</b>					
<p><b>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>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.</i></li> <li>➤ <i>Increased homeownership and City residency by Alexandria public employees as measured by increase in percentage of Alexandria City/Schools employees who are City residents.</i></li> <li>➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i></li> <li>➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i></li> </ul>					
Home Stride  [Homebuyers with Incomes from Moderate to City-Established Levels]	VHDA in cooperation with the City Office of Housing	Households Assisted – 250, subject to the availability of funds from VHDA. <i>(all loan recipients are also expected to use HAP or MIHP)</i>	<u>TOTAL - 0</u>	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability, Availability/ Accessibility	Households Assisted – 0  This program has been suspended by VHDA until further notice.
Seller's Incentive Fund  [Homebuyers with Incomes from Moderate to City-Established Levels]	City Office of Housing	Household Assisted - up to 250 <i>(all of which will also be using HAP or MIPH)</i>	<u>TOTAL - 0</u>	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	Households Assisted – 0  This program has been suspended due to market conditions.

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEBUYERS continued...</b>					
<p><b>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>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.</i></li> <li>➤ <i>Increased homeownership and City residency by Alexandria public employees as measured by increase in percentage of Alexandria City/Schools employees who are City residents.</i></li> <li>➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i></li> <li>➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i></li> </ul>					
Employee Homeownership Incentive Program  [City of Alexandria Government and Public School Employees]	City Office of Housing	Households Assisted - 250	<u>TOTAL - \$150,000</u> HTF - \$120,000 HTF Carryover - \$30,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households Assisted- 15  Program change proposed for FY 2010 increases loan assistance from \$5,000 to \$10,000.

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEBUYERS continued...</b>					
<p><b>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>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.</i></li> <li>➤ <i>Increased homeownership and City residency by Alexandria public employees as measured by increase in percentage of Alexandria City/Schools employees who are City residents.</i></li> <li>➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i></li> <li>➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i></li> </ul>					
Homeownership Counseling Services [Homebuyers with Incomes from Low to City-Established Levels]	City Office of Housing	English/Spanish-Language Training Sessions Held - 90	<u>TOTAL - \$150,000</u> HTF - \$150,000	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	Hold 22 English or Spanish-Language training sessions Households Assisted - 350
Homeownership Fair [Homebuyers]	City Office of Housing	Homeownership Fairs Held - 5	<u>TOTAL - \$4,500</u> Vendor Fees - \$4,500	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability, Availability/ Accessibility	Homeownership Fairs - 1 Attendees – 350

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEBUYERS continued...</b>					
<p><b>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ Increased homeownership and City residency by Alexandria public employees as measured by increase in percentage of Alexandria City/Schools employees who are City residents.</li> <li>➤ Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</li> <li>➤ Increased awareness of local home purchase resources, including City assistance programs.</li> </ul>					
<p>Affordable Sales Housing Set-Aside Units in New Development</p> <p>[Homebuyers with Incomes from Low to City-Established Levels]</p>	<p>City Office of Housing Private Entities</p>	<p>New Affordable Sales Housing Units Pledged- 100</p> <p>New Affordable Sales Housing Units Completed - 100</p>	<p>Unknown - Developers provide an estimate of the dollar equivalency of the set-aside units at the time of project approval. Developer subsidy is mandatory only under bonus density scenario. All other contributions are voluntary.</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>New Affordable Sales Housing Units Pledged – TBD</p> <p>New Affordable Sales Housing Units Completed - 0</p>
<p>Affordable Sales Housing Development</p> <p>[Homebuyers with Incomes from Low to City-Established Levels]</p>	<p>City Office of Housing Private Entities</p>	<p>Not Specified in the Consolidated Plan</p>	<p>See Rental Housing Development. Some portion of housing development funds may be used for affordable sales housing.</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability, Sustainability</p>	<p>None planned.</p> <p>Development emphasis will be on rental housing.</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMEBUYERS continued...</b>					
<p><b>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>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.</i></li> <li>➤ <i>Increased homeownership and City residency by Alexandria public employees as measured by increase in percentage of Alexandria City/Schools employees who are City residents.</i></li> <li>➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i></li> <li>➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i></li> </ul>					
<p>Federal Neighborhood Stabilization Program (NSP)</p> <p>[Extremely Low- to Moderate-Income Homebuyers/Hume Springs Target Area]</p>	<p>City Office of Housing Rebuilding Together Alexandria (RTA)</p> <p>Alexandria Housing Development Corporation (AHDC)</p>	<p>Not Specified in the Consolidated Plan</p>	<p><u>TOTAL - \$1,195,398</u></p> <p>Neighborhood Stabilization Program - \$936,955; HOME - \$200,000 (included in HAP Budget); CDBG - \$9,000 (included in HRLP Budget); RTA In-kind Contribution - \$35,208; City Staff - \$5,715 (included in Office of Housing Budget); HTF - \$520 (included in Homeownership Budget); Homebuyer Contribution - \$8,000</p>	<p><u>Objective:</u> Decent Affordable Housing, Suitable Living Environment, Prevention of Slum and Blight</p> <p><u>Outcome:</u> Affordability, Sustainability</p>	<p>Units Acquired – 4</p> <p>Units Rehabilitated – 4</p> <p>Units Re-sold to Income Eligible Homebuyers - 4</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS</b>					
<p><b>General Goal:</b> Prevent homelessness.</p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</li> <li>➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</li> </ul>					
Homeless Management Information System (HMIS)  [Homeless Persons]	DHS, MH/MR/SA and private homeless services providers	N/A	<u>TOTAL - \$22,760</u> Consists of City General Fund and User's Fees	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility	Operating costs for monitoring system
Homeless Intervention Programs  [Homeless/Threatened with Homelessness]	DHS	Households Assisted – 975 (consisting of approximately 3,850 persons)	<u>TOTAL - \$405,805</u> City General Fund - \$100,000; TANF - \$36,623; State Funds - \$269,182	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	Households Assisted - 82 (consisting of approximately 167 persons)

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS continued...</b>					
<p><b>General Goal: Prevent homelessness.</b>  <b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <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></li> <li>➤ <i>75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</i></li> </ul>					
General Relief Program and Emergency Shelter Fund  [Homeless/Threatened with Homelessness]	DHS	Households Assisted – 1,928 (consisting of 3,850 persons)	<u>TOTAL - \$250,000</u> City General Fund - \$200,000; TANF - \$50,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households Assisted - 210 (consisting of approximately 538 persons)
Transitional Assistance Program (TAP)  [Homeless/Threatened with Homelessness]	DHS	Households Assisted – 500 (consisting of approximately 1,125 persons)	<u>TOTAL - \$52,000</u> CDBG - \$52,000	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability, Availability/Accessibility	Households Assisted -60 (consisting of 80 persons)



Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS continued...</b>					
<p><b>General Goal: Prevent homelessness.</b>  <b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <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></li> <li>➤ <i>75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</i></li> </ul>					
<p>Year-Round Emergency Shelter Services  <i>[includes ALIVE! Carpenter's Shelter, and Alexandria Community Shelter]</i></p> <p>[Homeless Persons]</p>	<p>DHS and Private Providers</p>	<p>Year-Round Emergency Shelter Beds Available – 161</p> <p>Households Assisted through Year-Round Emergency Shelter Programs – 1,000</p>	<p><u>TOTAL - \$2,517,327</u></p> <p>City General Fund/Community Partnership Fund - \$835,669; Federal ESG/PATH/FEMA/USDA - \$117,699; State SSG Funds - \$190,934; City and State Funds from DHS - \$42,000; Private Funds - \$1,328,025; Fund Raising - \$3,000</p>	<p><u>Objective:</u> Decent Affordable Housing</p> <p><u>Outcome:</u> Availability/Accessibility</p>	<p>Beds Available - 159</p> <p>Households Assisted - 500</p>

Program  Target Population/Area  <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS continued...</b>					
<p><b>General Goal: Prevent homelessness.</b>  <b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <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></li> <li>➤ <i>75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</i></li> </ul>					
<p>Women's Shelter</p> <p>[Victims of Domestic Violence]</p>	<p>Office of Women</p>	<p>Beds Available -17 (City put an addition on the shelter, which added two bedrooms for a total of 4 beds.)</p> <p>Persons Assisted - 600</p>	<p><u>TOTAL - \$600,165</u>            City General Fund - \$405,000; Federal ESG - \$9,261; State SSG - \$19,075; Federal TANF and Victims of Crime Act - \$166,829</p>	<p><u>Objective:</u>            Decent Affordable Housing  <u>Outcome:</u>            Availability/Accessibility</p>	<p>Beds Available - 17</p> <p>Households - 55  <i>(consisting of 100 persons)</i></p>
<p>Winter Shelter Program</p> <p>[Homeless Persons]</p>	<p>Carpenter's Shelter and other Private Providers</p>	<p>Winter Shelter Beds Available - 67</p> <p>Persons Assisted - 1,710</p>	<p><u>TOTAL - \$45,000</u>            CDBG - \$20,000            City General Fund - \$25,000</p>	<p><u>Objective:</u>            Decent Affordable Housing  <u>Outcome:</u>            Availability/Accessibility</p>	<p>Beds Available - 67</p> <p>Persons Assisted - 306</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS continued...</b>					
<p><b>General Goal: Prevent homelessness.</b>  <b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</li> <li>➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</li> </ul>					
<p>Guest House</p> <p>[Female ex-prisoners who are homeless]</p>	<p>Friends of Guest House</p>	<p>Not Specified in the Consolidated Plan</p>	<p><u>TOTAL - \$306,303</u>                      Community Partnership Fund - \$46,440; Other Jurisdictions - \$64,599; State Shelter Support - \$11,244; Federal Shelter Grant - \$5,910; Virginia Department of Corrections - \$134,157; Private Funds - \$43,953</p>	<p><u>Objective:*</u>                      Decent Affordable Housing  <u>Outcome:</u>                      Affordability                      Availability/                      Accessibility</p>	<p>Beds Available – 10 (serves both Arlington and Alexandria clients)                      Persons Served - 69 (including 29 Alexandrians)</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS continued...</b>					
<p><b>General Goal:</b> Prevent homelessness.</p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</li> <li>➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</li> </ul>					
<p>Transitional Housing Programs</p> <p>[Homeless/Threatened with Homelessness]</p> <p><i>[includes Community Lodgings, Inc., Adopt-A-Family, Salvation Army, and Carpenter's Shelter]</i></p>	<p>Private Providers</p>	<p>Households assisted with existing resources - 59</p>	<p>TOTAL - \$2,059,854                      ESG- \$60,585;                      SSG/State - \$125,939;                      Private - \$224,377;                      SHP - \$139,440; City                      City General Fund for the                      Community Partnership -                      \$159,250; United Way -                      \$9,000; Program Fees -                      \$18,000; State Childcare                      Coordinator - \$21,788;                      State Childcare for                      Homeless Persons - \$350;                      Childcare for Homeless                      Children - \$26,500; Fund-                      raising Activities -                      \$1,259,125 USDA -                      \$14,000; FEMA - \$1,500</p>	<p><u>Objective:</u>                      Decent Affordable                      Housing  <u>Outcome:</u>                      Affordability,                      Availability/                      Accessibility</p>	<p>Households Assisted - 40</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMELESS WITH MENTAL HEALTH, MENTAL RETARDATION AND SUBSTANCE ABUSE</b>					
<p><b>General Goal:</b> Prevent homelessness.</p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ Number of homeless household decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</li> <li>➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records</li> </ul>					
Safe Haven Facility  [Homeless]	MH/MR/SA	Safe Haven Facilities Availability – 1  Persons Assisted through Safe Haven Facility –12 per year	<u>TOTAL -\$655,903</u> City General Fund - \$110,000; Federal Supportive Housing - \$54,608; Other - \$491,295 (includes state, fees, and Medicaid revenues).	<u>Objective:</u> Suitable Living Environment  <u>Outcome:</u> Availability/ Accessibility, Affordability	Complete renovation and begin operations.  Beds available - up to 12 in 3 housing units

Program [Target Population/Area]¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source²,³	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>HOMELESS WITH MENTAL HEALTH, MENTAL RETARDATION AND SUBSTANCE ABUSE continued...</b>					
<b>General Goal: Prevent homelessness.</b>					
<b>Expected Outcomes:</b>					
➤ <i>Number of homeless household 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>					
Transitional/Supportive Housing for Homeless Persons  [Homeless and Persons 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)  Number of Persons Served – 54 (per year)	<p>TOTAL - \$952,966</p> <p>Permanent: HUD - \$274,673 City General Fund - \$284,063 Other (includes Client Fees) - \$21,300 Total - \$580,036</p> <p>Transitional: HUD - \$127,965 City General Fund - \$188,965 Other (includes State Funds and Client Fees) - \$56,000 Total - \$372,930</p>	<p>Objective: Suitable Living Environment</p> <p>Outcome: Availability/Accessibility, Affordability</p>	<p>Beds Available - 39 in 21 housing units</p> <p>Number of Persons Served - 51</p>
<i>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. 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."</i>					
<i>See also Rent Relief Program under " Non-Elderly persons and Persons with Disabilities " below.</i>					

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>THE ELDERLY AND FRAIL ELDERLY</b>					
<b>General Goal: Promote housing safety, accessibility, affordability and stability for elderly low-and moderate-income renters and homeowners.</b>					
<b>Expected Outcomes:</b>					
➤ <i>Housing stability for elderly renters with extremely low, low, and moderate-incomes.</i>					
➤ <i>Decrease in rent or property tax burden for eligible elderly persons and households.</i>					
Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons  [Low-and Moderate-Income Elderly Renters]	ARHA and Private Rental Property Owners	Housing Units – 598 ( <i>all of which are included above in the count of Public Housing and Privately-Owned Assisted Rental Units</i> )	Included in figures provided above under Resolution 830 and Privately-Owned Assisted Rental Units	Objective:* Decent Affordable Housing Outcome: Affordability	Housing Units - 598  <i>(all of which have been included above in the count of Resolution 830 and Privately-Owned Assisted Rental Units)</i>
Rent Relief Program  [Elderly and/or Disabled Lower-Income Renters]	DHS	Households Assisted - 375	TOTAL - \$272,177 City General Fund - \$272,177	Objective: Decent Affordable Housing Outcome: Affordability	Households Assisted - 80

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>THE ELDERLY AND FRAIL ELDERLY</b>					
<b>General Goal: Promote housing safety, accessibility, affordability and stability for elderly low-and moderate-income renters and homeowners.</b>					
<b>Expected Outcomes:</b>					
<ul style="list-style-type: none"> <li>➤ <i>Housing stability for elderly renters with extremely low, low, and moderate-incomes.</i></li> <li>➤ <i>Decrease in rent or property tax burden for eligible elderly persons and households.</i></li> </ul>					
Real Property Tax Relief Program  [Elderly and/or Disabled Lower-income Homeowners]	City Finance Department	Households Assisted – 4,350	TOTAL - \$3.6 million Tax Revenue Foregone - \$3.6 million	Objective: Decent Affordable Housing Outcome: Affordability	Households Assisted - 1,350
Rebuilding Together Alexandria Housing Rehabilitation and Accessibility Modifications  [Elderly, Disabled and/or Lower-Income Homeowners]	RTA	See entry under HOMEOWNERS	See entry under HOMEOWNERS	See entry under HOMEOWNERS	Elderly - 58 (of total included under HOMEOWNERS)
Home Rehabilitation Loan Program  [Extremely Low-to Moderate-Income Homeowners]	City Office of Housing	Loans Obligated to Households with Elderly and/or Disabled Member – 50 ( <i>all of which are also included in the entry for this program under HOMEOWNERS</i> )	See entry under HOMEOWNERS	See entry under HOMEOWNERS	Loans Obligated to Households with Elderly Member – 3 (also included in total under HOMEOWNERS)

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>PERSONS WITH PHYSICAL AND SENSORY DISABILITIES</b>					
<p><b>General Goal: Promote housing safety, accessibility, affordability and stability for disabled low-and moderate-income renters and homeowners.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>Housing stability for disabled renters with extremely low, low, and moderate-incomes.</i></li> <li>➤ <i>Increase in number of accessible or partially accessible units in accordance with Fair Housing Act standards.</i></li> <li>➤ <i>Decrease in rent or property tax burden for eligible disabled persons and households.</i></li> </ul>					
Rental Accessibility Modification Program (RAMP)  [Disabled Extremely Low- to Moderate-Income Renters]	City Office of Housing	Housing Units Completed with CDBG funds - 15  Housing Units Completed with HTF monies – 15	<u>TOTAL - \$61,000</u> CDBG Carryover \$58,000; HTF Carryover - \$3,000	<u>Objective:</u> Decent Affordable Housing, Suitable Living Environment  <u>Outcome:</u> Availability/ Accessibility	Housing Units Completed with CDBG funds - 1  Housing Units Completed with HTF monies - 2
Home Rehabilitation Loan Program  [Extremely Low-to Moderate-Income Homeowners]	City of Alexandria	Loans Obligated to Households with Elderly and/or Disabled Member – 50 ( <i>all of which are also included in the entry for this program under HOMEOWNERS</i> )	See entry under HOMEOWNERS	See entry under HOMEOWNERS	Loans Obligated to Households with Disabled Member – 0

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>PERSONS WITH PHYSICAL AND SENSORY DISABILITIES continued...</b>					
<p><b>General Goal: Promote housing safety, accessibility, affordability and stability for disabled low-and moderate-income renters and homeowners.</b></p> <p><b>Expected Outcomes:</b></p> <ul style="list-style-type: none"> <li>➤ <i>Housing stability for disabled renters with extremely low, low, and moderate-incomes.</i></li> <li>➤ <i>Increase in number of accessible or partially accessible units in accordance with fair Housing Act standards.</i></li> <li>➤ <i>Decrease in rent or property tax burden for eligible disabled persons and households.</i></li> </ul>					
<p>Housing Rehabilitation and Accessibility Modifications</p> <p>Rebuilding Together Alexandria (formerly Christmas in April)</p> <p>[Elderly, Disabled and/or Lower-Income Homeowners]</p>	<p>RTA</p>	<p>See entry under HOMEOWNERS</p>	<p>See entry under HOMEOWNERS</p>	<p>See entry under HOMEOWNERS</p>	<p>Households with Disabilities – 27 (of total included under HOMEOWNERS)</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b><i>NON-HOMELESS PERSONS WITH MENTAL ILLNESS, MENTAL RETARDATION AND/OR CHEMICAL DEPENDENCY</i></b>					
<p><b>General Goal: Provide housing opportunities with case management and/or supportive services to persons with mental health, mental retardation and/or substance abuse problems.</b></p> <p><b>Expected Outcomes:</b></p> <p>➤ <i>Consumers discharged from MH or SA residential treatment programs will transition to a similar or less intensive housing situation.</i></p>					
<p>Transitional/Permanent Supportive Housing Group Homes and Supervised Apartments</p> <p>[Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems]</p>	<p>MH/MR/SA and SHA</p>	<p>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)</p> <p>Overall number of persons to be assisted with permanent supportive housing – 140</p> <p>New permanent supportive housing beds to be added to existing supportive housing – 69 (in 4 new group homes and 15 apartments)</p>	<p>All Residential Services (exclusive of HUD SHP and Safe Haven)</p> <p><u>TOTAL - \$7,810,651</u></p> <p>Federal Substance Abuse Block Grant Money for the Treatment of Alcohol and/or Drug Addicted Women - \$50,929; City General Funds - \$5,268,465; Client fees - \$2,037,614; State - \$453,643</p>	<p><u>Objective:</u> * Suitable Living Environment</p> <p><u>Outcome:</u> Affordability Availability/ Accessibility</p>	<p>Beds - 130 (in 42 housing units). Residential program changed capacity of Women's Recovery Home from 6 to 4, accounting for decrease from 132 to 130.</p> <p>Overall number of persons to be assisted with transitional or permanent supportive housing – 130</p> <p>New permanent supportive housing beds to be added to existing supportive housing – 12</p>

