

City of Alexandria, Virginia

23
6-24-03

MEMORANDUM

DATE: JUNE 18, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *ps*

SUBJECT: CONSIDERATION OF THE ALEXANDRIA COMMUNITY SERVICES BOARD'S AMENDED FY 2004 PLAN OF SERVICES, WHICH INCLUDES THE FY 2004 PERFORMANCE CONTRACT WITH THE STATE, AND THE BOARD'S PROPOSED FY 2004-FY 2008 HOUSING PLAN

ISSUE: City Council consideration of the Alexandria Community Services Board's (Board's) FY 2004 Plan of Services, which includes the Performance Contract with the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services; and the Board's proposed FY 2004-FY 2008 Housing Plan.

RECOMMENDATION: That City Council:

- (1) Approve the Board's amended FY 2004 Plan of Services, which includes approval of the Performance Contract with the State, a net increase of \$18,323 in the Department's budget and a net increase of 4.0 full-time FTEs; and
- (2) Approve the Board's proposed FY 2004-FY 2008 Housing Plan and authorize the Board to seek funding to implement the plan subject to City Council approval of any effort to seek such funding.

BACKGROUND: The Community Services Board is required by State Code to prepare an annual plan of services and have this plan approved by the local governing body. City Council approved the Board's FY 2004 Plan of Services on April 29, 2003, as part of the City's Department of Mental Health, Mental Retardation and Substance Abuse (Department) annual budget. The FY 2004 Plan of Services provides for maintenance of current service levels across the Department for Board services, including outpatient, supported residential (including group homes and supervised apartments), case management, vocational, day support and early intervention and prevention activities. Because the Board received notification of State and federal funding amounts after City Council adopted the FY 2004 budget, the Board is presenting a revised budget and plan for Council review and acceptance.

DISCUSSION:

(1) FY 2004 Plan of Services:

The budget on which the approved Plan of Services is based is incorporated in the Board's FY 2004 "Performance Contract." The Performance Contract, an annual agreement with the State that serves as the primary accountability and funding mechanism for the relationship between the Board and the State, specifies funding levels for State and federal funds that are disbursed through the State and sets service and reporting requirements for the Board. The FY 2004 Performance Contract is available for review at the Board's administrative offices at 720 North St. Asaph Street.

City Council approved the Board's FY 2004 Plan of Services on April 29, 2003, as part of the City's Department of Mental Health, Mental Retardation and Substance Abuse (Department) annual budget. The initial budget amount for the approved Plan of Services included estimates of State, federal and other funding based on information available at the time the budget was developed. Subsequently, the Board received notification from the State and other funding sources of actual funding levels. Below is a summary of changes made to the budget for the Plan of Services.

- An increase of \$53,476 in funding from the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services (DMHMRSAS) as partial restoration of the \$383,868 reduction included in the Department's budget. These funds will be used to offset reductions in fee revenue from other jurisdictions in the Methadone and Detox programs, resulting in no net increase to the Department.
- A decrease of \$19,424 to reflect a decision by the Court Services Unit to redirect some purchase of service funds from the Substance Abuse Outpatient program to the Intensive Homebased program. A full-time position in Substance Abuse Outpatient will be reduced to 0.75 FTE. As there is capacity within the Intensive Homebased program to provide the required services, there will be no staffing increase in that program. Instead, the funds will be used in the Homebased program to offset reductions in service fee revenue from other sources. This change results in a net decrease of \$19,424 to the Department's budget.
- A decrease of \$35,376 due to loss of Ryan White Title I grant funding. A full-time position will be reduced to 0.50 FTE, resulting in a net decrease of \$35,376 to the Department.
- An increase of \$73,123 in fee revenue from billing third party payers for inpatient hospital care and consultation at INOVA Alexandria Hospital. This revenue will be used to increase a part-time, 0.50 FTE Clinical Psychiatrist position to full-time, in an effort to

reduce the current 6-week waiting time to see a psychiatrist. This change will result in a net increase of \$73,123 to the Department.