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b><i>NON-HOMELESS PERSONS WITH MENTAL ILLNESS, MENTAL RETARDATION AND/OR CHEMICAL DEPENDENCY continued...</i></b>					
<b>General Goal: Provide housing opportunities with case management and/or supportive services to persons with mental health, mental retardation and/or substance abuse problems.</b>					
<b>Expected Outcomes:</b>					
➤ <i>Consumers discharged from MH or SA residential treatment programs will transition to a similar or less intensive housing situation.</i>					
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 MH/MR/SA	Section 8 Housing Choice Vouchers to be Provided to ACSB/SHA Clients (out of ARHA's existing allocation) – 80  (Revised objective per CSB 2005 – 2008 Five-Year Plan)	Included in figures provided for Section 8 Housing Choice Voucher Program under Renters	<u>Objective:</u> * Decent Affordable Housing  <u>Outcome:</u> Affordability	Vouchers distributed to clients - 55

Program (Target Population/Area) <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>PERSONS WITH HIV/AIDS</b>					
<b>General Goal: Continue to address the housing and supportive services needs of persons living with HIV/AIDS and the families of such persons.</b>					
TBRA – Long-Term Tenant-Based Rental Assistance for Persons with HIV/AIDS  Housing Opportunities for Persons with AIDS (HOPWA) Vouchers  [Persons with HIV/AIDS]	Northern Virginia Family Services  (ARHA previously issued HOPWA vouchers for City. NVFS now administers all Northern Virginia HOPWA vouchers regionally.)	HOPWA Vouchers Available Annually- 10  Overall Households Assisted- 14	TOTAL - \$443,246 HOPWA - \$443,246	Objective: Decent Affordable Housing, Availability/Accessibility  Outcome: Availability/Accessibility, Affordability	TBRA Vouchers Issued – 6 Alexandrians; 50 for the Northern Virginia region
Short-Term Housing Assistance and Other Housing-Related Services for Persons Living with HIV/AIDS  [Persons Living with or Affected by HIV/AIDS]	Northern Virginia Family Services	Alexandria Households Assisted - 200	TOTAL - \$128,000 HOPWA - \$128,000 (not from City's share of regional allocation)	Objective: Suitable Living Environment  Outcome: Affordability, Availability/Accessibility	Short-Term Housing Households – 8 Alexandrians; 70 for the Northern Virginia region
TBRA-Security Deposit/First Month Rent Assistance for Persons Living with HIV/AIDS  [Persons Living with or Affected by HIV/AIDS]	Northern Virginia Family Services	Alexandria Households Assisted - 200	TOTAL - \$66,000 HOPWA - \$66,000 (not from City's share of regional allocation)	Objective: Suitable Living Environment  Outcome: Affordability, Availability/Accessibility	Households Assisted – 10 Alexandrians; 60 for the Northern Virginia region

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>PERSONS WITH HIV/AIDS continued...</b>					
<b>General Goal: Continue to address the housing and supportive services needs of persons living with HIV/AIDS and the families of such persons.</b>					
Agape House  [Persons Living with HIV/AIDS]	Wesley Housing Development Corporation	Not Specified in the Consolidated Plan	<u>TOTAL - \$162,302</u> Section 811 Contractual Rental Assistance - \$77,440; HOPWA - \$50,000; Rent Revenue - \$34,862	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility	Households - 3 Alexandrians; 12 for the Northern Virginia region
Supportive Services for Persons Living with or Affected by HIV/AIDS  [Persons Living with or Affected by HIV/AIDS]	Alexandria Health Department, MHMRSA, INOVA Juniper Program and Positive Livin'	Not Specified in the Consolidated Plan	<u>TOTAL - \$729,968</u> Ryan White CARE Act, Federal Substance Abuse Block Grant and City Community Partnership Fund monies will support services provided on a regional basis.	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility	Persons - over 169

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b><i>ECONOMIC DEVELOPMENT ACTIVITIES</i></b>					
<b>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 or low-and moderate-income Alexandrians.</b>					
Microenterprise Loan Program  [Small Businesses in Alexandria Owned by Low- and Moderate-Income Persons]	ECDC Enterprise	Loans completed to small business located in Alexandria and owned by low- and moderate-income persons - 40	<u>Not Applicable</u> 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.	<u>Objective:</u> Creating Economic Opportunities <u>Outcome:</u> Sustainability	Loans completed to small businesses located in Alexandria and owned by low-and moderate-income persons - 7
Revitalization of Mt. Vernon Avenue and Northern Rt. 1 Corridor  [Mount Vernon Avenue, King Street, Queen Street and Northern Rt. 1 Corridor]  AEDP Facade Improvement Grant Program  [Citywide]	AEDP, P&Z and T&ES	Businesses Assisted through Facade Improvements Program - 200	<u>TOTAL - \$565,000</u> Capital Improvement Program (CIP) - \$500,000; Alexandria Industrial Development Authority - \$55,000; AEDP - \$10,000  The Facade Improvement Program has been discontinued, effective December 31, 2008.	<u>Objective:*</u> Suitable Living Environment, Creating Economic Opportunity <u>Outcome:</u> Sustainability	<u>Arlandria - Mt. Vernon Avenue</u> Initiate and complete an intersection study to identify potential pedestrian safety and streetscape improvements. Small business assistance.  Businesses Assisted – 5

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES</b>					
<b>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.</b>					
Code Enforcement and Blight Abatement [Citywide - including block groups with highest percentage of low/mod persons]	Office of Budget and Fire Code Administration	Cases Resolved - 5	TOTAL - \$60,934 to \$95,208 in the block groups with highest percentage of low/mod persons	<u>Objective:</u> * Suitable Living Environment <u>Outcome:</u> Sustainability	Monitor and abate code issues and blighting influences
Employment and Job Training Services [Includes Low-and- Moderate Income Persons]	DHS	Persons Assisted – 5,200 per year	TOTAL- \$4,537,373 Federal - \$1,387,784; State - \$260,857; Donations - \$35,000; Local/General Fund - \$2,853,732	<u>Objective:</u> * Creating Economic Opportunities <u>Outcome:</u> Sustainability	Persons Assisted - 4,250
<b>FAIR HOUSING</b>					
<b>General Goal: Promote equal housing opportunity for all Alexandria residents.</b>					
<b>Expected Outcomes:</b> <ul style="list-style-type: none"> <li>▪ Increased compliance with fair housing laws.</li> <li>▪ Incidence of disparate treatment in fair housing tests will remain at or below 2% of complexes and firms tested.</li> </ul>					
Fair Housing Trainings  [Protected Categories of Housing Consumers]	City Office of Housing	Training Seminars for individual property management and real estate firms to be provided - 20	City General Fund \$29,484	<u>Objective:</u> * Suitable Living Environment <u>Outcome:</u> Availability/ Accessibility	Trainings Provided - 2

Program [Target Population/Area] <sup>1</sup>	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2010 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (*denotes not required)	Expected City FY 2010 Output
<b>FAIR HOUSING continued...</b>					
<b>General Goal: Promote equal housing opportunity for all Alexandria residents.</b>					
<b>Expected Outcomes:</b>					
<ul style="list-style-type: none"> <li>▪ Increased compliance with fair housing laws.</li> <li>▪ Incidence of disparate treatment in fair housing tests will remain at or below 2% of complexes and firms tested.</li> </ul>					
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 Test Conducted – 240 (80 tests in each of three years)	TOTAL - \$52,712 CDBG - \$52,712	<u>Objective:</u> Suitable Living Environment  <u>Outcome:</u> Availability/ Accessibility	Tests conducted: One round of sales or rental tests (type not disclosed until release of findings)

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

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

<sup>3</sup> Funding amounts reflect figures included in the City FY 2010 Action Plan, which are based on budget projections available when the Plan was prepared.

**Section II: City FY 2010 CDBG and HOME Program Budget**

**TABLE B**

**Community Development Block Grant (CDBG) 35th Year Proposed Budget; July 1, 2009 - June 30, 2010**

<b>PROGRAM</b>	<b>35th Year Grant</b>	<b>Carryover Funds</b>	<b>Anticipated Unbudgeted Program Income*</b>	<b>Total Funds Available</b>	<b>Percent of Budget</b>
CDBG Program Administration	\$208,457			\$208,457	11.1%
Submissions & Applications for Federal Program/Public Information	\$24,296			\$24,296	1.3%
Fair Housing Testing	\$52,712			\$52,712	2.8%
Homeownership Assistance Program**	\$278,068		\$175,000	\$453,068	24.1%
Home Rehabilitation Loan Program**	\$547,781	\$237,000	\$175,000	\$959,781	51.1%
Rental Accessibility Modification Program**		\$58,000		\$58,000	3.1%
Eviction Assistance & Furniture Storage**	\$50,000			\$50,000	2.8%
Transitional Assistance Program**	\$52,000			\$52,000	2.8%
Winter Shelter**	\$20,000			\$20,000	1.1%
<b>TOTALS</b>	<b>\$1,233,314</b>	<b>\$295,000</b>	<b>\$350,000</b>	<b>\$1,878,314</b>	<b>100.0%</b>

\* These monies are unscheduled and cannot be predicted with certainty. They are not included in City's budget until they are received.

\*\* 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 2009 Home Investment Partnerships (HOME) Program Proposed Budget  
July 1, 2009 - June 30, 2010**

**TABLE C**

<b>PROGRAM</b>	<b>FFY 2009 Grant</b>	<b>City General Fund</b>	<b>Housing Trust Fund Match</b>	<b>Anticipated Unbudgeted Program Income*</b>	<b>Total Available Budget</b>	<b>Percent of Budget</b>
HOME Administration	\$82,493				\$82,493	7.2%
HOME Homeownership	\$428,083	\$107,021		\$125,000	\$660,104	57.8%
HOME Housing Development Assistance	\$320,000		\$80,000		\$400,000	35.0%
<b>TOTAL</b>	<b>\$830,576</b>	<b>\$107,021</b>	<b>\$80,000</b>	<b>\$125,000</b>	<b>\$1,142,597</b>	<b>100.0%</b>

\*These monies are unscheduled and cannot be predicted with certainty. They are not included in City's budget until they are received.

# City of Alexandria, VA City FY 2010 Action Plan

## Introduction

The City of Alexandria's One-Year Action Plan for the period July 1, 2009 to June 30, 2010 represents its annual update of the City's FY 2006-2010 Consolidated Plan for Housing and Community Development (approved by City Council on May 14, 2005). The Action Plan describes activities to be undertaken to promote Consolidated Plan goals during the fourth year of the current Consolidated Plan period as required by the U.S. Department of Housing and Urban Development (HUD), and as a condition of receiving funding under certain federal programs.

### ■ *Action Plan Report Format*

The One-Year Action Plan consists of the following sections:

- ▶ Section I, "Housing Programs and Services to be Undertaken During City FY 2010," identifies the City's priorities for City FY 2010 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 2010 Action Plan period; and provides an estimate of federal, state, local, and private resources expected to be available and committed during that time.
- ▶ Section II, "Non-Housing Community Development Programs and Services," describes pertinent community and economic development programs and services to be undertaken by the City during the City FY 2010 Action Plan period.
- ▶ Section III, "Other Activities to be Undertaken," describes the City's actions to address issues of particular interest to HUD, including poverty, barriers to affordable housing, fair housing, the effects of lead-based paint and the coordination of services between public and private agencies providing housing and social services to low- and moderate-income persons.
- ▶ Appendix I serves as the City's application for Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds, and sets forth the City's proposed uses for an estimated \$1,233,314 in Federal FY 2009 CDBG funds and an estimated \$830,576 in new HOME Program funding.
- ▶ APPENDIX II includes maps of the City, which identify the general locations of public and assisted housing developments, emergency shelters and special-needs housing facilities.

## Action Plan Development Process

*Citizen Participation Plan* - The purpose of the City's HUD- required Citizen Participation Plan, developed in 1995 is to ensure that Alexandria residents, particularly low-income persons 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). An amended version of the Citizen Participation Plan is being sent for public review along with the FY 2010 Action Plan and includes types of organizations that will be maintained by the City whose membership or clientele may be affected by the Consolidated Plan and/or CDBG and HOME Program funded activities such as civic associations and businesses throughout the City; technical updates; and availability of information on the City's Web site. The City provides a 30-day comment period, newspaper notice, and public hearing for citizens on amended Plans.

In order to disseminate information on the annual Action Plan's housing and community development activities, the Office of Housing maintains a list of interested parties (primarily consisting of organizations whose membership or clientele may be affected by the Consolidated Plan and/or CDBG- and HOME-funded activities), and provides them with the amount of funds anticipated to be or actually available to the City along with a description of the activities to be or have been undertaken with federal, state, and local funds during the time period. The list includes:

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

As required by HUD, the City allows 30 days for citizens to provide comments on the draft Action Plan, and conducts two public hearings: one in the fall (held by staff) to obtain input on current housing and community development needs, and one in the spring before the Alexandria City Council to obtain citizen input prior to the plan's finalization and submission to HUD. Notices of the draft Action Plan, public hearings, and 30-day comment period are published in the local newspaper with general circulation in the City, including one Spanish-language paper, and the draft plan is made available for public review at Alexandria libraries, and at the Office of Housing and Web site at [www.alexandriava.gov](http://www.alexandriava.gov).

If the City anticipates that a significant number of non-English-speaking residents can be reasonably expected to attend a public hearing, translation services will be made available.

Public hearings are held in City facilities that are fully accessible to persons with mobility impairments, and requests from persons with other special needs, such as sign language interpreting, are accommodated whenever possible with advance notice.

Coordination with Public and Private Entities - The Office of Housing is the lead agency in the development of the City's Consolidated Plan, Action Plans and CAPER, and obtains information on programs and services from a variety of other public and private entities in Alexandria. Staff of the Office of Housing would like to express appreciation to the following entities that contributed information and input into the development of the City FY 2010 Action Plan:

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

### **Priority Levels and Strategies**

As part of the Consolidated Plan, HUD requires that priority levels be assigned to housing and homeless services activities and needs groups according to HUD-established definitions. The priority levels assigned by the City in its FY 2006-2010 Consolidated Plan to the different housing and homeless services activities and needs groups are identified in Appendix III.

### **CDBG/HOME and Areas of Minority Concentration**

Unless otherwise indicated below, the geographic area to be served by programs supported with CDBG and HOME funds during City FY 2010 will be the entire City of Alexandria, which includes areas of minority concentration. While CDBG and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. As indicated in the most recent Consolidated Annual Performance and Evaluation Report (CAPER), minorities constituted 85% of the City's CDBG and HOME beneficiaries for the program year ending June 30, 2008. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries during City FY 2010.

### 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 (currently \$64,000). HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the eligibility limits for the CDBG and HOME programs from 80% of area median to the mathematical 80% of the median (currently \$82,160 for a family of four). As a recommendation from the Affordable Housing Initiatives Work Group, the City chose to exercise this option beginning in FY 2009 for the Homeownership Assistance Program. The current income limits in each HUD category (i.e., extremely low income, low income, and moderate income, etc.), and the mathematical 80% category (Homeownership Assistance Program limits only) are provided in the Table A, which follows. Beneficiaries of programs and services funded through the CDBG and HOME programs must meet these income limits as updated by HUD each year.

**TABLE A**

2009 HUD Income Limits (Effective March 19, 2009)								
Income Category	Number of Persons							
	1	2	3	4	5	6	7	8
<b>Extremely Low (HUD-adjusted 30% of median)</b>	\$21,550	\$24,650	\$27,700	\$30,800	\$33,250	\$35,750	\$38,200	\$40,650
<b>Low (Section 8 very low income limits; HUD-adjusted 50% of median)</b>	\$35,950	\$41,100	\$46,200	\$51,350	\$55,450	\$59,550	\$63,650	\$67,800
<b>Moderate (Section 8 low income limits)<sup>1</sup></b>	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,250	\$79,350	\$84,500
<b>Homeownership Assistance Program Limits Only (Mathematical 80% AMI)</b>	\$57,520	\$65,760	\$73,920	\$82,160	\$88,720	\$95,200	\$101,840	\$108,460
<b>Middle (HUD Section 235 income limits)</b>	\$53,200	\$60,800	\$68,400	\$76,000	\$82,100	\$88,150	\$94,250	\$100,300

**\*2009 Median Family Income, Washington, D.C. Metropolitan Statistical Area (MSA): \$102,700**

<sup>1</sup> In certain high cost areas such as the Washington D.C. metropolitan area, moderate-income limits are capped at the national median income, which is currently \$64,000 for a family of four. HUD gives jurisdictions in such areas the option of increasing the eligibility limits for the CDBG and HOME programs to the mathematical 80% of area median. The City has chosen to exercise this option only for the Homeownership Assistance Program in order to support more homeownership opportunities individuals and families who would otherwise find it difficult to purchase.

### **CPD Outcome Performance Measurement System**

HUD now requires an outcome performance measurement system for the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), Emergency Shelter Grants (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA) to help grantees better demonstrate program results at the national level, and inform their citizens and other stakeholders about the many positive outcomes of the investments made in their communities using federal, state, and local resources.

The performance measurements have been incorporated in the City FY 2010 Annual Action Plan and include both an objective category (Creating Suitable Living Environments, Providing Decent Affordable Housing, and Creating Economic Opportunities) and an outcome category (Accessibility/Availability, Affordability and Sustainability).

Grantees report the required performance measurements data to HUD through an Integrated Disbursement Information System (IDIS, HUD's online reporting system), as well as the annual Consolidated Annual Performance and Evaluation Report (CAPER).

## **Section I**

### **Housing Programs and Services to be Undertaken During City FY 2010**

The following sections describe housing-related programs and services for renters, homeowners, homebuyers, homeless persons and persons with special needs to be provided in the Alexandria community during the City FY 2010 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.

#### **Five - Year Objectives:**

Activities to be undertaken during City FY 2010 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 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 through the City's development process

***City FY 2010 Programs/Activities for Extremely Low- and Low-Income Renters:******Program/Activity: Public Housing and Replacement Public Housing Units******Provider(s):*** ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)***Target Population:*** Extremely Low- to Moderate-Income Renters***Program/Activity Description:*** Publicly owned/operated affordable rental units available to income-eligible households - In accordance with Resolution 830, 1,150 such units are maintained in the City, of which 839 are Public Housing units, 109 are Section 8 Moderate Rehabilitation units, 60 are Low-Income Housing Tax Credit (LIHTC) units, 90 are Section 8 New Construction units reserved for elderly income eligible renters, and 52 are units reserved for voucher holders in an ARHA-owned property.***Geographic Distribution:*** Citywide [See Figure I, APPENDIX II]***Projected Funding for City FY2010 (By Source):*** Section 8 Moderate Rehabilitation - \$1.2 million (January - December 2009); Public Housing Capital Fund - \$1.4 million; Public Housing Operating Fund - \$3.5 million; Quaker Hill Rehabilitation - \$16 million (LIHTC- \$7.1 million, City Loan - \$4.7 million, Developer Equity- \$2.3 million, Deferred Developer Fee - \$1.9 million); Glebe Park Redevelopment - \$16.2 million (City Construction Period Bridge Loan - \$1.4 million, EYA Bridge Loan - \$2.5 million, ARHA Bridge Loan - \$2.5 million, LIHTC - \$9.8 million); James Bland Redevelopment<sup>2</sup> - \$38.6 million (LIHTC - \$20.1 million, EYA Land Acquisition - \$18.5 million); James Bland Off-site Replacement Units - up to \$6.4 million, to include HTF (\$485,000 in carryover and up to \$636,000 in new donations, depending on timing) with remainder from general obligation bonds***Service Objective:*** Units Available -1,150 (Average turnover for Public Housing and Section 8 Moderate Rehabilitation units is 3-5%.) Forty (40) units of public housing will be under redevelopment at the Glebe Park Project and, subject to a successful application for Low Income Housing Tax Credits, one block (18 units) will be under redevelopment at the James Bland Project. Sixty (60) units of public housing at Quaker Hill will also be under substantial rehabilitation.***Performance Measurement:*** Objective: Decent Affordable Housing; Outcome: Affordability***Program/Activity: Privately-Owned Subsidized Rental Units******Provider(s):*** Various Private Providers***Target Population:*** Low and Moderate Income Renters***Program/Activity Description:*** Privately-owned affordable rental units available to income-eligible household***Geographic Distribution:*** Citywide***Projected Funding for City FY 2010 (By Source):*** These units originally received assistance from the following sources - LIHTC Program, Tax-Exempt Bond Program, Section 8 Program, Section 236 Program, City's Housing Trust Fund, Housing Opportunities Fund, Dedicated Real Property Tax Revenues, and General Obligation Bonds. Ongoing subsidies from non-City sources other than Tax-Exempt Bonds will continue in City FY 2010, but subsidy amounts are not readily available to the City.***Service Objective:*** Housing Units Available - 2,427***Performance Measurement:*** Objective: Decent Affordable Housing; Outcome: Affordability

<sup>2</sup> James Bland Redevelopment figures reflect total project funding, not limited to the Phase I anticipated to begin in FY 2010.

**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 2010 (By Source):** Section 8 - \$16 million (January - December 2009)**Service Objective:** Vouchers Allocated - 1,722 (Average Turnover is 5%-6%)\***Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

\*The number of units under lease may be limited to less than 1,722 based on budget constraints. The estimated number of vouchers that can be funded is 1,450 with existing funding levels.

**Program/Activity: Affordable Rental Housing Development Initiatives****Provider(s):** Private Developers and Office of Housing**Target Population:** Extremely Low- to Moderate-Income Renters**Program/Activity Description:** Development or preservation of affordable rental units through acquisition/rehabilitation or new construction**Geographic Distribution:** Citywide**Projected Funding for City FY 2010 (By Source):** Housing Opportunities Fund - \$800,000 (HOME - \$320,000, HTF- \$400,000, HOME HTF Match - \$80,000); Tax Revenues - \$772,060 (could serve as debt service for up to \$8M in general obligation bonds)**Service Objective:** Housing Preserved or Developed – 8 units (Beasley Square); New Approvals - TBD**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**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 established City policies and practices, new housing developers provide affordable set-aside sales or rental units to income-eligible households, either on a mandatory (pursuant to Zoning Ordinance when bonus density or height are involved) or voluntary basis. Pledged affordable rental units in five projects are in different stages of the development process. One of these projects is expected to be completed in FY 2010.**Geographic Distribution:** Citywide**Projected Funding for City FY 2010 (By Source):** Amount of developer subsidies available to support this program is not known until a project proposal is submitted.**Service Objective:** New units to be pledged are to be determined; Affordable Units Completed - 64 (44 LHTC units and 20 workforce units at The Station at Potomac Yard)**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

**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 2010 (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**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**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 (see Section III.I)**Geographic Distribution:** Citywide**Projected Funding for City FY 2010 (By Source):** ARHA will seek private, local and federal funding to provide services supportive services.**Service Objective:** Continue limited social services for ARHA residents**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Accessibility

*For information on the development and or preservation of affordable rental housing, see Section III.B below. For information on assistance with accessibility modifications for income-eligible renters with disabilities see Section I.F.*

**Leveraging of Federal Funds:** Any federal funds used for development activities are expected to leverage additional public and/or private funds.

**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 moderate-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 moderate-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 moderate-income limits would be supported by the City.

■ **I.B. Current Low- and Moderate-Income Homeowners**

**Five-Year Objectives:**

Activities to be undertaken during City FY 2010 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 below HUD’s moderate-income limits;
- 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 1,640 income-eligible households per year to promote housing affordability.

***City FY 2010 Programs/Activities for Existing Low- and Moderate-Income Homeowners:***

**Program/Activity:** *Home Rehabilitation Loan Program*

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Extremely Low- and Moderate-Income Homeowners

**Program/Activity Description:** Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. Includes energy efficiency improvements

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2010 (By Source):** TOTAL - \$959,781 [CDBG-\$547,781; CDBG Carryover - \$237,000; CDBG Program Income - \$175,000]

**Service Objective:** Loans Obligated - 10; Loans Completed - 10

**Performance Measurement:** Objective: Decent Affordable Housing, Suitable Living Environment; Outcome: Affordability, Sustainability

**Program/Activity:** *Affordable Home Ownership Preservation Grant (AHOP)*

**Provider(s):** City of Alexandria Department of Finance

**Target Population:** Low- and Moderate-Income Homeowners

**Program/Activity Description:** Tax relief program intended to help keep homeownership in Alexandria affordable by providing tax reduction grants of \$375 - \$1,200 based on income for lower-income homeowners with annual household incomes below \$72,000, homes assessed at less than \$527,000, and participation in the program in the previous year.

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2010 (By Source):** City General Fund - \$0.47 million

**Service Objective:** Ownership Households – 574

**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

*Supportive services and financial assistance to prevent income-eligible homeowners from losing their homes due to economic crisis will be provided through the Homeless Intervention Program (HIP; see Section I.D) and the Real Property Tax Relief Program (see Section I.E). City agencies will also refer homeowners for rehabilitation assistance through Rebuilding Together Alexandria (RTA). For more details on the latter programs, see Section I.E.*

**Leveraging of Federal Funds:** None

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

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

**Five-Year Objectives:**

Activities to be undertaken during City FY 2010 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;
- Educate 2,300 prospective low- and moderate-income homebuyers on the home purchase process; and

**Proposed Tiered Loan Program Assistance and Equity Sharing**

The City's Homeownership Assistance Program (HAP) and Moderate Income Homeownership Program (MIHP) are designed to assist low- and moderate-income families in purchasing a home in Alexandria. In May 2008, as part of its adoption of the City's Annual Action Plan submission to the Department of Housing and Urban Development (HUD), Council approved a modification in the income limits for the HAP program to increase the number of households with incomes up to the mathematical 80% of the median income. The increase in income limits for the HAP program was approved by HUD and was made effective for home purchase contracts executed after June 30, 2008. This moved some households from the MIHP income limit range into the HAP income limit range.

In order to maximize the use of limited loan funds currently available to the HAP and MIHP programs, the Affordable Housing Initiatives Work Group (AHIWG) plans to recommend a tiered loan program to become effective in FY 2010, which will include HAP assistance up to \$50,000 to households below HUD 80% of AMI, and up to \$40,000 to households between HUD 80% and mathematical 80%; and MIHP assistance up to \$30,000 to households between mathematical 80% and 90% for households of 1-3 persons, and up to \$20,000 to households between 90% and 100% of AMI.

AHIWG also recommends incorporating equity sharing into City loan programs in an effort to preserve, the long-term affordability of assisted homes. In equity sharing, the City's loan amount, represented by its percentage of the sales price, becomes the City's share of equity in the property. This equity share increases with the overall increase in property's value over time and is passed on as discount to the new homebuyer in the form of a price reduction from the appraised value.

***City FY 2010 Programs/Activities for Low- and Moderate-Income Homebuyers:******Program/Activity: Homeownership Assistance Program (HAP)*****Provider(s):** City of Alexandria Office of Housing**Target Population:** Low and Moderate 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 the mathematical 80% of the median income (\$82,160 for a family of four as of March 19, 2009)**Geographic Distribution:** Citywide**Projected Funding for City FY 2010 (By Source):** TOTAL- \$1,113,172 [CDBG - \$278,068; CDBG Program Income - \$175,000; HOME - \$428,083; HOME Match General Fund - \$107,021; HOME Program Income - \$125,000]**Service Objective:** Households Assisted - 18 [20 with anticipated proposed changes]**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability***Program/Activity: Moderate Income Homeownership Program (MIHP)*****Provider(s):** City of Alexandria Office of Housing**Target Population:** Homebuyers with Incomes between Homeownership Assistance Program Levels and City-established maximum income limits**Program/Activity Description:** Provides deferred-payment second trust loans of up to \$30,000 for downpayment and closing cost assistance to first-time homebuyer households with incomes between the Homeownership Assistance Program limits and City-established maximum income limit (currently \$102,700 for a household of three or more persons). MIHP-eligible law enforcement officers are eligible for the HAP assistance limit of \$50,000. Residents of apartments under conversion to condominium ownership may be eligible for increased MIHP assistance of up to \$40,000 if purchasing their current residence or another unit within the converting property.**Geographic Distribution:** Citywide**Projected Funding for City FY 2010 (By Source):** City Housing Trust Fund - \$618,000**Service Objective:** Households Assisted – 20 [26 with anticipated proposed changes]**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability***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:** Homebuyers with Incomes from Low to MIHP Program limits**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 2010 (By Source):** TOTAL – \$7 million [to be requested in April 2009 for FY 2010].**Service Objective:** Households Assisted - 38 (46 with anticipated proposed changes [*HAP or MIHP clients are expected to receive these loan funds.*])**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

**Program/Activity: *Employee Homeownership Incentive Program (EHIP)*****Provider(s):** City**Target Population:** Employees of the City and the Alexandria City Public Schools**Program/Activity Description:** Proposed in FY 2010 Budget, provides up to \$10,000 (previously \$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 2010 (By Source):** TOTAL – \$150,000 [City Housing Trust Fund - \$120,000; City Housing Trust Fund Carryover - \$30,000]**Service Objective:** Households – 15**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: *Homeownership Counseling Services*****Provider(s):** City of Alexandria Office of Housing**Target Population:** Homebuyers with Incomes from Low to City-Established Levels**Program/Activity Description:** Homeownership counseling and training for first-time homebuyers**Geographic Distribution:** Citywide**Projected Funding for City FY 2010 (By Source):** City Housing Trust Fund - \$150,000**Service Objective:** Training Sessions Held - 22**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: *Homeownership Fair*****Provider(s):** City of Alexandria Office of Housing**Target Population:** Homebuyers with Incomes from Low to City-Established Levels**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 2010 (By Source):** Exhibitor Fees - \$4,500**Service Objective:** Hold an annual Homeownership Fair. Attendees - 350**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: *Set-Aside Unit Program (Sales Units)*****Provider(s):** Private developers pursuant to City policy administered by the City's Office of Housing**Target Population:** Homebuyers with Incomes from Low to City-Established Levels**Program/Activity Description:** In accordance with established City policies and practices, new housing developers provide affordable sales units to income-eligible households, either on a mandatory (pursuant to Zoning Ordinance when bonus density or height are involved) or voluntary basis.**Geographic Distribution:** Citywide**Projected Funding for City FY 2010 (By Source):** Amount of developer subsidies available to support this program is not known until a project proposal is submitted.**Service Objective:** Units Pledged- TBD; Units Delivered – 9 (Glebe Park Workforce Units)**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

<p><b><u>Program/Activity:</u></b> <i>Federal Neighborhood Stabilization Program (NSP)</i>  <b><u>Provider(s):</u></b> City of Alexandria Office of Housing  <b><u>Target Population:</u></b> Extremely Low-to Moderate Income Homebuyers  <b><u>Program/Activity Description:</u></b> Provides grants to local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. Properties will be originally acquired by AHDC and rehabilitated by RTA. The City will be providing loans to households to purchase homes.  <b><u>Geographic Distribution:</u></b> Hume Springs Community Target Area  <b><u>Projected Funding for City FY 2010 (By Source):</u></b> Total - \$1,195,398; NSP - \$935,955; HOME - \$2,000 (included in HAP Budget); CDBG - \$9,000 (included in HRLP Budget); RTA - \$35,208 (included in In-kind Contribution Budget); City Staff - \$5,715 (included in Office of Housing Budget); HTF - \$520 (included in Homeownership Counseling Budget); Homebuyer Contribution - \$8,000  <b><u>Service Objective:</u></b> Units Acquired – 4; Units Rehabilitated – 4; Units Re-sold to Income Eligible Homebuyers - 4  <b><u>Performance Measurement:</u></b> Decent Affordable Housing, Suitable Living Environment;  <b>Outcome:</b> Affordability, Sustainability, <b>Objective:</b> Prevention of Slum and Blight,</p>
<p><i>Minority Homeownership - The City estimates that during the Five-Year Consolidated 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 III.B below.</i></p>

**Leveraging of Federal Funds:** HOME and CDBG funds expended during City FY 2010 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 2<sup>nd</sup> trust monies from VHDA.

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

▪ **I.D. The Homeless and Persons Threatened with Homelessness**

The Continuum of Care describes the services offered and the interaction between and among service providers in the community in their effort to reduce and eliminate homelessness. The Continuum of Care document was developed by the Homeless Services Coordinating Committee (HSCC) and is revised each year for submission to HUD so that agencies and organizations serving the homeless in Alexandria will be eligible for federal homeless-services funding. 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.

Data is collected through the City wide Homeless Management Information System (HMIS) by each homeless facility in Alexandria (emergency shelters, transitional housing programs and housing programs for homeless persons with special needs), as well as through manual surveys completed 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 28, 2009. A total of 248 homeless individuals and 47 families (comprised of 58 adults and 87 children) were identified by outreach teams and facilities staff on the day of the count. Of the 248 homeless individuals, 20 were veterans, an increase from 17 that were identified in 2008. By definition, the homeless count includes 33 residents of permanent supportive housing operated by the Community Services Board. A total of 32 persons, decreased from 71, were identified as unsheltered. No families were unsheltered on the day of the count. Ninety-one (91) individuals met the HUD definition for "chronic homelessness". Thirty-eight (38) individuals used the winter only hypothermia program and potentially may be unsheltered at other times of the year.

The January 2009 count reported a slight increase (1%) in the number of homeless individuals and families from the 2008 enumeration. More notably, the percentage of individuals identified as chronically homeless increase by 28%. However, the number of unsheltered individuals decreased substantially by 55%. The greatest housing needs for individuals are emergency housing and transitional housing. The housing need of homeless families continues to be transitional housing. The shortage of affordable housing options was evident in the survey with 62 households identifying permanent housing as a need.

#### **Five-Year Objectives:**

Activities to be undertaken during City FY 2010 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 additional 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 2010 Programs/Activities for the Homeless and Persons Threatened with Homelessness:***

<p><b>Homeless Management Information System</b></p> <p><b><i>Program/Activity: Homeless Management Information System (HMIS)</i></b>  <b><i>Provider(s):</i></b> City of Alexandria Departments of Human Services and Mental Health, Mental Retardation and Substance Abuse, and private homeless services providers  <b><i>Target Population:</i></b> Persons who are Homeless  <b><i>Program/Activity Description:</i></b> Computerized data collection system designed to capture client-level information on the characteristics and service needs of persons experiencing homelessness.  <b><i>Geographic Distribution:</i></b> Citywide  <b><i>Projected Funding for City FY 2010 (By Source):</i></b> TOTAL - \$22,760 (City General Fund and User's Fees)  <b><i>Service Objective:</i></b> The HMIS will provide a computerized database that allows HSCC to track entry and exist of persons to the continuum of care, services accessed while enrolled and gaps in the current system of services.  <b><i>Performance Measurement:</i></b> Objective: Decent Affordable Housing; Outcome: Availability/Accessibility</p>
<p><b>Prevention and Intervention</b></p> <p><b><i>Program/Activity: Homeless Intervention Program (HIP)</i></b>  <b><i>Provider(s):</i></b> City of Alexandria Department of Human Services (DHS)  <b><i>Target Population:</i></b> Persons Threatened with Homelessness  <b><i>Program/Activity Description:</i></b> Provides financial assistance with rent/mortgage arrearages and with current or future rent/mortgage payments to families and single residents of the City facing immediate eviction or foreclosure due to circumstances beyond their control. Also assists with relocation costs incurred in the transition from a shelter to permanent or supportive housing.  <b><i>Geographic Distribution:</i></b> Citywide  <b><i>Projected Funding for City FY 2010 (By Source):</i></b> TOTAL - \$405,805 [State - \$269,182; TANF- \$36,623; City General Fund - \$100,000]  <b><i>Service Objective:</i></b> Households - 82 (consisting of approximately 167 persons)  <b><i>Performance Measurement:</i></b> Objective: Decent Affordable Housing; Outcome: Affordability</p>
<p><b><i>Program/Activity: General Relief Program and Emergency Shelter Fund</i></b>  <b><i>Provider(s):</i></b> City of Alexandria Department of Human Services (DHS)  <b><i>Target Population:</i></b> Persons Threatened with Homelessness  <b><i>Program/Activity Description:</i></b> Provides short-term rental assistance to relieve impending housing crises and thereby prevent homelessness  <b><i>Geographic Distribution:</i></b> Citywide  <b><i>Projected Funding for City FY 2010 (By Source):</i></b> TOTAL - \$250,000 [City General Fund - \$200,000; TANF - \$50,000]</p>