- An increase of 1.0 full-time FTE case manager as a result of combining two part-time positions in the MH Case Management unit. The unit has had difficulty recruiting and retaining employees for these positions; one position (0.75 FTE) has been vacant since January 2003 and the other position (0.50 FTE) has been vacant since June 2002. The full-time position will be fully funded by eliminating the part-time positions, resulting in no net increase to the Department.
- An increase of 1.0 full-time FTE clerk typist position to serve as receptionist and administrative support staff for programs being relocated to the 5th floor at the new facility at 4480 King Street. These programs (Extended Care Division administration, Parent Infant Education and SA Day Support) have historically been located at Department sites where administrative and receptionist functions were provided by Department staff at the site. The position will be funded by eliminating two vacant (.50 FTE) part-time positions and reducing hours of a third part-time position (from .75 to .45), resulting in no net increase for the Department.
- An increase of 3.0 full-time FTEs residential detox counselors to provide greater consistency and continuity of care and improve the Detox program's ability to recruit and retain employees. The full-time positions will be fully funded by combining three vacant .40 FTE positions, three .80 FTE positions and two .25 FTE positions. The benefits costs associated with converting part-time positions to full-time positions will be funded using the remaining 1.1 FTEs.

These additions and deletions result in a net increase of \$18,323 and 4.0 full-time FTEs (formed by combining funding from the various part-time positions).

(2) Proposed Five Year Housing Plan FY 2004-FY 2008

The Community Services Board conducts a City-wide review every five years to determine housing needs for Alexandrians with mental illnesses, mental retardation and chemical dependency, and to establish a new five-year housing plan. The current five-year housing plan, which expires on June 30, 2003, included authorization to establish 58 beds (30 in five group homes and 28 in seven condos), and to obtain 30 Section Eight Certificates. Twenty eight beds (in seven condos) were established under this plan, and 20 Section 8 Certificates were obtained. This brought the total number of Community Services Board beds to 184. The new five year housing plan proposes 77 additional beds (eight in a safe haven facility, 24 in four group homes and 45 in 15 apartments/condos), and calls for 10 Section Eight Certificates to be obtained.

The Board's proposed five year housing plan for FY 2004-FY 2008 is shown in Table 1 below. The proposed plan includes four additional group homes with six beds each, one safe haven

facility with eight beds, 15 additional apartments/condos with 45 beds, and 10 additional Section 8 Certificates. Elements of the housing plan will be implemented as funding becomes available.

The Board review of housing needs for Alexandrians with mental illnesses, mental retardation and chemical dependency identified a need for 115 additional beds. However, in light of the limited capacity and resources available to implement and manage new facilities, only 77 beds are being proposed.

Residential Configuration	# of Housing Units	# of Beds¹
Safe Haven	1	8
Group Homes	4	24
Apartments/Condos	15	45
Section 8 Certificates (Adults with Mental Disabilities and Chemical Dependency Accompanied by Children)	10	N/A
Total	30	77

Location of New Board Housing

The Board's siting policy includes two aspects of the siting process: (a) financial and physical criteria that must be met by the intended housing; and (b) the location within the City.

(a) Financial and physical criteria for Board Housing (from Board Policy #13)

- Affordability
- Reasonably convenient to transportation, employment, food, pharmacy, shopping and recreation
- Suitable size for intended use
- Adequate ceiling heights, windows, room sizes to meet regulatory requirements and normal standards of comfort
- Reasonably modified for handicapped accessibility where required

¹ Number of beds may vary depending on facility availability.

- Permits practical installation for sprinklers (for group homes only)
- Purchase price confirmed by independent appraisal
- Readily conforms to applicable building codes
- Resultant building changes improve or do not distract from community appearance
- Location reasonably safe or does not present exceptional risk
- Best “fit” of properties currently available.

(b) Basis for locating Board housing

- The Board uses eight Board Housing Planning Areas² (Areas) which are based on a combination of the Small Area Plans used by the City’s Department of Planning and Community Development.
- Board policy requires that Board owned and operated housing be located throughout the City. Every attempt is made to place new Board owned and operated housing in Areas with the lowest proportion of existing special needs housing. The policy does not consider the distribution or location in the City of public, Section 8 or other subsidized housing.
- If appropriate housing is not available in an Area that is designated as having the lowest proportion of special needs housing, the policy allows the Board to search other Areas, beginning with the Area having the next lowest proportion of special needs housing and so on. For example, as shown in Table 2, the Board plans to begin its search for the first new group home in Board Housing Planning Area I. If appropriate housing is not available in Area I, the Board will move its search to Area III.
- If affordable housing is not available in an Area with the lowest proportion of special needs housing, the Board may either: (i) request additional funds from City Council to purchase or lease appropriate housing in that Area; or (ii) seek housing in the Area with the next lowest proportion of special needs housing.