<p><b><u>Service Objective:</u></b> Households Receiving Housing Assistance - 210 (consisting of approximately 538 persons)</p> <p><b><u>Performance Measurement:</u></b> Objective: Decent Affordable Housing; Outcome: Affordability</p>
<p><b><u>Program/Activity:</u></b> <i>Transitional Assistance Program (TAP)</i></p> <p><b><u>Provider(s):</u></b> City of Alexandria Department of Human Services (DHS)</p> <p><b><u>Target Population:</u></b> Persons who are Homeless</p> <p><b><u>Program/Activity Description:</u></b> Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing</p> <p><b><u>Geographic Distribution:</u></b> Citywide</p> <p><b><u>Projected Funding for City FY 2010 (By Source):</u></b> CDBG - \$52,000</p> <p><b><u>Service Objective:</u></b> Households Served - 60 (consisting of 80 persons)</p> <p><b><u>Performance Measurement:</u></b> Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility</p>
<p><b>Outreach, Assessment, Case Management, Counseling and Other Support Services</b></p>
<p><b><u>Program/Activity:</u></b> <i>Eviction Assistance and Furniture Storage Program</i></p> <p><b><u>Provider(s):</u></b> City of Alexandria Department of Human Services (DHS)</p> <p><b><u>Target Population:</u></b> Persons who are Homeless</p> <p><b><u>Program/Activity Description:</u></b> 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</p> <p><b><u>Geographic Distribution:</u></b> Citywide</p> <p><b><u>Projected Funding for City FY 2010 (By Source):</u></b> CDBG - \$50,000</p> <p><b><u>Service Objective:</u></b> Households Assisted - 50 (consisting of 110 persons)</p> <p><b><u>Performance Measurement:</u></b> Objective: Decent Affordable Housing; Outcome: Availability/Accessibility, Affordability</p>
<p><i>Outreach, assessment, case management and counseling services will continue to be provided as part of the service delivery of the City's emergency shelters by the City's Department of Mental Health, Mental Retardation and Substance Abuse (MHMRSA), DHS, and the Alexandria Health Department, in conjunction with shelter staff. Emergency assistance and food programs supported by Catholic Charities will also continue. FY 2010 households assisted - 66 (consisting of approximately 250 persons).</i></p>

**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 2010 (By Source):** TOTAL - \$103,000 [City and State Funds from DHS - \$42,000; Federal ESG - \$6,000; State SSG - \$12,000; Private Monies - \$40,000; Fund Raising - \$3,000]**Service Objective:** Beds - 14**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Availability/Accessibility**Program/Activity: Carpenter's Shelter****Provider(s):** Carpenter's Shelter**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides emergency shelter, aftercare, case management and supportive services to homeless families and single adults. Provides a day program for unsheltered homeless**Geographic Distribution:** Eligibility is Citywide**Projected Funding for City FY 2010 (By Source):** TOTAL - \$1,603,125 [Federal ESG - \$63,000; State SSG - \$113,000; State Child Care for the Homeless Program - \$21,500; U.S. Department of Agriculture (USDA) - \$14,000; FEMA - \$1,500; \$1,259,125 in foundation grants, monies from fund-raising activities, private donations and in-kind contributions; \*\$131,000 in City General Fund from the Community Partnership Fund and through DHS (The Community Partnership Fund application will be submitted in the summer of FY2010.) \*Total includes funding for Transitional Housing Program.**Service Objective:** Beds - 80**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Availability/Accessibility**Program/Activity: Alexandria Community Shelter (ACS)****Provider(s):** Salvation Army under contract with the City of Alexandria**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides temporary emergency shelter and comprehensive services to homeless families, single women and single men. Case management support is provided by City staff from DHS and the Community Services Board**Geographic Distribution:** Eligibility is Citywide**Projected Funding for City FY 2010 (By Source):** TOTAL - \$832,702 [City General Fund - \$704,669; Federal Emergency Shelter Grant (ESG) Program - \$33,199; State Shelter Support Grant (SSG) Program - \$65,934; Private - \$28,900]**Service Objective:** Beds - 65**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Availability/Accessibility

***Program/Activity: Alexandria Women's Shelter*****Provider(s)**: City of Alexandria Office on Women**Target Population**: Victims of Domestic Violence**Program/Activity Description**: Provides emergency shelter to victims of domestic violence.**Geographic Distribution**: Eligibility is Citywide**Projected Funding for City FY 2010 (By Source)**: TOTAL - \$600,165 [City General Fund - \$405,000; Federal ESG - \$9,261; State SSG - \$19,075; Federal TANF and Victims of Crime Act passed through the Virginia Department of Social Services - \$166,829]**Service Objective**: Households: 55 (consisting of 100 persons)**Performance Measurement**: Objective: Decent Affordable Housing; Outcome: Availability/Accessibility***Program/Activity: Winter Shelter Program*****Provider(s)**: Carpenter's Shelter, Church of St. Clements, Blessed Sacrament Church, Christ House, Alexandria Community Shelter, Fairlington Methodist Church 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 the winter months when living outdoors presents serious health hazards through exposure**Geographic Distribution**: Eligibility is Citywide (for specific shelter locations see Appendix II, Figure 2: Housing for the Homeless and Persons with Special Needs)**Projected Funding for City FY 2010 (By Source)**: TOTAL - \$45,000 [New CDBG - \$20,000; City General Fund - \$25,000]**Service Objective**: Persons Served - 306; Beds available - 67**Performance Measurement**: Objective: Decent Affordable Housing; Outcome: Availability/Accessibility

*The City will also continue to support the housing and services needs of homeless persons and at-risk populations through the competitive Alexandria Fund for Human Services. Since City FY 1999, funds from the Community Partnership Fund and Youth Fund components of the Alexandria Fund for Human Services have been awarded annually to support non-profit organizations meeting the shelter, housing, counseling, and service needs of homeless families, youth, and persons with disabilities and persons living with HIV/AIDS.*

**Guest House****Program/Activity:** Guest House**Provider(s):** Friends of Guest House**Target Population:** Female ex-prisoners who are homeless**Program/Activity Description:** Provides ten transitional housing beds in a group home setting, along with supportive services to help female ex-offenders transition to self-sufficiency**Funds Expended for City FY 2010 (By Source):** TOTAL - \$306,303 [Community Partnership Fund - \$46,440 (application will be submitted in summer of FY2010); Other jurisdictions - \$64,599; State Shelter Support - \$11,244; Federal Shelter Grant - \$5,910; Virginia Department of Corrections - \$134,157; Private Funds - \$43,953]

\*The Community Partnership Fund application will be submitted in the spring of FY2009.

**Service Accomplishments:** Persons Served -69 (including 29 Alexandrians)**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability, Availability/ Accessibility**Transitional Housing****Program/Activity:** *Community Lodgings, Inc.***Provider(s):** Community Lodgings, Inc.**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides transitional housing, case management, education 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 2010 (By Source):** TOTAL - \$215,008 [Federal ESG - \$25,718; State SSG - \$53,522; Child Services Coordinator Grant (CSCG) - \$13,125; Private Monies - \$117,643; Childcare for Homeless Children Program (CCHP)- \$5,000]**Service Objective:** Households – 15, consisting of 75 persons**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility**Program/Activity:** *Adopt-A-Family Program (Alexandria)***Provider(s):** Arlington-Alexandria Coalition for the Homeless (AACH)**Target Population:** Formerly homeless women and families living in transitional shelters.**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 2010 (By Source):** TOTAL - \$329,058 [Federal Supportive Housing Program (SHP) - \$139,440; Federal ESG - \$26,475; State SSG - \$55,146; State Child Care Coordinator - \$8,663; State Child Care for the Homeless Program - \$350; Private Funds - \$61,734; United Way - \$9,000; Alexandria Community Partnership Fund - \$28,250 (application to be submitted in summer of FY2010)]**Service Objective:** Households Served - 25 individuals in 15 families**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility

***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 2010 (By Source)**: TOTAL - \$88,663 [Federal ESG - \$8,392; State SSG - \$17,271; Program Fees - \$18,000; Private Monies - \$45,000]

**Service Objective**: Households Served - 6

**Performance Measurement**: Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility

***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 2010 (By Source)**: Included in budget figures provided for Carpenter’s Shelter under Emergency Shelter above

**Service Objective**: Households Served - 4

**Performance Measurement**: Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility

***Permanent Supportive Housing***

*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.*

*Homeless persons and transitional housing residents may seek permanent housing under programs serving extremely low- and low-income households as discussed in Section I.A and Section I.B. In addition, Safe Haven facility renovation will be completed and continue to serve homeless persons in the City who are mentally ill and/or who are mentally ill and have substance abuse problems. For more information about this activity, please refer to Section I.H.*

### **Homeless with Mental Health, Mental Retardation and Substance Abuse**

***Program/Activity: Safe Haven***

**Provider(s):** Alexandria Community Service Board (ACSB)

**Target Population:** Homeless or chronically homeless persons in the City who are mentally ill and/or have substance abuse problems.

**Program/Activity Description:** Provide housing for men and women who are homeless or chronically homeless

**Geographic Distribution:** Eligibility is Citywide

**Projected Funding for City FY 2010 (By Source):** TOTAL - \$655,853 [City General Fund monies - \$110,000; HUD Supportive Housing - \$54,608; Other - \$491,295 (includes state, fees and Medicaid revenues)]

**Service Objective:** Completion of renovation and begin operations. Beds Available - up to 12 in 3 housing units

**Performance Measurement:** Objective: Suitable Living Environment; Outcome: Affordability, Availability/ Accessibility

***Program/Activity: Transitional/Permanent Supportive Housing for Homeless Persons***

**Provider(s):** Alexandria Community Service Board (ACSB), City's Department of Mental Health, Mental Retardation and Substance Abuse MHMRSA and Sheltered Homes of Alexandria (SHA)

**Target Population:** Persons in the City who are homeless and who are mentally ill and/or have substance abuse problems.

**Program/Activity Description:** Provide housing for men and women who are homeless

**Geographic Distribution:** Eligibility is Citywide

**Projected Funding for City FY 2010 (By Source):** TOTAL - \$952,966 [Total - \$580,036 (Permanent: HUD - \$274,673, City General Fund - \$284,063, and Clients Fees - \$21,300); Total - \$372,930 (HUD - \$127,965, and City General Fund - \$188,965, State Funds and Clients Fees - \$56,000)]

**Service Objective:** 39 beds available in 21 housing units; 51 persons served.

**Performance Measurement:** Objective: Decent Affordable Housing, Suitable Living Environment; Outcome: Availability/ Accessibility, Affordability

**Leveraging of Federal Funds:** Federal Emergency Shelter Grant funds will be used in conjunction with an estimated \$770,603 in City General Fund revenues along with State Shelter Support Grant monies to support the operating costs of the Alexandria Community Shelter. In City FY 2010, private emergency shelters in Alexandria and the Women's Shelter will receive approximately \$321,469 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 \$2.88 million in state, local, private funds and in-kind contributions. Transitional housing providers will use an estimated \$186,254 in federal ESG and state SSG (expected to consist predominantly of TANF monies) funds to leverage over \$270,627 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 2010 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.

■ **I.E. The Elderly and Frail Elderly**

**Five-Year Objectives:**

Activities to be undertaken during City FY 2010 for lower-income elderly and frail elderly persons will address the following specific objective 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; and
- Relieve the housing cost burden for over approximately 1,340 income-eligible elderly homeowners per year.

**City FY 2010 Programs/Activities for the Elderly and Frail Elderly:**

<p><b><u>Program/Activity:</u></b> Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons</p> <p><b><u>Provider(s):</u></b> ARHA and private rental property owners</p> <p><b><u>Target Population:</u></b> Low- and Moderate-Income Elderly Renters</p> <p><b><u>Program/Activity Description:</u></b> 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.</p> <p><b><u>Geographic Distribution:</u></b> Citywide</p> <p><b><u>Projected Funding for City FY 2010 (By Source):</u></b> See information provided in Section I.A</p> <p><b><u>Service Objective:</u></b> Affordable Rental Units Reserved for Income-Eligible Elderly Persons - 598</p> <p><b><u>Performance Measurement:</u></b> Objective: Decent Affordable Housing; Outcome: Affordability</p>
--

**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 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 2010 (By Source):** City General Fund - \$272,177**Service Objective:** Households Served – 80**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**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 or deferral of real property taxes for income-eligible persons who are over age 65 or permanently disabled. FY 2010 proposed qualifying annual income for full abatement of real estate taxes is up to \$40,000 and for partial abatement it is up to \$72,000.**Geographic Distribution:** Citywide**Projected Funding for City FY 2010 (By Source):** City Revenue Foregone - \$3.6 million**Service Objective:** Households Served - 1,350**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: Rebuilding Together Alexandria - 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 2010 (By Source):** Total - \$382,462 [Community Partnership and Agency On Aging - \$11,612, Private In-Kind/Cash Donations - \$335,850; Housing Trust Fund - \$35,000\*]**Service Objective:** Households Assisted - 75**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

\*To be applied for in 2010.

*Many elderly City residents will also take advantage of the City's Home Rehabilitation Loan Program (see Section I.C) to make accessibility modifications to their homes, which improve their ability to age in place. Since FY 1998, over 40% of the income-eligible households assisted through this program have been elderly.*

For the past several years, staff has been looking into the possibility of the City developing, or supporting the development of, an assisted living facility for low- and moderate-income seniors. Currently, the cost of assisted living in the City can exceed \$4,000 per month, an amount that 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.

The City's Assisted Living Study Group consisting of several City departments and various community agencies is pursuing the possibility of developing affordable assisted living for low and moderate-income seniors in Alexandria. Currently, the cost of assisted living in the City can exceed \$6,000 per month, which is an amount well beyond the incomes of seniors in this category. The only affordable assisted living beds in Northern Virginia are those at Birmingham Green, which is in Manassas and seniors are reluctant to leave their home to go that far away from friends and family. In January 2009, the Department of Human Services hired a consultant, NCB Capital Impact, to study the options for affordable assisted living in the City. Their report is expected in late April.

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

**Support for Applications by Other Entities:** 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.

## ■ **I.F. Persons with Physical and Sensory Disabilities**

### **Five-Year Objectives:**

Activities to be undertaken during City FY 2010 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 2010 Programs/Activities for Persons with Physical and Sensory Disabilities:******Program/Activity: Rental Accessibility Modification Program (RAMP)******Provider(s):*** City of Alexandria Office of Housing***Target Population:*** Extremely Low- to Moderate-Income Disabled Renters***Program/Activity Description:*** Supports accessibility modifications in income-eligible renter households with grants of up to \$50,000 in CDBG funds for substantive modifications and mini-grants of up to \$1,500 from the City's Housing Trust Fund for more minor modifications***Geographic Distribution:*** Citywide***Projected Funding for City FY 2010 (By Source):*** TOTAL - \$61,000 [CDBG Carryover - \$58,000; HTF carryover- \$3,000]***Service Objective:*** Households Served - 3***Performance Measurement:*** Objective: Decent Affordable Housing, Suitable Living Environment; Outcome: Availability/ Accessibility

*During City FY 2010, 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 mobility impairment. It is estimated that no households served through this program during City FY 2010 will include a person with a disability. For more information, see Section I.C. (Fair Housing Testing Program).*

*The City's Real Property Tax Relief and Rent Relief Programs, discussed in Section I.E, are also available to income-eligible persons with disabilities. The City estimates that 75 non-elderly disabled persons will benefit from the Real Property Tax Relief Program and 31 non-elderly disabled persons from the Rent Relief Program. Rebuilding Together Alexandria (RTA) will also serve low-income disabled homeowners through rehabilitation and energy improvement initiatives, which are also discussed in Section I.E.*

*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. 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 Rights 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.

**Support for Applications by Other Entities:** The City would support applications by other entities for funding to maintain existing levels of housing assistance to persons with physical disabilities, 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 Plan would require City Council approval.

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

The City's primary strategy for assisting persons with mental illness, mental retardation, and substance dependence is to provide supportive housing opportunities, case management, and supportive services through the Alexandria Community Services Board (ACSB) and the City's Department of Mental Health, Mental Retardation, and Substance Abuse (MHMRSA). 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.

#### **Five-Year Objectives:**

Activities to be undertaken during City FY 2010 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:

- 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 30 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 and their families to secure affordable permanent supportive housing within the City.

***City FY 2010 Programs/Activities for Persons with Mental Illness, Mental Retardation or Chemical Dependency:***

**Program/Activity: *Transitional/Permanent Supportive Housing Group Homes and Supervised Apartments***

**Provider(s):** City's Department of Mental Health, Mental Retardation and Substance Abuse MHMRSA and Sheltered Homes of Alexandria (SHA)

**Target Population:** Persons in the City who are mentally ill and/or have substance abuse problems.

**Program/Activity Description:** Provide housing for men and women who are mentally ill and/or have substance abuse problems

**Geographic Distribution:** Eligibility is Citywide

**Projected Funding for City FY 2010 (By Source):** TOTAL - \$7,810,651 [Federal Substance Abuse Block Grant money for the Treatment of Alcohol and/or Drug-addicted Women - \$50,929; City General Fund - \$5,268,465; State - \$453,643; Client fees - \$2,037,614]

**Service Objective:** 130 beds available in 42 housing units

**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Availability/Accessibility, Affordability

*In order to respond to the changing needs of a growing number of clients with both mental illness and substance dependence, MHMRSA 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, "child, family and prevention" reaches across disability areas and populations. This service delivery system enables MHMRSA 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 will leverage an estimated \$8.9 million in state, local, and private funds. Operating funds of \$127,965 consisting of federal SHP Transitional Housing monies will be matched with \$244,965 in ACSB funds (inclusive of state funds, local funds, and fees). Operating funds of \$274,673 consisting of federal SHP Permanent Housing monies will be matched with \$305,363 in ACSB funds (inclusive of state funds, local funds, and fees).

**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.

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

The City endeavors 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 INOVA Juniper Program, Northern Virginia Family Services, 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 the following categories of assistance: short-term housing assistance; group home operation support and technical assistance; and long-term rental assistance. All planned FY 2010 services are provided on a regional basis.

### **Five-Year Objectives:**

Activities to be undertaken during City FY 2010 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.

### **City FY 2010 Programs/Activities for Persons Living With or Affected by HIV/AIDS:**

**Program/Activity:** *TBRA - Long-Term Tenant-Based Rental Assistance for Persons with HIV/AIDS*

**Provider(s):** Northern Virginia Family Services

**Target Population:** Persons with HIV/AIDS

**Program/Activity Description:** Provides long-term tenant-based rental assistance for persons living with HIV/AIDS under the HOPWA voucher program

**Geographic Distribution:** Northern Virginia region (from Fredericksburg to Washington D.C. and west).

**Projected Funding for City FY 2010 (By Source):** HOPWA - \$443,246 (not from City's share of regional allocation)

**Service Objective:** TBRA Vouchers Issued: 50 for the Northern Virginia region, including 6 to Alexandrians

**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

***Program/Activity: Short-Term Housing Assistance and Other Housing-Related Services for Persons Living with HIV/AIDS*****Provider(s):** Northern Virginia Family Services**Target Population:** Persons Living With or Affected by HIV/AIDS**Program/Activity Description:** Housing for persons with HIV/AIDS**Geographic Distribution:** Northern Virginia Region (from Fredericksburg to Washington D.C. and west).**Projected Funding for City FY 2010 (By Source):** HOPWA - \$128,000 (not from City's share of regional allocation)**Service Objective:** Short-Term Housing Households - 70, including 8 to Alexandrians**Performance Measurement:** Objective: Suitable Living Environment; Outcome: Affordability, Availability/Accessibility***Program/Activity: TBRA - Security Deposit/First Month Rent Assistance for Persons Living with HIV/AIDS*****Provider(s):** Northern Virginia Family Services**Target Population:** Persons Living With or Affected by HIV/AIDS**Program/Activity Description:** Housing for persons with HIV/AIDS**Geographic Distribution:** Northern Virginia Region (from Fredericksburg to Washington D.C. and west).**Projected Funding for City FY 2010 (By Source):** HOPWA - \$66,000 (not from City's share of regional allocation)**Service Objective:** Households Assisted – 60, including 10 to Alexandrians**Performance Measurement:** Objective: Suitable Living Environment; Outcome: Affordability, Availability/Accessibility***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 2010 (By Source):** TOTAL - \$162,302 [Section 811 Contractual Rental Assistance - \$77,440; HOPWA- \$50,000; Rent Revenue - \$34,862]**Service Objective:** Households - 12 (including 3 Alexandrians)**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Availability/Accessibility***Program/Activity: Supportive Services for Persons Living With or Affected by HIV/AIDS*****Provider(s):** Alexandria Health Department, Alexandria Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA), Northern Virginia AIDS Ministries (NOVAM), Positive Livin', K.I. Services, INOVA Juniper Program, and Wholistic Family Agape Ministries Institute (WFAMI)**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'. MHMRSA will provide HIV testing as well as testing-related counseling and education.

**Geographic Distribution:** Available to Alexandria residents Citywide

**Projected Funding for City FY 2010 (By Source):** Alexandria Health Department - \$729,968 in Ryan White Comprehensive AIDS Response Emergency (CARE) Act and other funds; INOVA Juniper Program and Positive Livin' - Ryan White CARE Act

**Service Objective:** Persons Assisted with Primary Medical Care and Other Services by Alexandria Health Department - 169

**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Availability/Accessibility

*City residents with HIV/AIDS who do not have housing are referred to Carpenter's Shelter and the Alexandria Community Shelter. Other agencies/organizations that provide Case Management, Primary Medical Care and other support services for Alexandria City residents include: K.I. Services, Positive Livin', Ethiopian Community Development Council (ECDC), INOVA Juniper Program, Wholistic Family Agape ministries institute (WFAMI), and Northern Virginia AIDS Ministry (NOVAM). City residents living with HIV/AIDS may be eligible for general mental health and substance abuse services offered by MHMRSA, 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:** 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 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.

## Section II

### Non-Housing Community Development Programs and Services

The following sections provide information on City community development programs and services proposed for City FY 2010 (including economic development activities and actions to reduce poverty), which will serve low-and moderate-income persons, other target groups addressed in this document or persons in low-income areas.

- **II. A Public Service Needs**

<b>Employment and Training</b>
<p><b><u>Program/Activity:</u></b> <i>Employment Services</i></p> <p><b><u>Responsible Entity(ies):</u></b> City of Alexandria DHS</p> <p><b><u>Consolidated Plan Target Group or Area:</u></b> Consumers will include Low- and Moderate-Income Households</p> <p><b><u>Program/Activity Description:</u></b> Includes <i>JobLink</i>, the City's One Stop Center for Workforce Investment Act of 1998 (WIA) service delivery, which among other programs offers Adult and Dislocated Worker Assistance, Food Stamp Employment and Training program, Refugee Assistance, General Public Assistance, the Community Digital Divide Initiative (CDDI) to help under-served communities gain low-or no-cost access to computers and to <i>JobLink</i> networks through the Internet; the Virginia Initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, day care, needs assessments, support services and other resources to remove barriers to employment for TANF recipients; the TeensWork! Youth Employment Program, which will endeavor to place 120 youth in public and private non-profit work sites during the summer and 153 youth in unsubsidized employment and job readiness activities; a federally-funded WIA effort focusing on employment readiness for 10 hard-to-serve youth receiving year-round services; and the EAGLES program which prepares ex-offenders for finding, maintaining, and advancing in employment.</p> <p><b><u>Projected Funding for City FY 2010 (By Source):</u></b> Total \$4,537,373 [Federal - \$1,387,784; State - \$260,857; Donations - \$35,000; Local/General Funds - 2,853,732]</p> <p><b><u>Service Objective:</u></b> Persons - 4,250</p> <p><b><u>Performance Measurement:</u></b> Objective: Creating Economic Opportunities; Outcome: Sustainability</p>

▪ **II.B. Economic Development**

***Program/Activity: Microenterprise Loan Program***

**Responsible Entity(ies):** ECDC Enterprise Development Group

**Consolidated Plan Target Group or Area:** Small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas.

**Program/Activity Description:** Provides loans to small businesses in the City of Alexandria that do not yet qualify for conventional loans.

**Projected Funding for City FY 2010 (By Source):** 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.

**Service Objective:** Loans completed to small businesses and owned by low and moderate persons - 7

**Performance Measurement:** Objective: Creating Economic Opportunity; Outcome: Sustainability

***Program/Activity: Revitalization of Mt. Vernon Avenue and Northern Rt. 1 Corridor and AEDP Facade Improvement Grant Program***

**Responsible Entity(ies):** Alexandria Economic Development Partnership (AEDP) and City of Alexandria

**Consolidated Plan Target Group or Area:** Citywide. Currently Mt. Vernon Ave, King Street, Queen Street, 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 is developing a strategy to help stabilize existing businesses and to strengthen the business environment in a manner that will be in concert with the community's long-term vision and will help in the marketability of the area.

**Projected Funding for City FY 2010 (By Source):** TOTAL -\$565,000 [City General Fund - \$500,000 for Arlandria; AEDP - \$10,000; Alexandria Industrial Development Authority - \$55,000 (to continue efforts to market, attract, expand, and retain business opportunities in the City, including the Enterprise Zone). Funding for the Facade Improvement Program was limited so the program was discontinued as of December 31, 2008.

**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; Businesses assisted – 10; initiate and complete an intersection study to identify potential pedestrian safety and streetscape improvements.

**Performance Measurement:** Objective: Suitable Living Environment, Creating Economic Opportunity; Outcome: Sustainability

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

▪ **II.C. Other Community Development Activities**

**Program/Activity:** *Code Enforcement and Blight Abatement*

**Responsible Entity(ies):** Office of Building and Fire Code Administration

**Consolidated Plan Target Group or Low-Income Area:** Citywide, including block groups with highest percentage of low/mod persons

**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.

**Projected Funding for City FY 2010 (By Source):** The City’s estimated cost to provide these services in the City target areas identified above is between \$60,934 and \$95,208 per year.

**Service Objective:** Monitor and abate code issues and blighting influences

**Performance Measurement:** Objective: Suitable Living Environment; Outcome: Sustainability

*Low- and moderate-income owner-occupants of residential units with code violations may qualify for assistance under the City’s Home Rehabilitation Loan Program to implement historic preservation and/or energy efficiency improvements (for more information on the Home Rehabilitation Loan Program, see Section I.B.).*

## Section III - Other Activities to be Undertaken

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

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

The analysis contained in the Consolidated Plan points to the greatest need being additional funds. The City will continue to identify other possible sources of funding. Beginning in City FY 2006, the City dedicated one cent on the real property tax rate for affordable housing. Due to declining City revenues, this amount will be reduced in FY 2010, as described in Section III.B. Additional revenues from the real estate recordation tax were also made available for FY 2006 only. In June 2005, City Council accepted a report from the Developer Housing Contribution Policy Work Group that included a suggested formula that would result in increased contributions to the Housing Trust Fund (see Affordable Housing Policy, Housing Trust Fund, and Developer Housing Contributions in Section III.B.).

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

For rental housing, the City's primary goal is to preserve the existing supply of public housing and replacement units covered by Resolution 830. In addition, subject to available resources, the City seeks to preserve the supply of other assisted rental housing, and to preserve and expand the supply of affordable private market rental housing. 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. With regard to homeownership, the primary goal is to provide homeownership opportunities for households with incomes between 60% of the median income for the area (currently \$61,620 for a household of four) and the City-established maximum income limit (currently \$102,700 for a family of four). At this time, the Economic Stimulus legislation may also make other federal funds available to support the City's affordable housing efforts.

#### **Affordable Housing Initiatives Work Group**

From January 2007 through January 2009, the Affordable Housing Initiatives Work Group (AHIWG) met regularly to review current City housing policies and programs with the goal of developing recommendations for Council regarding a spectrum of tools to be adopted or created to maximize and sustain the production and preservation of affordable and workforce housing. The composition of the work group reflects the community's diverse interests in housing issues, as well as a range of professional expertise and perspectives from the business and development community.

AHIWG's final report and recommendations are expected to be issued to Council in spring of 2009. An interim report was provided to City Council in April 2008. Based on findings and recommendations in the interim report, Council authorized the creation of a new work group to study and refine the current affordable housing contribution process to develop a system that promotes preservation efforts and provides alternative options to maximize the production/preservation of affordable housing units as efficiently as possible, including joint ventures between private and non profit development entities and offsite housing preservation and production. Council also authorized and provided funding for the development of a comprehensive, City-wide housing master plan. This effort is planned to enhance the geographic distribution of a range of housing options throughout the city and increase opportunities for public, affordable and workforce housing development.

### **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.<sup>3</sup> 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. Planned FY 2010 activity in furtherance of Resolution 830 is summarized below:

#### Quaker Hill – 60 Units

Low Income Housing Tax Credit funding for the acquisition and rehabilitation (from the current tax credit partnership) has been approved and rehabilitation of the property will begin in FY 2009 and continue in FY 2010. In December 2006, the City approved a loan to ARHA to preserve 60 affordable units at Quaker Hill that were developed as some of the replacement units for the old Cameron Valley public housing. The City has provided a loan of \$3.5 million (plus reinvestment of an outstanding loan of \$1.2 million) toward this effort.

#### Glebe Park – 84 Units

Demolition and reconstruction will begin in FY 2009 and will continue in FY 2010. The project includes 84 rental units (44 of which will be used as replacement units for James Bland and James Bland Addition), 10 workforce sales units, and 8 market rate units. The City has previously approved a development special use permit (DSUP) and a bridge loan of \$5.6 million in funding for the redevelopment of Glebe Park, a 152-unit property with 40 units of public housing, also originally acquired to provide replacement housing for Cameron Valley.

#### James Bland – 134 Units and 16 Units (Scattered Site)

During FY 2009, ARHA and its developer partner EYA received City approval for a DSUP for the James Bland project and will be submitting a tax credit application to VHDA to help finance the project. The on-site redevelopment of the James Bland Public Housing (148

---

<sup>3</sup> The Resolution 830 commitment is to maintain 1,150 available units; however at any given time, units may be vacant for unit turnover, pending or, ongoing relocation, or redevelopment.

units) and James Bland Addition (46 units) will occur in five phases, each consisting of one block, with the first block expected to begin in FY 2010, subject to a successful FY09 tax credit application. The City and ARHA will continue the process of locating the additional 16 replacement units a scattered site.

**Developer Housing Contributions**

Since City FY 2004, the City’s ability to secure affordable housing units under its zoning ordinance has been governed by Section 15.2-2304 of the Virginia State Code, which enables 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 previously applicable to the City. The tiered contribution formula, below, was developed in FY 2005 through the City’s collaboration with developers and others to revise the level of developer contributions established in 2002 (\$1/gross square foot). The 2005 formula was accepted by City Council and in the intervening years the development community has largely abided, with these voluntary guidelines. A new work group is being established to review and make recommendations with regard to developer contributions for affordable housing.

<b>Commercial development</b>	Voluntary contribution of \$1.50 per square foot of gross floor area (gfa)
<b>Residential Tier 1 (density, floor area ratio (FAR), height at base level permitted by Zoning Code/Master Plan)</b>	Voluntary contributions: Rental: \$1.50 per square foot of permitted gfa Sales: \$2.00 per square foot of permitted gfa
<b>Residential Tier 2 (density, FAR, or height increase allowed with Special Use Permit)</b>	Voluntary contribution of Tier 1 amount plus \$4 per additional square foot of gfa made possible by SUP
<b>Residential Tier 3 (bonus density, FAR or height)</b>	Voluntary contributions of Tier 1 and Tier 2 amounts (if applicable) plus 1/3 of additional units made possible by bonus provisions of Zoning Ordinance. Zoning Ordinance to be amended to include specific requirements for units to be provided for projects covered by bonus provisions.

**Housing Trust Fund Contributions.** Developer contributions are placed in the City’s Housing Trust Fund to support a variety of affordable housing activities. During City FY 2010, approximately \$2,602,160 in Housing Trust Fund monies is expected be available for allocation to affordable housing activities. This includes \$1,467,160 in revenue anticipated to be received during the year (\$1,272,000 from developer contributions and the rest from interest and loan repayments). In addition, an estimated \$1,135,000 is expected to be available from FY 2009 and prior years, some of which was previously committed to the

ongoing activities discussed in Section I (i.e., Moderate Income Homeownership Program, Employee Homeownership Incentive Program, Homeownership Counseling Program, and others).

***Affordable Units Pledged by Developers.*** Five projects with a total of 333 -339 units\* will be in different stages of development in FY 2010. Seventy-three (The Station at Potomac Yard and Glebe Park) of these previously pledged units are expected to be completed in FY 2010.

### **Affordable Housing Development**

Although the Five Year Consolidated Plan calls for the development or preservation of at least 100 units per year, the City's goal for FY 2007 was increased to call for the development or preservation of 150 to 200 units per year.

***Affordable Housing Initiatives Account and General Obligation Bonds.*** The Affordable Housing Initiatives Account consists of revenues from the City Council's dedicated real property tax revenues for affordable housing, which began in FY 2006. In FY 2006, Council also authorized the issuance of general obligation bonds for affordable housing, with the debt service on the bonds to be paid from the dedicated real property tax. The proposed FY 2010 Budget calls for the dedicated real property tax to be reduced from one cent to 0.7 cents per \$100 assessed value. An estimated \$1.4M will be used to pay debt service on the previously issued general obligation bonds, leaving \$0.8 million available to support affordable housing projects either directly or by leveraging general obligation bonds.

***Housing Opportunities Fund.*** The City established the Housing Opportunities Fund (HOF) in February 2002 to promote the development and preservation of affordable sales and rental housing units in the City. The HOF has been funded each year with a combined total ranging from \$0.9 to \$1 million dollars in HOME (including match), City General Fund and City Housing Trust Fund monies. Projects supported with HOME monies through the Housing Opportunities Fund will leverage funding from state, local and/or private resources. 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.

During City FY 2010, an estimated \$1,000,000 in Housing Opportunities Fund monies (\$200,000 in General Fund monies, \$400,000 in HOME funds with match, and \$400,000 in Housing Trust Fund monies) is expected to be available to assist with feasibility studies, pre-development costs, land acquisition, new construction, rehabilitation, or other efforts to

---

\* This includes one project for which the number of pledged units is 32-38. While all of the affordable units will be rental, the developer may build the overall project either as condominium units or rental units. If built for ownership, the units will be larger, and both the total number of units and the number of affordable units will be fewer.

provide or preserve affordable housing, as well as to support the Alexandria Housing Development Corporation, discussed below.

### **The Alexandria Housing Development Corporation**

In FY 2004, the City 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). AHDC was incorporated in May 2004 and its Board of Directors now numbers eight members. The City currently provides operating support for AHDC and Housing staff attend its Board meetings and provide technical assistance; however, AHDC is expected to become self-sufficient over the next few years as it earns developer fees from projects.

Through a special purpose entity which includes the City, AHDC is developing and constructing The Station at Potomac Yard, a mixed use project that combines a new City fire station facility, a retail shopping space and 64 units of affordable and workforce rental housing. The project is expected to be completed in the fall of 2009. AHDC is also actively looking for other projects and the Board anticipates that it will hire an executive director by FY 2010.

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

The City continues to work towards eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be State restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary. The 2005 Developer Housing Contribution Work Group report stated that it was intended to provide the clarity and certainty desired by the development community with regard to affordable housing contribution levels for a minimum three-year period. A new work group is being established to revisit the issue of developer contributions.

### **■ III.D. Fair Housing Activities**

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

During City FY 2010, the Office of Housing will conduct fair housing testing for discrimination 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 2010, 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 a regularly scheduled annual seminar, 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 budget for the Fair Housing Testing Program in City FY 2010 consists of \$52,712 in CDBG funds.

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

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 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 2010 at a projected cost of \$4,500 (not including follow-up or case management). An estimated 300 tests will be conducted to determine if the lead level of Alexandria children is above acceptable levels. Children with screening (capillary) levels above 10 µg/dl will have venous blood tested for lead levels. For children determined to have venous blood lead levels above 15 µg/dl, the Health Department will conduct environmental tests using its lead-based paint analyzer on suspect buildings in the City where these children live or play. Children with marked elevations will receive case management for necessary treatment and follow-up.

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

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

### ■ III.G. Developing 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 Housing Development Corporation discussed in Section III.B above has been created to enhance the existing institutional structure by establishing a development entity whose primary focus is to carry out housing development and preservation projects within the City.

A Memorandum of Understanding (MOU) was signed in FY 2008 to strengthen the partnership between the City and ARHA through shared information and enhanced communication. The MOU identifies measures to evaluate and manage performance by both parties in the areas of budgeting, capital planning, and organizational management. The MOU represents an effort to create an interactive partnership through processes for better planning and coordination to achieve a shared affordable housing strategy for Alexandria to sustain and improve public and publicly-assisted housing within the City of Alexandria. The MOU is intended to provide a vehicle for the City and ARHA to work as partners to jointly undertake short and long term land use and capital planning, including preparation of a comprehensive Strategic Plan. It will also help to monitor program performance and achieve a better long-term financial condition for ARHA, with the goal of improving the living environment for ARHA's residents.

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

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 Council of Human Service Organizations (ACHSO) will continue to operate in FY 2010 with the mission to improve human services through cross sector collaboration to benefit the entire Alexandria community, resulting in an innovative and integrated human services model. The council provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs. A membership directory can be found on ACHSO's Web site at [www.alexandriaserves.org/index.html](http://www.alexandriaserves.org/index.html).

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 to stay abreast of new homeownership funding programs and underwriting requirements that would benefit various income level households.

Ongoing Foreclosure Prevention Clinics are sponsored by the Office of Housing and Housing Counseling Services, a HUD-approved housing counseling agency, to provide guidance and counseling to Alexandrians who may be facing foreclosure or who are simply having trouble balancing their monthly expenses. Participants are individually assessed and given the opportunity to immediately schedule a default and delinquency counseling session.

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

#### *Public Housing Improvements*

As in previous years Action Plans, ARHA is continuing to invest Public Housing Capital funds to improve those Public Housing developments that are in need of capital improvements, based on the most current Physical Needs Assessment and the amount of funds granted by HUD to accomplish the necessary rehabilitation. Most of the funds are used in the substantial rehabilitation of vacant units and infrastructure improvement of existing buildings.

Additionally, ARHA has targeted those developments that, due to building age and the assessed physical needs, would benefit the most of the rehabilitation process. For FY 2010, ARHA anticipates the redevelopment of at least 102 units (84 units at Glebe Park and the first 18 of 134 units at James Bland), with the disposition of the older structures and the construction of new affordable rental units within a mixed development. This initiative is being implemented in conjunction with the City of Alexandria and a Developer Partner and using a mixed source of funds.