² The City has 14 Small Planning Areas. Several of these were combined to produce eight Board Housing Planning Areas. For example, City Areas 2, 6, 9 and 11 comprise Board Housing Planning Area V. The Board Housing Planning Area II covers the City’s Small Planning Areas 4 and 5. Board Housing Planning Area III includes the City’s Small Planning Areas 3 and 7 and Board Housing Planning Area IV covers the City’s Small Planning Areas 8 and 13. (These areas are shown on the map which is the last page of the attachment.)

Table 2 shows the number of existing group homes and apartments/condos in each Board Housing Planning Area and the proposed rank order³ for siting new group homes and apartments/condos.

Table 2 Number and Location of Existing Special Needs Residences Number and Location of Proposed New Board Group Homes and Condos/Apartments Proposed Rank Order for Siting New Group Homes and Condos/Apartments for Board Planning Housing Area				
Board Housing Planning Areas	Group Homes		Condos/Apartments	
	Existing Special Needs Group Homes	Rank Order for Proposed New Group Homes	Existing Special Needs Apartments/Condos	Rank Order for Proposed New Apts/Condos
I Alexandria West	0	1,5	7	4, 7, 11, 13
II Landmark/Van Dorn, King Street and Eisenhower Ave.	1	3	8	3, 5, 10, 12, 14
III Northridge, Rosemont, Fairlington and Bradley	1	2	2	
IV Old Town and the Southwest Quadrant	2	4	1	1, 6
V Braddock/Metro, North East, Old Town North, Potomac Yard and Potomac Green	2		1	2, 8
VI Potomac West	8		17	
VII Seminary Hill and Strawberry Hill	8		4	9, 15
VIII Taylor Run and Duke Street	1		2	
Total Units	23	5	42	15

³ Rank order was determined by first seeking the Area with the lowest proportion of existing special needs group homes to all single-family dwellings and the Area with the lowest proportion of existing special needs apartments/condos to all apartments/condos. Assuming that each type of housing (group homes or apartments/condos) was located in the Area selected for that type of housing, the proportions of existing special needs housing to all housing for each type of housing were re-calculated for each Area to determine the Areas that now had the lowest ratio for each type of special needs housing. This process continued until all new housing was placed.

3) Quality and Performance Improvement Plan

Each Year the Board adopts a Performance Improvement Plan to assess its programs and activities. The plan sets expected performance standards and defines specific performance indicators for each Board program or activity. The Board and staff are in the process of an extensive review of the Performance Improvement Plan and expect to have a revised plan in place later this year.

FISCAL IMPACT: On April 29, 2003, City Council approved the Department of Mental Health, Mental Retardation and Substance Abuse's FY 2004 budget. Incorporating the FY 2004 Performance Contract into the FY 2004 Plan of Services results in a net increase of \$18,323 and 4.0 full-time FTEs. The expansion in the number of beds and facilities under the FY 2004 to FY 2008 Housing Plan will have a fiscal impact to the City. The fiscal impact to the City is difficult to determine largely because of federal and State funding uncertainties, and would be determined at the time the required funds were proposed to be added to the budget. .

ATTACHMENTS: Proposed Five Year Housing Plan FY 2004 – FY 2008

STAFF:

L. Michael Gilmore, Ph.D., Director, Mental Health, Mental Retardation and Substance Abuse
Carol Anne Moore, Acting Deputy Director, Office of Management and Budget
Karen Kaiser, Ph.D., Residential Services Director, Mental Health, Mental Retardation and Substance Abuse
Jane Hassell, Fiscal Officer, Mental Health, Mental Retardation and Substance Abuse

Alexandria Community Services Board



**Proposed Five Year Housing Plan
July 1, 2003 through June 30, 2008**

March, 2003

Prepared by: Karen R. Kaiser, Ph.D., Director of Residential Services
Revised June 17, 2003

Purpose of the Alexandria Community Services Board Five Year Housing Plan

The Alexandria Community Services Board (ACSB) is a group of 16 volunteers appointed by the Alexandria City Council. The ACSB provides community-integrated mental health, mental retardation and substance abuse services to the citizens of Alexandria City.