*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 2010, ARHA will continue providing limited social services to its residents through the Family Resource Learning Center (FLRC), which provides a variety of educational, social, and cultural activities for public housing children of all ages, the new Hopkins Tancil Teen Center which will provide basically the same types of services, 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 2010, ARHA will continue to promote resident input on ARHA initiatives. It is expected that parents and volunteers from the neighborhood will continue to work closely with the Family Resource Learning Center (FRLC) and the Hopkins Tancil Teen Center. In addition, it is anticipated that the Agency Plan Residents' Advisory Board, which is comprised of public housing and Section 8 residents elected in an ARHA-wide election, will continue to contribute resident input on the Annual and Five-Year Public Housing Authority Plans required by HUD, and that both the Alexandria Residents Council (ARC) and the Ladrey High-Rise Advisory Board (LHAB) will continue to work with ARHA to address resident needs.

**APPENDIX I**

Federal Application and Certification Forms  
City FY 2010 CDBG and HOME Budgets  
Listing of Proposed City FY 2010 CDBG/HOME-Funded Projects

---

**Application for City FY 2010 (Federal FY 2009) Community Development Block Grant and Home Investment Partnerships Program Funds**

This Appendix serves as the City's application for Federal Fiscal Year 2009 Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds. These funds will cover the City Fiscal Year 2010, from July 1, 2009 to June 30, 2010. For 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 35th year CDBG and FFY 2009 HOME programs reflect the City's continued commitment to that objective.

From City FY 1976 through City FY 2009, the City has received \$42,113,371 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 \$10,937,246 from City FY 1993 through City FY 2009, the City has been able to address additional housing needs.

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

As shown in Tables B and C included in this Appendix, the City's total consolidated HUD allocation for Federal FY 2009 is \$2,063,890 including \$1,233,314 in CDBG funding and \$830,576 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 Appendix are the certifications, which are required as a condition of receiving the federal funds. In addition, the City has included specific HOME Program requirements, which must be part of its application for these funds.

**Application for Federal Assistance SF-424**

Version 02

**\*1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\*2. Type of Application**

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s)

\*Other (Specify)  
\_\_\_\_\_

**3. Date Received:**

May 15, 2009

**4. Applicant Identifier:**

M-09-MC54-0501

**5a. Federal Entity Identifier:**

**\*5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

\*a. Legal Name: City of Alexandria

**\*b. Employer/Taxpayer Identification Number (EIN/TIN):**

54-6001103

**\*c. Organizational DUNS:**

07-485-3250

**d. Address:**

\*Street 1: 421 King Street, Suite 200

Street 2: \_\_\_\_\_

\*City: Alexandria

County: \_\_\_\_\_

\*State: VA

Province: \_\_\_\_\_

\*Country: USA

\*Zip / Postal Code 22314

**e. Organizational Unit:**

**Department Name:**

Office of Housing

**Division Name:**

Administration

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Mrs. \*First Name: Mildrilyn

Middle Name: Stephens

\*Last Name: Davis

Suffix: \_\_\_\_\_

Title: Director

**Organizational Affiliation:**

Office of Housing

\*Telephone Number: 703-746-4990

Fax Number: 703-706-3904

\*Email: mildrilyn.davis@alexandriava.gov

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

C. City or Township Government

Type of Applicant 3: Select Applicant Type:

C. City or Township Government

\*Other (Specify)

**\*10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-239 \_\_\_\_\_

CFDA Title:

Home Investment Partnerships (HOME) Program \_\_\_\_\_

**\*12 Funding Opportunity Number:**

N/A \_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

N/A \_\_\_\_\_

Title:

\_\_\_\_\_

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of Alexandria

**\*15. Descriptive Title of Applicant's Project:**

Proposed Use of Federal FY 2009 Home Investment Partnerships (HOME) Program Funds

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a. Applicant: 8th

\*b. Program/Project: 8th

**17. Proposed Project:**

\*a. Start Date: 07/01/2009

\*b. End Date: 06/30/2010

**18. Estimated Funding (\$):**

*a. Federal	_____	830,576
*b. Applicant	_____	107,021
*c. State	_____	
*d. Local	_____	
*e. Other	_____	80,000
*f. Program Income	_____	125,000
*g. TOTAL	_____	1,142,597

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes       No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

**Authorized Representative:**

Prefix: Mr.      \*First Name: James

Middle Name: K.

\*Last Name: Hartmann

Suffix: \_\_\_\_\_

\*Title: City Manager

\*Telephone Number: 703-746-4990

Fax Number: 703-838-6343

\* Email: jim.hartmann@alexandriava.gov

\*Signature of Authorized Representative:

\*Date Signed:

**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

**Application for Federal Assistance SF-424**

Version 02

**\*1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\*2. Type of Application**

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s)

\*Other (Specify)  
\_\_\_\_\_

**3. Date Received:**

May 15, 2009

**4. Applicant Identifier:**

B-09-MC51-0001

**5a. Federal Entity Identifier:**

**\*5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

\*a. Legal Name: City of Alexandria

\*b. Employer/Taxpayer Identification Number (EIN/TIN):  
54-6001103

\*c. Organizational DUNS:  
07-485-3250

**d. Address:**

\*Street 1: 421 King Street, Suite 200  
Street 2: \_\_\_\_\_  
\*City: Alexandria  
County: \_\_\_\_\_  
\*State: VA  
Province: \_\_\_\_\_  
\*Country: USA  
\*Zip / Postal Code: 22314

**e. Organizational Unit:**

Department Name:  
Office of Housing

Division Name:  
Administration

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Mrs. \*First Name: Mildrilyn  
Middle Name: Stephens  
\*Last Name: Davis  
Suffix: \_\_\_\_\_

Title: Director

Organizational Affiliation:  
Office of Housing

\*Telephone Number: 703-746-4990

Fax Number: 703-706-3904

\*Email: mildrilyn.davis@alexandriava.gov

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

## Type of Applicant 2: Select Applicant Type:

C. City or Township Government

## Type of Applicant 3: Select Applicant Type:

C. City or Township Government

\*Other (Specify)

**\*10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

## CFDA Title:

Community Development Block Grant

**\*12 Funding Opportunity Number:**

N/A

## \*Title:

**13. Competition Identification Number:**

N/A

## Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of Alexandria

**\*15. Descriptive Title of Applicant's Project:**

Proposed Use of Federal FY 2009 Community Development Block Grant Program Funds

<b>Application for Federal Assistance SF-424</b>		Version 02
<b>16. Congressional Districts Of:</b>		
*a. Applicant: 8th	*b. Program/Project: 8th	
<b>17. Proposed Project:</b>		
*a. Start Date: 07/01/2009	*b. End Date: 06/30/2010	
<b>18. Estimated Funding (\$):</b>		
*a. Federal	1,233,314	
*b. Applicant		
*c. State		
*d. Local		
*e. Other	295,000	
*f. Program Income	350,000	
*g. TOTAL	1,878,314	
<b>*19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____		
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.		
<input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372		
<b>*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)</b>		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> ** I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions		
<b>Authorized Representative:</b>		
Prefix: <u>Mr.</u>	*First Name: <u>James</u>	
Middle Name: <u>K.</u>		
*Last Name: <u>Hartmann</u>		
Suffix: _____		
*Title: City Manager		
*Telephone Number: 703-838-4300	Fax Number: 703-838-6343	
* Email: jim.hartmann@alexandriava.gov		
*Signature of Authorized Representative:		*Date Signed:

**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

## ▪ **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 \$468,826 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. Recapture 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 recapture 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.

### **Standards and Procedures that will be used to Monitor Activities and Ensure Long-term Compliance with Program Requirements**

The City's Office of Housing will be the lead entity for ensuring that progress is made towards the goals and priorities established in the Plan. The performance measurement (for objectives and outcomes measures, and outcomes) as reflected in the Executive Summary will be used as performance targets. The City will allow for ongoing tracking of activities and programs through regular reporting of current and planned activities.

The City's Office of Housing will also track progress through compilation of data and information that will be used for the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER will include information regarding the use of federal, state, local and private funds used to provide affordable housing, support services for low-to-moderate income families; resources expended; persons/households assisted; characteristics of persons or households, racial/ethnic characteristics, summary of achievements, and if applicable, the reasons for lack of progress in particular areas or programs.

The Office of Housing is responsible for seeing that CDBG- and HOME-funded programs and projects are administered in a manner consistent with program regulations. Most of the activities proposed for funding under the FY 2010 CDBG and HOME Program will be carried out by the City's Office of Housing or its Department of Human Services. Any subrecipients who utilize CDBG or HOME funds will be subject to the requirements of a grant or loan agreement with the City, and will be required to submit reports to the City on a regular basis. Housing staff will also conduct on-site monitoring to determine if the

subrecipients are in compliance with program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed.

### **Affirmative Marketing of HOME Projects and Programs**

The City relies on a variety of approaches to ensure affirmative marketing of HOME-funded loan activities including the Homeownership Assistance Program (HAP) and Home Rehabilitation Loan Program (HRLP).

HAP and the locally funded Moderate Income Homeownership Program (MIHP) are marketed to potential homebuyers who live or work in the City of Alexandria by way of a direct mail postcard, a brochure and the City's annual homeownership fair. The City has developed a marketing brochure for distribution at the Fair, Office of Housing offices and at other events, such as new employee orientations and staff meetings.

In publicizing the annual Homeownership Fair, postcards are mailed to renters living in the City and letters are sent to civic associations, religious institutions, and public and private employers. The Fair is also publicized through a notice on the local cable access television station, on the City's Web site ([www.alexandriava.gov](http://www.alexandriava.gov)) and through newspaper advertisements. Fair participants are provided with a variety of information, in English and Spanish, on the homebuying process, affordable housing opportunities, and affordable financing.

In addition to sponsoring the annual Homeownership Fair, the City regularly conducts community-wide outreach and home purchase education in connection with its homeownership assistance programs. The City provides targeted outreach, which includes households with children, government and school employees and language minority populations, through attendance at English as a Second Language (ESL) classes, and at community events such as the Department of Human Service's Multicultural Outreach Fair, the Arlandria National Night Out and the Arlandria Community Hispanic Heritage Festival.

The City has also partnered with the Alexandria Redevelopment and Housing Authority (ARHA) and Shiloh Federal Credit Union to reach very low-income households currently residing in public housing or participating in the Section 8 Housing Choice Voucher program who are interested in pursuing homeownership. This partnership includes efforts to assist Section 8 voucher holders, those participating in Shiloh's Individual Development Account (IDA) program, as well as in ARHA's Family Self-Sufficiency (FSS) program.

To increase the participation of persons with physical and sensory disabilities in City homeownership programs, the City holds the annual Homeownership Fair in an accessible location. Brochures describing the Fair include a statement that on-site assistance and special arrangements are available to individuals with disabilities with advance notice. City staff also coordinates with the Office of Adult and Aging Services staff to provide an overview of

the City's homeownership and home modification programs and to request assistance in conducting outreach to the elderly population on the availability of these services.

Extensive outreach efforts on City homeownership programs targeted to City real estate professionals is conducted through staff attendance at sales meetings at real estate agencies and through lender/realtor seminars sponsored by the City. The City also participates in the Northern Virginia Association of Realtors (NVAR) Affordable Housing Task Force. This group has developed a Web site ([www.nvar.com](http://www.nvar.com)), which provides a range of information on home purchase assistance programs, including the City's HAP and MIHP programs, throughout the Northern Virginia region.

The Home Rehabilitation Loan Program (HRLP) is marketed through selected mailings of program brochures to households in census tracts in the City where sizeable numbers of eligible households are believed to reside. During FY 2009, 1,225 program brochures were mailed to households who were eligible to participate in the 2009 Real Estate Tax Relief and Assistance Program for Elderly and Disable Persons program. In addition, the City continues to conduct targeted marketing within neighborhoods where home rehabilitation projects are being implemented. Outreach to civic organizations and to agencies serving elderly and low-income City residents, as well as coordinated outreach with the City Departments of Code Enforcement and Planning and Zoning will continue.

### **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. Making routine mailings to contractors to solicit applications from minority contractors. This has been very effective in past minority and women recruiting efforts; and
3. 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 9 contractors, two (20%) of whom are minorities, one Asian male and one Hispanic male. 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 write-down 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 the implementation of paragraphs 1, 2, 3, 4, 5, and 6.

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

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

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

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

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

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

City Manager  
Title

## Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities in 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) 2009, 2010 and 2011 (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: 421 King Street, Suite 200  
Alexandria, Virginia 22314

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

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

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

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

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

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

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

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

**TABLE B**  
**Community Development Block Grant (CDBG) 35th Year Proposed Budget**  
**July 1, 2009 - June 30, 2010**

<b>PROGRAM</b>	<b>35th Year Grant</b>	<b>Carryover Funds</b>	<b>Anticipated Unbudgeted Program Income*</b>	<b>Total Funds Available</b>	<b>Percent of Budget</b>
CDBG Program Administration	\$208,457			\$208,457	11.1%
Submissions & Applications for Federal Program/Public Information	\$24,296			\$24,296	1.3%
Fair Housing Testing	\$52,712			\$52,712	2.8%
Homeownership Assistance Program**	\$278,068		\$175,000	\$453,068	24.1%
Home Rehabilitation Loan Program**	\$547,781	\$237,000	\$175,000	\$959,781	51.1%
Rental Accessibility Modification Program**		\$58,000		\$58,000	3.1%
Eviction Assistance & Furniture Storage**	\$50,000			\$50,000	2.8%
Transitional Assistance Program**	\$52,000			\$52,000	2.8%
Winter Shelter**	\$20,000			\$20,000	1.1%
<b>TOTALS</b>	<b>\$1,233,314</b>	<b>\$295,000</b>	<b>\$350,000</b>	<b>\$1,878,314</b>	<b>100.0%</b>

\*These monies are unscheduled and cannot be predicted with certainty. They are not included in City's budget until they are received.

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

TABLE C

**Federal FY 2009 Home Investment Partnerships (HOME) Program Proposed Budget  
July 1, 2009 – June 30, 2010**

PROGRAM	FFY 2009 Grant	City General Fund	Housing Trust Fund Match	Anticipated Unbudgeted Program Income*	Total Available Budget	Percent of Budget
HOME Administration	\$82,493				\$82,493	7.2%
HOME Homeownership	\$428,083	\$107,021		\$125,000	\$660,104	57.8%
HOME Housing Development Assistance	\$320,000		\$80,000		\$400,000	35.0%
<b>TOTAL</b>	<b>\$830,576</b>	<b>\$107,021</b>	<b>\$80,000</b>	<b>\$125,000</b>	<b>\$1,142,597</b>	<b>100.0%</b>

\*These monies are unscheduled and cannot be predicted with certainty. They are not included in City's budget until they are received.

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**                      **City of Alexandria**

**Priority Need**  
**Planning and Administration**

**Project Title**  
**CDBG Program Administration**

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

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Objective Number N/A	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) 7/1/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$208,457
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	\$
Assisted Housing	
PHA	
Other Funding	
Total	\$208,457

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

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction'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.**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Objective Number N/A	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) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	\$82,493
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$82,493

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

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction'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 for required federal reports and plans.**

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                     Sustainability

**Location/Target Area**

Objective Number N/A	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) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	\$ 24,296
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>\$ 24,296</b>

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

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**                      **City of Alexandria**

**Priority Need**  
**Planning & Administration**

**Project Title**  
**Fair Housing Testing Program**

**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.**

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability                 Sustainability

**Location/Target Area**  
**Community Wide**

Objective Number N/A	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) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 52,712
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 52,712

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

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**                      **City of Alexandria**

**Priority Need**  
**Owner 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.**

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility             Affordability                     Sustainability

**Location/Target Area**  
**Community Wide**

Objective Number 3	Project ID 5
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator Housing Units	Annual Units 11
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 547,781
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	\$ 237,000
Assisted Housing	
PHA	
Other Funding	\$ 175,000
Total	\$ 959,781

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

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**                      **City of Alexandria**

**Priority Need**  
**Owner 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 \$50,000 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.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
**Community Wide**

Objective Number 1	Project ID 6
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator Households	Annual Units 35
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 278,068
ESG	
HOME	\$ 428,083
HOPWA	
Total Formula	
Prior Year Funds	\$
Assisted Housing	
PHA	
Other Funding	\$ 407,421
Total	\$ 1,113,572

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

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction'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 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 Department of Human Services administers the program.**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
**Community Wide**

Objective Number 6	Project ID 7
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator Persons	Annual Units 135
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 50,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>\$ 50,000</b>

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

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction'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.**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
**Community Wide**

Objective Number 7	Project ID 8
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator Persons	Annual Units 150
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 52,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>\$ 52,000</b>

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

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction'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, coats, 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 structured case-management program during a time of year when living outdoors presents serious health hazard through exposure.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

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

Objective Number 5	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) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator Persons	Annual Units 350
Local ID	Units Upon Completion

**Funding Sources:**

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

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

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**                      **City of Alexandria**

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

**Project Title**  
**Rental Accessibility Modification Program**

**Project Description**  
**This program provides grant 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.**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
**Community Wide**

Objective Number 5	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) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator Housing units	Annual Units 2
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	\$58,000
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$ 58,000

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

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**                      **City of Alexandria**

**Priority Need**  
**Rental Housing**

**Project Title**  
**HOME Housing Development Assistance**

**Project Description**

HOME monies, along with City General Funds and monies from the City's Housing Trust Fund, will be combined to create a Housing Opportunities Fund, which will support the development of affordable sales and rental housing. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development, development, and construction activities.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area**  
**Community Wide**

Objective Number 4	Project ID 11
HUD Matrix Code 12	CDBG Citation 570.204
Type of Recipient Other	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/01/2009	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Indicator Housing units	Annual Units TBD
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	\$ 320,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$ 80,000
<b>Total</b>	<b>\$ 400,000</b>

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

**APPENDIX II**

**Figure 1: Locations of Assisted Rental Housing**

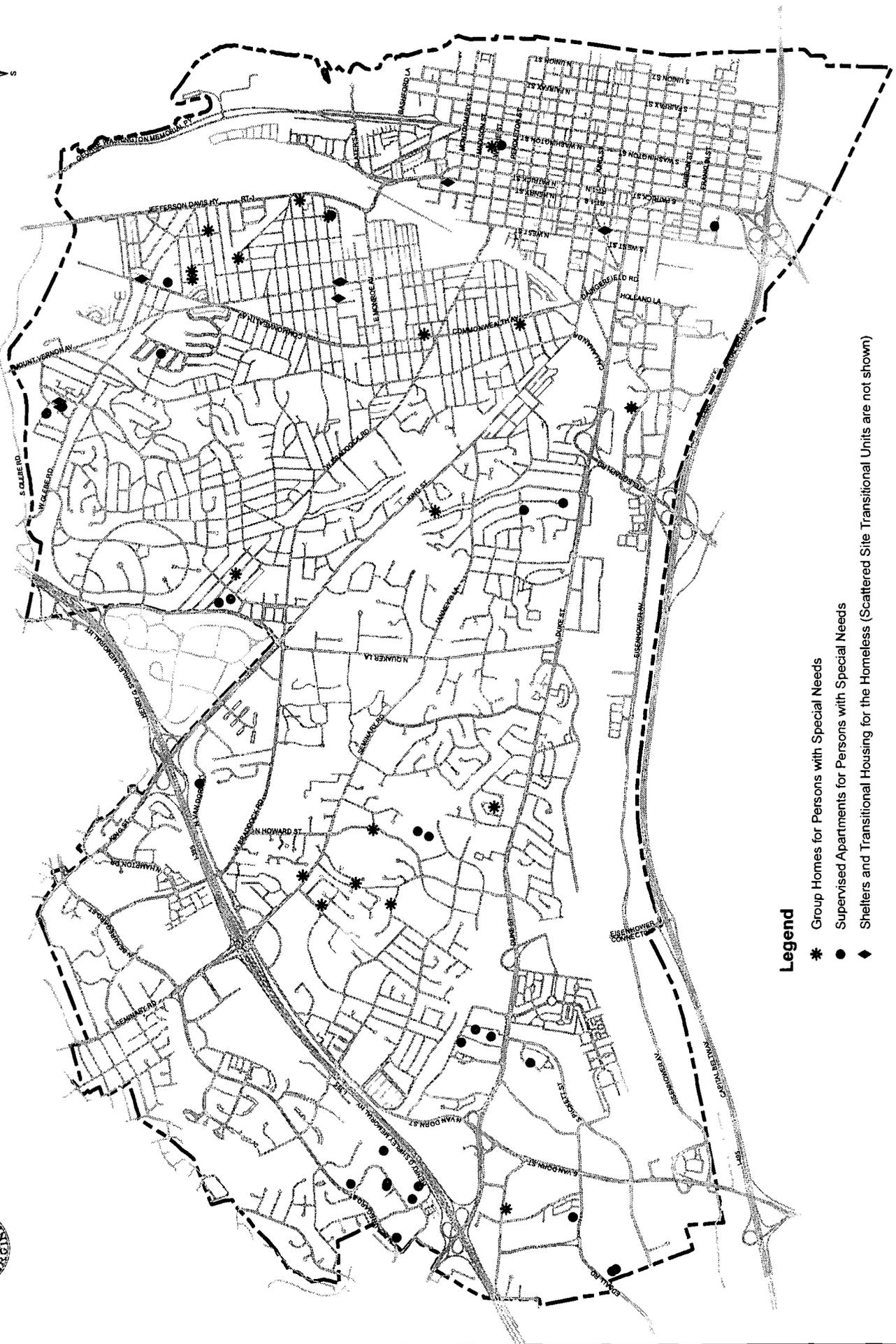
**Figure 2: Housing for the Homeless and Persons with Special Needs**

**Figure 3: Block Groups with Highest Percentage of Low/Mod Persons**



FIGURE 2

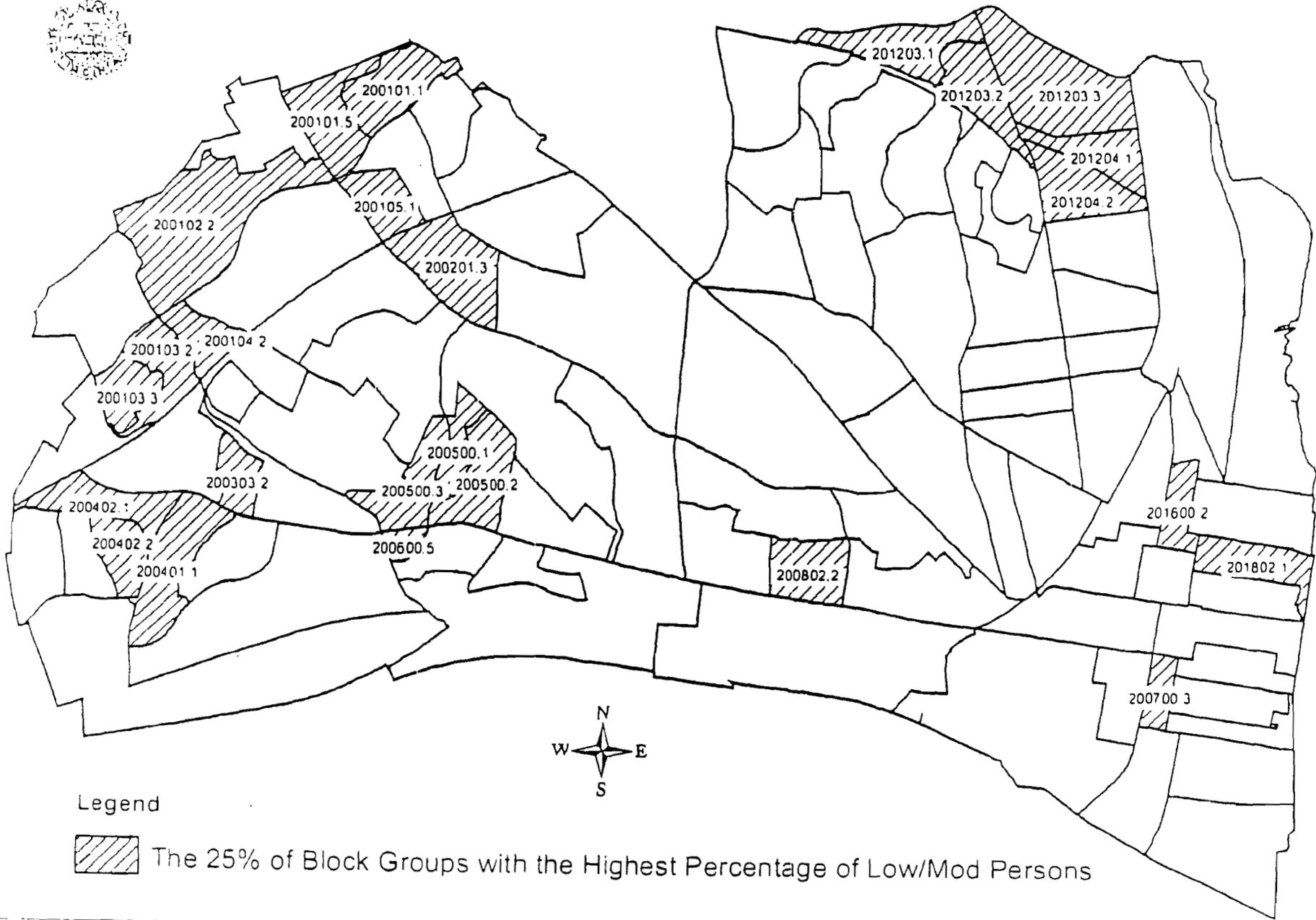
# Housing for the Homeless and Persons with Special Needs



### Legend

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

# Low/Moderate Income Census Block Groups



Legend



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

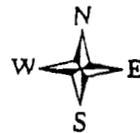


FIGURE 3

**APPENDIX III**

**Consolidated Plan Priority Levels and Strategies**

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

high priority - activities to address this need will be funded by the locality during the five-year Consolidated Plan period.

medium priority - if funds are available, activities to address this need may be funded by the locality during the five-year Consolidated Plan period. Also, the locality will take other actions to help other entities locate other sources of funds.

low priority - the locality will not fund activities to address this need during the five-year Consolidated Plan period; however, the locality will consider certifications of consistency for other entities' applications for federal assistance.

The priority levels assigned by the City in its FY 2006-2010 Consolidated Plan to the different housing and homeless services activities and needs groups are identified in APPENDIX III below. These levels reflect the City's decision to assign a high priority level to those activities for which there existed a clear indication that funding would be allocated during the current five-year Consolidated Plan term. For activities where funding was uncertain due to fiscal constraints, dependence on competitive grant programs or other circumstances, a relative priority of medium or low was established based on the needs of the group to be served, and the likelihood of funding being provided by the City (as opposed to other entities).

It should be noted that these priority levels do not necessarily reflect the need level that may exist in the community as determined by the City's analysis of Census data, existing and projected market conditions, and public input.

**HUD Table 1A  
Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Beds</b>	Emergency Shelter	140	0	0
	Transitional Housing	47	0	4
	Permanent Supportive Housing	25	0	34
	<b>Total</b>	<b>212</b>	<b>0</b>	<b>38</b>
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	100	0	0
	Transitional Housing	46	0	5
	Permanent Supportive Housing	10	0	0
	<b>Total</b>	<b>156</b>	<b>0</b>	<b>5</b>

**Continuum of Care: Homeless Population and Subpopulations Chart\***

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
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)
<b>Total (lines 1 + 2a)</b>	<b>157 (N)</b>	<b>184 (N)</b>	<b>73 (N)</b>	<b>414 (N)</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
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 2A  
Priority Housing Needs Summary Table\***

<b>PRIORITY HOUSING NEEDS (households)</b>	<b>Priority Need Level** High, Medium, Low</b>	<b>Unmet Need***</b>	<b>Goals (Households Assisted)</b>	
	0-30%	M	1,444	Annual: 0 5-Year: 0
<b>Small Related (2-4 persons)</b>	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
	0-30%	M	440	Annual: 0 5-Year: 0
<b>Large Related (5 or more persons)</b>	31-50%	H	443	Annual: 1(A), 1(B) 5-Year: 15
	51-80%	H	330	Annual: 1(A), 1(B) 5-Year: 10
<b>Renter</b>	0-30%	M	773	Annual: 0 5-Year: 0
<b>Elderly (1 or 2 person households where at least one member is at least 62 years of age)</b>	31-50%	M	369	Annual: 0 5-Year: 0
	51-80%	M	215	Annual: 0 5-Year: 0
	0-30%	M	1,645	Annual: 0 5-Year: 0
<b>All Other (includes single-person households)</b>	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
	0-30%	H	853	Annual: 4 (C) 5-Year: 20
<b>Owner</b>	31-50%	H	859	Annual: 4 (C) 5-Year: 20
	51-80%	H	817	Annual: 4 (C) 5-Year: 20
<b>Special Needs</b>	0-80%	H	1,968	Annual: 14(D), 3(C) 12(E, starting FY2007) 5-Year: 144
<b>Total Goals</b>				5-Year: 409
<b>Total 215 Goals</b>				Annual: 44 (A,B,C) 5-Year: 220
<b>Total 215 Renter Goals</b>				Annual: 41(A,B) 5-Year: 205
<b>Total 215 Owner Goals</b>				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 1C**  
**Summary of Specific Homeless/Special Needs Objectives**

Obj #	Specific Objectives	Performance Measure	Expected Units
<b>HOMELESS OBJECTIVES</b>			
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
<b>*Added in FY07</b>			
*5	Provide safe and dignified shelter and services to homeless persons unwilling to adjust to a structured case management program during a time of the year when living outdoors presents a serious health hazard through exposure.	Persons	Annual: 350 5-Year: 350 per year
*6	Provide for the transportation and storage of possessions of households that are about to be evicted and lack a suitable place to store them.	Persons	Annual: 150 5-Year: 150 per year
*7	Provide 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.	Persons	Annual: 190 5-Year: 190 per year
<b>SPECIAL NEEDS OBJECTIVES</b>			
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	Units	Annual: Not Applicable

	capacity of 45 beds to provide permanent residential treatment services for persons with mental health, mental retardation and/or substance abuse problems.		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 2C**  
**Summary of Specific Housing/Community Development Objectives**

Obj #	Specific Objectives	Performance Measure	Expected Units
<b>RENTAL HOUSING OBJECTIVES</b>			
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
<b>OWNER HOUSING OBJECTIVES</b>			
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
<b>COMMUNITY DEVELOPMENT OBJECTIVES</b>			
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
<b>INFRASTRUCTURE OBJECTIVES</b>			
1	Address ADA requirements regarding wheelchair ramps at intersections throughout the City.	City-wide	City-wide
<b>PUBLIC FACILITIES OBJECTIVES</b>			
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
<b>PUBLIC SERVICES OBJECTIVES</b>			
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
<b>ECONOMIC DEVELOPMENT OBJECTIVES</b>			
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
<b>OTHER OBJECTIVES</b>			

EXHIBIT NO. 112  
4-18-09City of Alexandria, Virginia

## MEMORANDUM

DATE: APRIL 13, 2009

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: PUBLIC HEARING ON THE DRAFT ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR CITY FISCAL YEAR 2010

---

**ISSUE:** Public Hearing on the City's Draft One-Year Action Plan for Housing and Community Development for FY 2010.

**RECOMMENDATION:** That the City Council:

- (1) Conduct a public hearing on the FY 2010 Draft One-Year Action Plan for Housing and Community Development, which includes the City's application for new Federal Fiscal Year 2009 funding of \$1,233,314 in Community Development Block Grant (CDBG) monies and \$830,576 in Home Investment Partnerships Program (HOME) monies; and
- (2) Docket the Draft One-Year Action Plan for Housing and Community Development for final Council approval on May 12, 2009.

**BACKGROUND:** Since 1975, the City has received an annual entitlement grant under the CDBG program to be used for locally developed activities designed to benefit low-and moderate-income persons and neighborhoods. Since FY 1993, the City has also received annual allocations from the HOME Program, which provides additional resources for housing activities. The Draft One-Year Action Plan for Housing and Community Development 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 one-year update to their Five-Year Consolidated Plan for Housing and Community Development. The City's current Consolidated Plan, which defines the City's strategy for addressing housing and community development needs from FY 2006 through 2010, was approved by Council on May 14, 2005.

**DISCUSSION:** An Executive Summary of the Draft Action Plan (attached document, pages i through xl), describes activities to be undertaken to address the City's priorities for affordable housing, homeless services, and community development, along with proposed funding levels for FY 2010, the fifth year of the current five-year Consolidated Plan period. The report provides an estimate of the federal, state, local, and private resources that are expected to be available, and which may be committed, during FY 2010, as well as the number of persons and/or households to be assisted with these funds. These items are summarized in the Executive Summary, and are discussed in detail in the Draft One-Year Action Plan for FY 2010 (Attachment).

Please note that HUD stimulus funds are not included in this Action Plan, and will be handled separately. The Office of Housing and the Department of Human Services will be preparing two amendments to the current City FY 2009 Action Plan in the near future, related to the American Recovery and Reinvestment Act (ARRA). One amendment will be for \$512,214 that the City will receive under HUD's Homelessness Prevention and Rapid Re-housing Program (HPRP), and the other amendment will be for an allocation of an additional \$335,003 in CDBG funds. Ideally, both amendments should be distributed for public comment and forwarded for Council consideration as a single submission. However, this will depend on whether HUD issues the necessary guidance for the CDBG funds in sufficient time to allow a joint submission that will meet the already established due date for the homelessness funds, which will require Council action no later than May 16.

Income limits applicable to FY 2010 activities supported with CDBG or HOME funds can be found on page 4 of the complete Draft Action Plan. In certain high cost areas such as the Washington, D.C. metropolitan area, moderate-income limits are capped at the national median income, which is currently \$64,000 for a family of four. HUD gives jurisdictions in such areas the option of increasing the eligibility limits for the CDBG and HOME programs to the mathematical 80% of area median. Beginning in FY 2009, the City has chosen to exercise this option specifically for the Homeownership Assistance Program in order to support more homeownership opportunities for individuals and families who would otherwise find it difficult to purchase.

The Draft Action Plan includes additional changes in the City's homeownership programs for FY 2010, as described on page 10. The proposed tiered homeownership loan assistance is designed to maximize the use of limited loan funds currently available to the Homeownership Assistance Program (HAP) and Moderate Income Homeownership Program (MIHP), with higher assistance amounts available only to the lowest income groups for each program. The equity sharing approach is designed to ensure that properties purchased with City homeownership assistance can be sold at an affordable price in the future. The City's loan amount, represented by its percentage of the sales price, becomes the City's share of equity in the property. The equity share increases with the overall increase in property's value over time and is passed on as a discount to the new buyer in the form of a price reduction from the appraised value. These changes are based on

forthcoming recommendations from the City's Affordable Housing Initiatives Work Group. The complete Draft Action Plan has been released for a 30-day comment period as required by HUD, with comments due to the City no later than 5:00 p.m., April 30, 2009. Council consideration of the Action Plan will then be docketed for Tuesday, May 12, and the document will be submitted to HUD by the HUD-set due date of May 15.

The CDBG and HOME budgets are summarized in Tables B and C of the Executive Summary, and reflect the estimated HUD grant amounts awarded to the City. As of the writing of the Draft Action Plan and this memorandum, Federal Fiscal Year (FFY) 2009 allocations have not been made by HUD. The Draft Action Plan assumes level funding. The estimated FFY 2009 CDBG grant of \$1,233,314 will be augmented by an estimated \$295,000 in carryover monies and an estimated unscheduled program income of \$350,000 from loan repayments, providing a total of \$1,878,314 in available CDBG funding for FY 2010. Of this total, \$1,756,314 is allocated to the Office of Housing, and the remaining \$122,000 is allocated to the Department of Human Services (DHS) to cover the operation of the Eviction Assistance, Winter Shelter, and Transitional Assistance Programs.

The City's FFY 2009 HOME Program funding table includes the estimated FY 2010 HOME grant award of \$830,576, a Housing Trust Fund Match of \$80,000, and a General Fund Match of \$107,021. The table also reflects an additional \$125,000 in estimated unscheduled program income, which is not included in the FY 2010 Proposed Budget.

**FISCAL IMPACT:** Upon approval of the Action Plan, HUD will release an estimated total of \$2,063,890 in federal funding to the City for FY 2010, including \$1,233,314 in CDBG funds and \$830,576 in HOME Program funds.

**ATTACHMENT:** Draft One-Year Action Plan for Housing and Community Development for FY 2010

**STAFF:**

Mildrilyn Stephens Davis, Director, Office of Housing  
Eric Keeler, Division Chief for Program Administration, Office of Housing  
Lucinda Metcalf, Housing Analyst, Office of Housing

19  
5-12-09

City of Alexandria, Virginia

MEMORANDUM

**REVISED AS OF 5/12/09**

DATE: MAY 1, 2009  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: JAMES K. HARTMANN, CITY MANAGER  
SUBJECT: CONSIDERATION OF THE ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR FY 2010 (REVISED)

**ISSUE:** City Council consideration of the revised City's One-Year Action Plan for Housing and Community Development for FY 2010 (Attachment I)

**RECOMMENDATION:** That the City Council:

- (1) Approve the revised attached One-Year Action Plan for Housing and Community Development for FY 2010, which includes the City's application for Federal Fiscal Year 2009 funding for an estimated ~~\$1,233,314~~ \$1,249,381 in Community Development Block Grant (CDBG) monies and ~~\$830,576~~ \$928,162 in Home Investment Partnership Program (HOME) monies as summarized in Attachments III and IV;
- (2) Approve changes to the HOME and CDBG-funded Homeownership Assistance Program (HAP) and the locally-funded Moderate Income Homeownership Program (MIHP), as described on page 10 of the Action Plan and in this memorandum, to establish tiered income limits for determining funding amounts and an equity sharing component to promote long-term affordability; and
- (3) Authorize staff to make appropriate text changes throughout the One-Year Action Plan for Housing and Community Development for FY 2010;
- (4) Authorize the City Manager to execute all necessary documents.