In March of 2003, the ACSB reviewed housing needs for persons with mental illnesses, intellectual disabilities and chemical dependency. The 2003 housing needs assessment was based on the following:

- The 2003 Council of Governments Regional Point-In-Time Survey;
- Census Data from Commonwealth of Virginia facilities (Training Centers and Psychiatric Hospitals); and
- ACSB Residential Services waiting list data.

The ACSB FY 2004-2008 Housing Plan is based on the 2003 housing needs assessment. The ACSB Housing Plan is a guide for residential program development and grant seeking efforts for the next five years. The plan helps the Board operate effectively and efficiently in the development of housing resources for people with severe mental disabilities and/or chemical dependency.

This report is divided into four sections:

- Status of Current Housing Plan for FY 1999-2003;
- Housing Needs Assessment;
- Proposed Housing Plan for FY2004-2008; and
- Location of New Board Housing.

Status of Current Housing Plan for FY 1999-2003

City Council approved the ACSB FY 1999-2003 Housing Plan on June 23, 1998. A total of fifty-eight beds which included five group homes, seven supervised apartments and thirty Section 8 Certificates were identified for the FY 1999-2003 Plan. See Table 1 for the number of housing units and beds approved by City Council and the number of housing units and beds implemented as of June 30, 2003.

	City Council Approved Plan		Implemented as of June 30, 2003 ¹	
	# of Housing Units	# of Beds	# of Housing Units	# of Beds
Group Homes (includes Safe Haven)	5	30	0	0
Condos	7	28	7	28
Section 8 Certificates	30	N/A ²	20	N/A
Total	42	58	27	28

It is projected that twenty-eight of the fifty-eight beds approved by City Council for the FY 1999-2003 Housing Plan will be implemented by June 30, 2003. Twenty³ of the thirty Section 8 Certificates approved by City Council were committed by the Alexandria Redevelopment and Housing Authority (ARHA) September, 2002.

Twelve condos were purchased during the fiscal years 1999 through 2003. Five of the twelve condos purchased replaced existing rental units, for a balance of seven new condos. The ACSB met its goal of purchasing seven additional condos. The ACSB did not implement any new group homes from July, 1999 through June, 2003 due to funding constraints. Twenty eight of the fifty-eight beds approved by City Council on June 23, 1998 have been implemented, with a balance of thirty beds and ten Section 8 certificates yet to be implemented.

¹ The FY 2004 - 2008 Housing Plan was written March, 2003. Therefore, the number of housing units to be implemented by June 30, 2003 were projected.

² Section 8 Certificates are used to obtain rental units with varying numbers of beds.

³ Twenty-five Section Eight Vouchers were committed by the Alexandria Redevelopment and Housing Authority in FY 2002. Five of the twenty-five vouchers were replacement vouchers from those issued in 1989. Five vouchers issued in 1989 were lost when consumers moved out of Alexandria City.

Housing Needs Assessment

In March of 2003, the housing needs of individuals with serious mental illnesses, intellectual disabilities and chemical dependency were assessed by the ACSB. The needs assessment was based on information collected from the Washington Metropolitan Council of Governments (COG) point-in-time count and Commonwealth of Virginia facility census data.

The COG Point-In-Time Count

The COG point-in-time count was conducted January 22, 2003. On January 22, volunteers, outreach workers, service providers and Homeless Services Coordinating Committee (HSCC) members participated in the homeless enumeration and resources inventory. After the count, the Strategic Planning Sub-committee met to identify gaps and develop priority rankings for presentation to the HSCC. The estimated need for each housing component and supportive service slot was established based on the existing circumstance of the family or individual on the night of the enumeration.

The 2003 COG point-in-time count revealed the following: On the night of the enumeration, there were sixty-four individuals in need of supportive housing. Twenty-five of the sixty-four individuals were receiving housing services. This resulted in a gap of thirty-nine individuals who did not receive the service due to a lack of appropriate beds. Nineteen individuals were identified as needing housing with unlimited stay and an environment in which few demands are placed on the consumer. A safe haven model meets these criteria and provides services to hard-to-serve consumers (those who are chronically homeless with serious mental illnesses).

Twenty individuals were identified as needing housing with a limited stay and supportive services to help them reach independent living. Supportive services may include job training and placement, substance abuse treatment, short-term mental health services, and independent living skills training.

State Facility Census

At the time of the needs assessment, there was a total of forty-four Alexandria residents residing in Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services' facilities. Twenty-three individuals diagnosed with serious mental illnesses from Alexandria City were patients in State Psychiatric Hospitals (Central State, Western State, Eastern State and Northern Virginia Mental Health Institute). In addition, there were twenty-one individuals from the City of Alexandria with intellectual disabilities in State-run Training Centers. All of these individuals could potentially return to Alexandria City if appropriate supportive housing was available.

Proposed Housing Plan for July 1, 2003 through June 30, 2008

The Board review of housing needs for Alexandrians with mental illnesses, intellectual disabilities and chemical dependency identified a need for one hundred fifteen beds based on the following:

- The 2003 COG point-in-time count identified thirty-nine beds needed to serve the chronically homeless in Alexandria City with serious mental illnesses and/or chemical dependency; and
- Review of the State facility census revealed forty-four consumers who were living in State run facilities who could return to Alexandria City if beds were available with appropriate support services.
- An average of thirty-two individuals per month are on the Residential Services waiting list for some form of ACSB housing (e.g., group homes or apartments for individuals with serious mental illnesses, group homes or apartments for individuals with intellectual disabilities and group homes or apartments for individuals with chemical dependency).

Although one hundred fifteen beds were identified, only seventy-seven additional beds and ten additional Section Eight vouchers are being proposed for the FY 2004 – 2008 Housing Plan. This proposal recognizes the limited capacity and resources available to implement and manage new facilities.

Four group homes with six beds each, one safe haven with eight beds, fifteen condos with forty-five beds and ten Section 8 vouchers are proposed for the Plan. Table 2 presents the proposed five year housing plan which would be implemented as funding becomes available.

Table 2: The Number of Housing Units and Beds Proposed for the Board's Five Year Housing Plan FY 2004 - 2008		
Residential Configuration	# of Housing Units	# of Beds⁴
Safe Haven	1	8
Group Homes	4	24
Apts/Condos	15	45
Section 8 Certificates (Adults with Mental Disabilities and Chemical Dependency Accompanied by Children)	10	N/A
Total	30	77

⁴Number of beds may vary depending on facility availability.

Location of New Board Housing

The Board's siting policy includes two aspects of the siting process: (a) financial and physical criteria that must be met by the intended housing, (b) the location within the City.

- (a) Financial and physical criteria for Board Housing (from Board Policy #13)
- Affordability
 - Reasonably convenient to transportation, employment, food, pharmacy, shopping and recreation
 - Suitable size for intended use
 - Adequate ceiling heights, windows, room sizes to meet regulatory requirements and normal standards of comfort
 - Reasonably modified for handicapped accessibility where required
 - Permits practical installation for sprinklers (for group homes only)
 - Purchase price confirmed by independent appraisal
 - Readily conforms to applicable building codes
 - Resultant building changes improve or do not distract from community appearance
 - Location reasonably safe or does not present exceptional risk
 - Best "fit" of properties currently available.
- (b) Basis for locating Board housing
- The Board uses eight Board Housing Planning Areas⁵ (Areas) which are based on a combination of the Small Area Plans used by the City's Department of Planning and Zoning.
 - Board policy requires that Board owned and operated special needs housing be located throughout the City. Every attempt is made to place new Board owned and operated housing in Areas with the lowest proportion of existing special needs housing. Section Eight housing that is not owned or operated by ACSB or Sheltered Homes of Alexandria is not included in this plan as this information is highly variable (constantly changing) due to the nature of the Section Eight Program. In addition, individuals designated to receive Section Eight vouchers may use the vouchers within and outside of Alexandria City limits.
 - If appropriate housing is not available in an Area that is designated as having the lowest proportion of special needs housing, the Board may search other Areas, beginning with the Area having the next lowest proportion of special needs housing and so on. For example, as shown in table three, the Board plans to begin its search for the first new group home in Board Housing Planning Area I. If appropriate housing is not available in Area I, the Board will move its search to Area III.
 - If affordable housing is not available in an Area with the lowest proportion of special needs housing, the Board may either: (i) request additional funds from City Council to purchase or lease appropriate housing in that Area, or (ii) seek housing in the Area with the next lowest proportion of special needs housing.