~~Please note: The CDBG and HOME grant figures noted above are estimates, as the U.S. Department of Housing and Urban Development (HUD) has not yet released the final allocation amounts. Staff is hopeful that the amounts will be released prior to the May 12 Council meeting. Should that occur, a supplemental memorandum will be provided.~~

**BACKGROUND:** As noted in the City Manager's memorandum of May 1, 2009 concerning the One Year Action Plan (docket item 20), the final CDBG and HOME allocations figures had not been released by the U. S. Department of Housing and Community Development (HUD) had not been released when the memorandum was completed. This supplemental memorandum describes the recommended revisions to the Action Plan to reflect the final grant allocations.

The One-Year Action Plan for Housing and Community Development has been prepared in accordance with HUD regulations. 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 one-year updates to their five-year Consolidated Plan for Housing and Community Development. The City's current Consolidated Plan, which defines the City's strategy for addressing housing and community development needs from FY 2006 through 2010, was approved by Council on May 14, 2005.

**DISCUSSION:** The Executive Summary of the Draft One-Year Action Plan was advertised and distributed for public review on March 27, 2009, with comments due by April 27, 2009. The distribution list includes more than 240 persons and organizations with an interest in housing and community development matters. City Council held a public hearing on this item on April 18 (Docket Memorandum Attachment II). There were no speakers at the public hearing and no written comments submitted during the comment period. A preceding public hearing, sponsored by the City's Office of Housing, Department of Human Services, Department of Mental Health, Mental Retardation and Substance Abuse, and the Alexandria Health Department, was held in September of 2008. The purpose of the public hearing was to obtain the community's input on housing, homeless and community and economic development needs prior to the preparation of the Action Plan. No comments were received during this public hearing.

Please note that HUD stimulus funds are not included in this Action Plan, and will be handled separately. The Office of Housing and the Department of Human Services are preparing a separate docket item for an amendment to the City's FY 2009 Action Plan for \$512,214 that the City will receive under HUD's Homelessness Prevention and Rapid Re-housing Program (HPRP), and at a future date will process another amendment for an allocation of an additional \$335,003 in CDBG funds. Ideally, both amendments would have been processed at the same time, but HUD has not yet released guidance on the CDBG stimulus funding application process.

Income limits applicable to FY 2010 activities supported with CDBG or HOME funds can be found on page 4 of the attached Action Plan. In certain high cost areas such as the Washington DC Metropolitan Area, moderate-income limits are capped at the national median income, which is currently \$64,000 for a family of four. HUD gives jurisdictions in such areas the option of increasing the eligibility limits for the CDBG and HOME programs to the mathematical 80% of area median. Beginning in FY 2009, the City has chosen to exercise this option specifically for the Homeownership Assistance Program in order to support more homeownership opportunities for individuals and families who would otherwise find it difficult to purchase.

The following two recommended changes are based on forthcoming recommendations from the City's Affordable Housing Initiatives Work Group.

- (1) The Action Plan includes additional changes in the City's homeownership programs for FY 2010, as described on page 10. The proposed tiered loan assistance is designed to maximize the use of limited loan funds currently available to the Homeownership Assistance Program (HAP) and Moderate Income Homeownership Program (MIHP), with higher assistance amounts available only to the lowest income groups for each program. The current \$50,000 assistance level in the HAP program would be available only to households with incomes below the HUD-capped moderate income limit; households with incomes between this limit and the mathematical 80% of area median income would be able to receive only up to \$40,000. MIHP income limits, which currently categorize households as having one, two, or three or more persons, would now reflect a full range of household sizes, and be capped at the median income, using HUD family-size adjustments.<sup>1</sup> Households between 80% and 90% of median would be eligible for the current \$30,000 maximum assistance level, while those between 90% and 100% of median would be eligible for a maximum of only \$20,000. Changes would become effective for purchase contracts ratified as of July 1; administrative exceptions may be made in cases of short sales with a protracted ratification period.
- (2) The equity sharing approach is designed to ensure that properties purchased with City homeownership assistance can be sold at an affordable price in the future. The City's loan amount, represented by its percentage of the sales price, becomes the City's share of equity in the property. The equity share increases with the overall increase in property's value over time and is passed on as a discount to the new buyer in the form of a price reduction from the appraised value.

The City of Alexandria's FFY 2009 CDBG grant of \$1,249,381 represents an increase of \$16,067 from the Proposed Action Plan, and the FFY 2009 HOME award of \$928,162 represents a grant increase of \$97,586. Together, this represents a total increase of \$113,653 in grant funds. Staff is recommending that \$9,758 of this amount be allocated to HOME Administration, and that the remaining \$103,895, plus an additional \$21,957 in required local matching funds (25%) for the \$87,828 in non-administrative HOME funds (for a total of \$125,852), be used to increase the budget of the Home Rehabilitation Loan Program (HRLP). Most of this amount will offset a decline in planned HRLP carryover, as staff's projected carryover in that program is now \$90,000 less than originally projected. However, because staff has found the CDBG program a more suitable source for the HRLP, due to HOME property value limitations that exclude many Alexandria properties occupied by low-income homeowners, staff proposes to accomplish this in a manner such that the entire HRLP increase consists of CDBG funds, with corresponding revisions to the Homeownership Assistance Program (HAP) budgets in both the CDBG and HOME programs.

Within the CDBG program, the new \$16,067 in CDBG monies will be added to the HRLP, along with \$109,785 that will be transferred from the proposed CDBG HAP budget. Within the HOME

<sup>1</sup> Currently, the median income is the MIHP income limit for "three or more persons." Because the actual median is normally associated with a four-person household, the maximum eligibility for three-person households is slightly above median (and will now decrease). A similar situation exists for one- and two-person households. The eligibility for households of five or more is slightly below median and will increase slightly. Only four-person households will experience no change in maximum income limits.

program, the HAP budget will be increased by \$87,828 in grant funds and \$21,957 in required local matching funds (25%) which will come from available FY 2009 dedicated tax revenue for affordable housing. As illustrated below, the net increase in the HRLP budget for FY 2010 is \$35,852, and the net effect on the HAP budget for FY 2010 is zero.

<b>Home Rehabilitation Loan Program (\$)</b>			
	<b>Original</b>	<b>Revised</b>	<b>Increase/(Decrease)</b>
CDBG Grant	\$547,781	\$673,633	\$125,852
Carryover	237,000	147,000	(90,000)
Program Income	175,000	175,000	0
<b>TOTAL</b>	<b>\$959,781</b>	<b>\$995,633</b>	<b>\$35,852</b>

<b>Homeownership Assistance Program (\$)</b>			
	<b>Original</b>	<b>Revised</b>	<b>Increase/(Decrease)</b>
CDBG Grant	\$278,068	\$168,283	\$(109,785)
Carryover	0	0	0
Program Income	175,000	175,000	0
HOME Grant	428,083	515,911	87,828
Match (all sources)	107,021	128,978	21,957
Carryover	0	0	0
Program income	125,000	125,000	0
<b>TOTAL</b>	<b>\$1,113,172</b>	<b>\$1,113,172</b>	<b>\$0</b>

The revised CDBG and HOME budgets are summarized in Tables B and C (Attachments III and IV). Subject to Council approval, corresponding changes will be made in the Action Plan text and the CDBG and HOME application documents.

Following Council approval, the Action Plan must be submitted to HUD no later than May 15, 2009.

**FISCAL IMPACT:** Increase in grant funds in both the HOME Program (\$97,586) and CDBG program (\$16,067) from the Approved FY 2010 Budget, and allocation of \$21,957 in currently available dedicated tax revenues to be used as HOME matching funds. Upon HUD approval of the Action Plan, HUD will appropriate a total of \$2,177,543 in new federal funding to the City for FY 2010, including \$1,249,381 in CDBG funds and \$928,162 in HOME Program funds.

~~Upon HUD approval of the Action Plan, HUD will appropriate an estimated total of \$2,063,890 in new federal funding to the City for FY 2010, including \$1,233,314 in CDBG funds and \$830,576 in HOME Program funds.~~

**ATTACHMENTS:**

Attachment I. One-Year Action Plan for Housing and Community  
Development for FY 2010

Attachment II. April 18, 2009, Public Hearing Docket Item Memorandum

Attachment III. TABLE B - Revised CDBG Budget

Attachment IV. TABLE C - Revised Home Budget

**STAFF:**

Mildrilyn Stephens Davis, Director, Office of Housing

Eric Keeler, Division Chief for Program Administration, Office of Housing

Lucinda Metcalf, Housing Analyst, Office of Housing

EXHIBIT NO. 112  
4-18-09

## City of Alexandria, Virginia

## MEMORANDUM

DATE: APRIL 13, 2009

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: PUBLIC HEARING ON THE DRAFT ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR CITY FISCAL YEAR 2010

---

**ISSUE:** Public Hearing on the City's Draft One-Year Action Plan for Housing and Community Development for FY 2010.

**RECOMMENDATION:** That the City Council:

- (1) Conduct a public hearing on the FY 2010 Draft One-Year Action Plan for Housing and Community Development, which includes the City's application for new Federal Fiscal Year 2009 funding of \$1,233,314 in Community Development Block Grant (CDBG) monies and \$830,576 in Home Investment Partnerships Program (HOME) monies; and
- (2) Docket the Draft One-Year Action Plan for Housing and Community Development for final Council approval on May 12, 2009.

**BACKGROUND:** Since 1975, the City has received an annual entitlement grant under the CDBG program to be used for locally developed activities designed to benefit low-and moderate-income persons and neighborhoods. Since FY 1993, the City has also received annual allocations from the HOME Program, which provides additional resources for housing activities. The Draft One-Year Action Plan for Housing and Community Development 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 one-year update to their Five-Year Consolidated Plan for Housing and Community Development. The City's current Consolidated Plan, which defines the City's strategy for addressing housing and community development needs from FY 2006 through 2010, was approved by Council on May 14, 2005.

**DISCUSSION:** An Executive Summary of the Draft Action Plan (attached document, pages i through xl), describes activities to be undertaken to address the City's priorities for affordable housing, homeless services, and community development, along with proposed funding levels for FY 2010, the fifth year of the current five-year Consolidated Plan period. The report provides an estimate of the federal, state, local, and private resources that are expected to be available, and which may be committed, during FY 2010, as well as the number of persons and/or households to be assisted with these funds. These items are summarized in the Executive Summary, and are discussed in detail in the Draft One-Year Action Plan for FY 2010 (Attachment).

Please note that HUD stimulus funds are not included in this Action Plan, and will be handled separately. The Office of Housing and the Department of Human Services will be preparing two amendments to the current City FY 2009 Action Plan in the near future, related to the American Recovery and Reinvestment Act (ARRA). One amendment will be for \$512,214 that the City will receive under HUD's Homelessness Prevention and Rapid Re-housing Program (HPRP), and the other amendment will be for an allocation of an additional \$335,003 in CDBG funds. Ideally, both amendments should be distributed for public comment and forwarded for Council consideration as a single submission. However, this will depend on whether HUD issues the necessary guidance for the CDBG funds in sufficient time to allow a joint submission that will meet the already established due date for the homelessness funds, which will require Council action no later than May 16.

Income limits applicable to FY 2010 activities supported with CDBG or HOME funds can be found on page 4 of the complete Draft Action Plan. In certain high cost areas such as the Washington, D.C. metropolitan area, moderate-income limits are capped at the national median income, which is currently \$64,000 for a family of four. HUD gives jurisdictions in such areas the option of increasing the eligibility limits for the CDBG and HOME programs to the mathematical 80% of area median. Beginning in FY 2009, the City has chosen to exercise this option specifically for the Homeownership Assistance Program in order to support more homeownership opportunities for individuals and families who would otherwise find it difficult to purchase.

The Draft Action Plan includes additional changes in the City's homeownership programs for FY 2010, as described on page 10. The proposed tiered homeownership loan assistance is designed to maximize the use of limited loan funds currently available to the Homeownership Assistance Program (HAP) and Moderate Income Homeownership Program (MIHP), with higher assistance amounts available only to the lowest income groups for each program. The equity sharing approach is designed to ensure that properties purchased with City homeownership assistance can be sold at an affordable price in the future. The City's loan amount, represented by its percentage of the sales price, becomes the City's share of equity in the property. The equity share increases with the overall increase in property's value over time and is passed on as a discount to the new buyer in the form of a price reduction from the appraised value. These changes are based on

**DISCUSSION:** An Executive Summary of the Draft Action Plan (attached document, pages i through xl), describes activities to be undertaken to address the City's priorities for affordable housing, homeless services, and community development, along with proposed funding levels for FY 2010, the fifth year of the current five-year Consolidated Plan period. The report provides an estimate of the federal, state, local, and private resources that are expected to be available, and which may be committed, during FY 2010, as well as the number of persons and/or households to be assisted with these funds. These items are summarized in the Executive Summary, and are discussed in detail in the Draft One-Year Action Plan for FY 2010 (Attachment).

Please note that HUD stimulus funds are not included in this Action Plan, and will be handled separately. The Office of Housing and the Department of Human Services will be preparing two amendments to the current City FY 2009 Action Plan in the near future, related to the American Recovery and Reinvestment Act (ARRA). One amendment will be for \$512,214 that the City will receive under HUD's Homelessness Prevention and Rapid Re-housing Program (HPRP), and the other amendment will be for an allocation of an additional \$335,003 in CDBG funds. Ideally, both amendments should be distributed for public comment and forwarded for Council consideration as a single submission. However, this will depend on whether HUD issues the necessary guidance for the CDBG funds in sufficient time to allow a joint submission that will meet the already established due date for the homelessness funds, which will require Council action no later than May 16.

Income limits applicable to FY 2010 activities supported with CDBG or HOME funds can be found on page 4 of the complete Draft Action Plan. In certain high cost areas such as the Washington, D.C. metropolitan area, moderate-income limits are capped at the national median income, which is currently \$64,000 for a family of four. HUD gives jurisdictions in such areas the option of increasing the eligibility limits for the CDBG and HOME programs to the mathematical 80% of area median. Beginning in FY 2009, the City has chosen to exercise this option specifically for the Homeownership Assistance Program in order to support more homeownership opportunities for individuals and families who would otherwise find it difficult to purchase.

The Draft Action Plan includes additional changes in the City's homeownership programs for FY 2010, as described on page 10. The proposed tiered homeownership loan assistance is designed to maximize the use of limited loan funds currently available to the Homeownership Assistance Program (HAP) and Moderate Income Homeownership Program (MIHP), with higher assistance amounts available only to the lowest income groups for each program. The equity sharing approach is designed to ensure that properties purchased with City homeownership assistance can be sold at an affordable price in the future. The City's loan amount, represented by its percentage of the sales price, becomes the City's share of equity in the property. The equity share increases with the overall increase in property's value over time and is passed on as a discount to the new buyer in the form of a price reduction from the appraised value. These changes are based on

forthcoming recommendations from the City's Affordable Housing Initiatives Work Group. The complete Draft Action Plan has been released for a 30-day comment period as required by HUD, with comments due to the City no later than 5:00 p.m., April 30, 2009. Council consideration of the Action Plan will then be docketed for Tuesday, May 12, and the document will be submitted to HUD by the HUD-set due date of May 15.

The CDBG and HOME budgets are summarized in Tables B and C of the Executive Summary, and reflect the estimated HUD grant amounts awarded to the City. As of the writing of the Draft Action Plan and this memorandum, Federal Fiscal Year (FFY) 2009 allocations have not been made by HUD. The Draft Action Plan assumes level funding. The estimated FFY 2009 CDBG grant of \$1,233,314 will be augmented by an estimated \$295,000 in carryover monies and an estimated unscheduled program income of \$350,000 from loan repayments, providing a total of \$1,878,314 in available CDBG funding for FY 2010. Of this total, \$1,756,314 is allocated to the Office of Housing, and the remaining \$122,000 is allocated to the Department of Human Services (DHS) to cover the operation of the Eviction Assistance, Winter Shelter, and Transitional Assistance Programs.

The City's FFY 2009 HOME Program funding table includes the estimated FY 2010 HOME grant award of \$830,576, a Housing Trust Fund Match of \$80,000, and a General Fund Match of \$107,021. The table also reflects an additional \$125,000 in estimated unscheduled program income, which is not included in the FY 2010 Proposed Budget.

**FISCAL IMPACT:** Upon approval of the Action Plan, HUD will release an estimated total of \$2,063,890 in federal funding to the City for FY 2010, including \$1,233,314 in CDBG funds and \$830,576 in HOME Program funds.

**ATTACHMENT:** Draft One-Year Action Plan for Housing and Community Development for FY 2010

**STAFF:**

Mildrilyn Stephens Davis, Director, Office of Housing  
Eric Keeler, Division Chief for Program Administration, Office of Housing  
Lucinda Metcalf, Housing Analyst, Office of Housing

**TABLE B**  
**Community Development Block Grant (CDBG) 35th Year Proposed Budget**  
**July 1, 2009 - June 30, 2010**

PROGRAM	35th Year Grant	Carryover Funds	Anticipated Unbudgeted Program Income*	Total Funds Available	Percent of Budget
CDBG Program Administration	\$208,457			\$208,457	11.6%
Submissions & Applications for Federal Program/Public Information	\$24,296			\$24,296	1.3%
Fair Housing Testing	\$52,712			\$52,712	2.9%
Homeownership Assistance Program**	\$168,283		\$175,000	\$343,283	19.0%
Home Rehabilitation Loan Program**	\$673,633	\$147,000	\$175,000	\$995,633	55.2%
Rental Accessibility Modification Program**		\$58,000		\$58,000	3.2%
Eviction Assistance & Furniture Storage**	\$50,000			\$50,000	2.9%
Transitional Assistance Program**	\$52,000			\$52,000	2.9%
Winter Shelter**	\$20,000			\$20,000	1.1%
<b>TOTALS</b>	<b>\$1,249,381</b>	<b>\$205,000</b>	<b>\$350,000</b>	<b>\$1,804,381</b>	<b>100.0%</b>

\*These monies are unscheduled and cannot be predicted with certainty. They are not included in City's budget until they are received.

\*\* 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.

9

**TABLE C**

**Federal FY 2009 Home Investment Partnerships (HOME) Program Proposed Budget  
July 1, 2009 – June 30, 2010**

PROGRAM	FFY 2009 Grant	City General Fund	Housing Trust Fund Match	Tax Revenue Match	Anticipated Unbudgeted Program Income*	Total Available Budget	Percent of Budget
HOME Administration	\$92,251					\$92,251	7.3%
HOME Homeownership	\$515,911	\$107,021		\$21,957	\$125,000	\$769,889	61.0%
HOME Housing Development Assistance	\$320,000		\$80,000			\$400,000	31.7%
<b>TOTAL</b>	<b>\$928,162</b>	<b>\$107,021</b>	<b>\$80,000</b>	<b>\$21,957</b>	<b>\$125,000</b>	<b>\$1,262,140</b>	<b>100.0%</b>

\*These monies are unscheduled and cannot be predicted with certainty. They are not included in City's budget until they are received.

10