⁵The City has 14 Small Planning Areas. Several of these were combined to produce eight Board Housing Planning Areas. For example, City Areas 2, 6, 9 and 11 comprise Board Housing Planning Area V. The Board Housing Planning Area II covers the City's Small Planning Areas 4 and 5. Board Housing Planning Area III includes the City's Small Planning Areas 3 and 7 and Board Housing Planning Area IV covers the City's Small Planning Areas 8 and 13. See Appendix I for a map of the City of Alexandria special needs residences.

Table 3 presents for each Board Planning Housing Area: The number of group homes for persons with mental illnesses, intellectual disabilities and/or chemical dependency and housing for special needs populations without mental disabilities (Special Needs Other); the City stock of single family units, apartments and condos; the number of apartments and condos for persons with mental illnesses, intellectual disabilities and/or chemical dependency and special needs other per 1,000 City stock of single family units, apartments and condos.

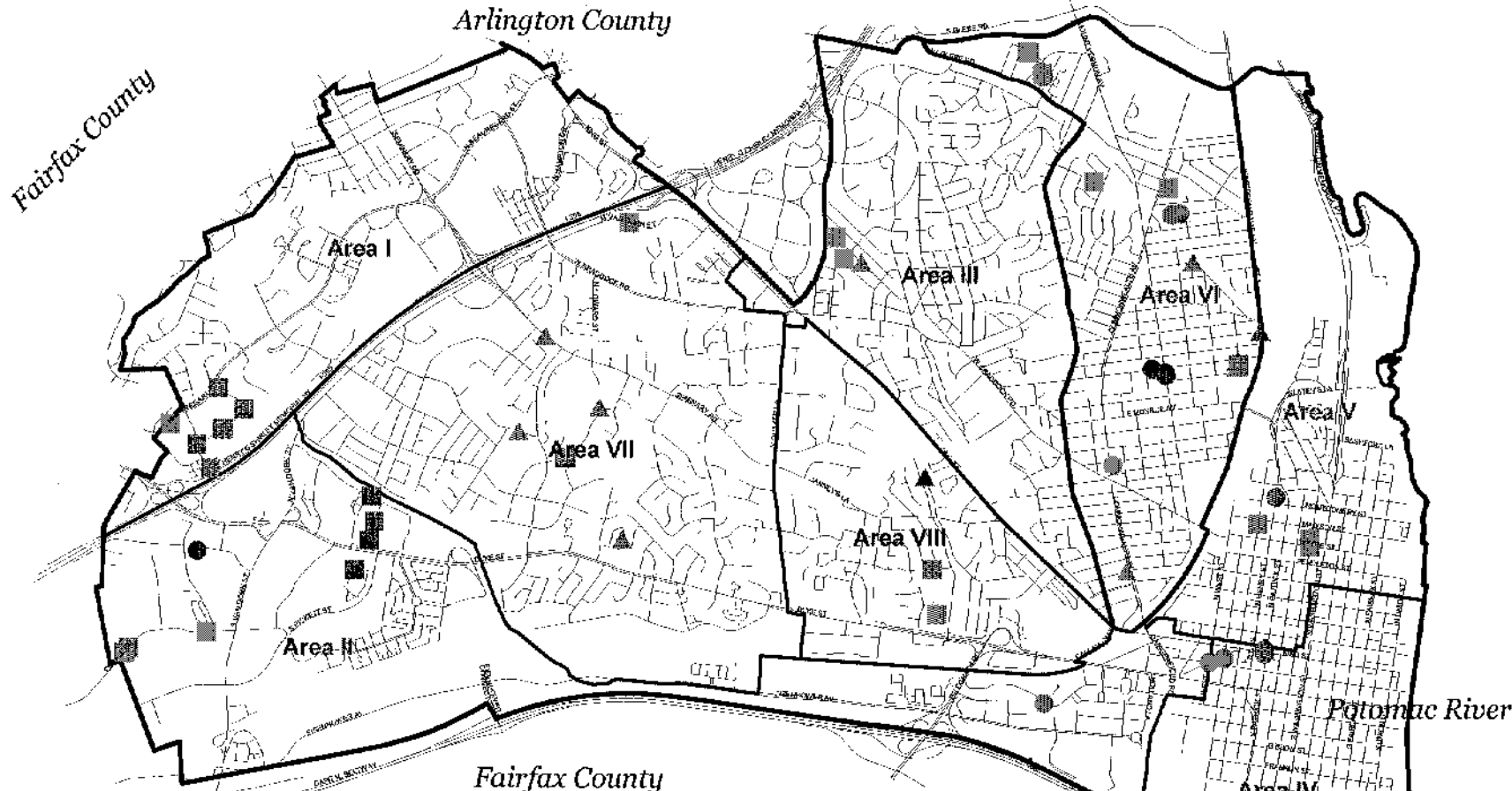
Table 3: Board Housing Plan Area						
Board Housing Planning Area	Number of Group Homes	City Stock	Proportion	Number of Apartments and Condos	City Stock	Proportion
	Group Homes for Persons with Mental Illnesses, Intellectual Disabilities and/or Chemical Dependency and Special Needs Other Housing	Number of Single Family Units	Group Homes for Persons with Mental Illnesses, Intellectual Disabilities and/or Chemical Dependency and Special Needs Other Housing per 1,000 City Stock of Single Family Units	Apartments and Condos for Persons with Mental Illnesses, Intellectual Disabilities and/or Chemical Dependency and Special Needs Other Housing	Number of Apartments and Condos	Apartments and Condos for Persons with Mental Illnesses, Intellectual Disabilities and/or Chemical Dependency and Special Needs Other Housing per 1,000 City Stock of Apartments and Condos
I Alexandria West	0	1,845	0	7	11,451	.61
II Landmark/Van Dorn; King Street and Eisenhower Ave.	1	2,795	.36	8	13,275	.60
III Northridge, Rosemont, Fairlington and Bradlee	1	3,581	.28	2	1,745	1.15
IV Old Town and the Southwest Quadrant	2	3,770	.53	1	2,906	0.34
V Braddock/Metro; North East; Old Town North; Potomac Yard and Potomac Green	2	2,677	.75	1	2,744	.36
VI Potomac West	8	5,623	1.42	17	4,514	3.77
VII Seminary Hill and Strawberry Hill	8	2,837	2.82	4	5,383	.74
VIII Taylor Run and Duke Street	1	1,479	0.68	2	921	2.17
Total Units ⁶	23	24,607	N/A	42	42,939	N/A

⁶ A unit includes group homes, shelters, privately owned residences, apartments or condos.

Table 4 shows for each Board Housing Planning Area, the number of existing and proposed group homes and apartments/condos and the proposed rank order⁷ for siting new group homes.

Table 4 Number and Location of Existing Special Needs Residences Number and Location of Proposed New Board Group Homes and Condos/Apartments Proposed Rank Order for Siting New Group Homes and Condos/Apartments for Board Planning Housing Area				
Board Housing Planning Areas	Group Homes		Condos/Apartments	
	Existing Special Needs Group Homes	Proposed New Group Homes	Existing Special Needs Apartments/Condos	Proposed New Apartments/Condos
I Alexandria West	0	1,5	7	4, 7, 11, 13
II Landmark/Van Dorn; King Street and Eisenhower Ave.	1	3	8	3,5, 10, 12, 14
III Northridge; Rosemont, Fairlington and Bradley	1	2	2	
IV Old Town and the Southwest Quadrant	2	4	1	1, 6
V Braddock/Metro, North East, Old Town North, Potomac Yard and Potomac Green	2		1	2, 8
VI Potomac West	8		17	
VII Seminary Hill and Strawberry Hill	8		4	9, 15
VIII Taylor Run and Duke Street	1		2	
Total Units	23	5	42	15

⁷ Rank order was determined by first identifying the Area with the lowest proportion of existing special needs group homes to all single-family dwellings and the Area with the lowest proportion of existing special needs apartments/condos to all apartments/condos. Assuming that each type of housing (group homes or apartments/condos) was located in the Area selected for that type of housing, the proportions of existing special needs housing to all housing for each type of housing were re-calculated for each Area to determine the Areas that had the next lowest proportion for each type of special needs housing. This process continued until all new housing was placed.



- Supervised Apartments
- Shelters & Transitional Housing
- ▲ CSB Group Homes
- ACSB Planning Districts

City of Alexandria

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