


City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 4, 2006

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: APPROVAL OF THE ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR FY 2007

**ISSUE:** City Council consideration of the City's One-Year Action Plan for Housing and Community Development for FY 2007 (Attachment I)

**RECOMMENDATION:** That the City Council:

- (1) Approve the attached One-Year Action Plan for Housing and Community Development for FY 2007, which includes the City's application for Federal Fiscal Year 2007 funding for \$1,284,295 in Community Development Block Grant (CDBG) monies and \$824,947 in Home Investment Partnership Program (HOME) monies; and
- (2) Authorize the City Manger to execute all necessary documents.

**BACKGROUND:** The 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 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 Draft One-Year Action Plan was distributed for public review on April 5, 2006, with comments due by May 8, 2006. City Council held a public hearing on this item on April 22 (Docket Memorandum Attachment I). There were two speakers at the public hearing, and three additional people submitted written comments during the comment period. A summary of the public comments and City's proposed responses are contained in Appendix IV of the Plan beginning on page 82 and is repeated on page 2 of this memorandum. The summary includes the comments of one speaker at a prior public hearing held on September 22, 2005, by staff of the Office of Housing, Department of Human Services, Department of Mental Health, Mental Retardation and Substance Abuse, and the Alexandria Health Department. In addition to the public comment section, changes from the public hearing version of the Draft Action Plan include

minor technical corrections provided by City staff from various departments.

### **Summary of Comments Received**

Comments received at the two public hearings and/or submitted in writing are summarized below, along with the City's response:

1. **Laura Lantzy, then Chair of the Accessibility Enhancement Committee of the Alexandria Commission on Persons with Disabilities (Public Hearing #1).** Ms. Lantzy expressed a concern that the City needs more accessible housing, and a desire that the City provide adequate funding to assist low- to moderate-income individuals with disabilities to rehabilitate their homes. She further requested that the City keep accessibility in mind in its rehabilitation projects.

**City Response:** The City's Home Rehabilitation Loan Program can provide accessibility modifications for low- and moderate-income homeowners with physical disabilities. The Rental Accessibility Modification Program (RAMP) provides accessibility modification grants for low- and moderate-income renters. New accessible units were provided during FY 2006 in ARHA's Chatham Square and scattered site replacement units, but ARHA has had difficulty locating a sufficient number of persons with disabilities to occupy these units. City-financed multifamily rehabilitation projects will adhere to all applicable requirements regarding accessibility. According to Code Enforcement, 20 percent of the cost of rehabilitation should go toward accessibility improvements, or up to two percent of the total units should be converted to fully accessible units, to the extent that this can be accomplished within the 20 percent.

2. **Michelle L'Heureux, member of the Affordable Housing Advisory Committee (AHAC) (Public Hearing #2).** Ms. L'Heureux offered a statement expressing AHAC's unanimous support of the One-Year Action Plan, particularly the Office of Housing's proposal to promote affordable rental housing opportunities for extremely low-, low-, and moderate-income households, and its increased 2007 goal to preserved 150-200 affordable rental units through funding to private developers.
3. **Nancy Carson, Co-Chair of Housing Action (Public Hearing #2).** Ms. Carson stated that Housing Action's effort to establish a comprehensive Action Plan as a road map for all groups (public and private) has been joined by 26 organizations within the City. Using the Consolidated Plan and ongoing Office of Housing program as its base, Housing Action would like the City Council to direct the formulation of a comprehensive plan. The proposed Plan would provide a long-range strategy regarding land use allocation that would maximize new opportunities to leverage the penny fund and support greater affordable housing preservation production.
4. **Jeremy Flachs, Housing Action (written comments).** Mr. Flachs provided a statement advocating a comprehensive land use plan that would provide a road map for the City's

future affordable housing preservation and production efforts. Because of already “excessive demands” on City staff, Mr. Flachs believes that the City should hire a consultant to work with Housing, Planning and the City Manager to create a comprehensive Action Plan.

**City Response to Comments 3 and 4.** A June 2006 City Council Work Session on Housing is being planned to discuss the City’s housing preservation and development strategy, including additional opportunities for increased interdepartmental collaboration to fully integrate affordable housing development and preservation priorities in future land use planning

5. **Herb Cooper-Levy, Executive Director of RPJ Housing Inc. (written comments).** Mr. Cooper-Levy urges the City to consider using Housing Opportunities Fund monies for staffing and operating expense advances to non-profit developers and to support their efforts to identify and develop new projects in Alexandria. He suggests that these advances be repaid from developer’s fees earned when a transaction closes. Fairfax County provides CDBG-funded grants for RPJ’s work on project in that jurisdiction.

**City Response:** A related comment was also received from Al Smuzynski of Wesley Housing Development Corporation (see 6c below). The City has chosen to focus its housing monies on one-time, project-specific costs rather than to provide general operating support for non-profit housing development organizations. The notable exception is the City’s commitment to provide operating support for the City-sponsored Alexandria Housing Development Corporation during its initial years, until it can become self-sustaining. Multifamily housing development has become an increasingly prominent component of the City’s affordable housing efforts, and as a result, the City continues to refine its policies and procedures for such development. While the City’s plans do not currently include operating support for non-profit organizations, the issue of project-specific operating support will be included in the City’s deliberations on affordable housing development matters during the coming year.

6. **Alvin W. Smuzynski, President/CEO of Wesley Housing Development Corporation (written comments).**
  - a. Mr. Smuzynski would like to see the City develop new policies to maximize opportunities to leverage the penny for housing fund, and suggests VHDA’s REACH funds program as a possible model. A City-backed line of credit with a commercial lender would provide additional resources to secure affordable housing, although this would be hard (must pay), short-term debt.
  - b. Mr. Smuzynski suggests that the City establish a separate housing fund reserve to provide rental subsidies for households with incomes at or below 50% AMI. In addition, he recommends that the Housing Trust Fund be used to support special needs and senior housing. When it is not too burdensome to developments, he would like to see the use of CDBG and HOME funds expanded from

homeownership assistance and home rehabilitation to include affordable rental projects.

- c. Mr. Smuzynski would like to see a portion of CDBG funds allocated for administrative support of non-profit affordable housing development organizations with demonstrated capacity.
- d. Mr. Smuzynski requests that a plain-English version of the Executive Summary be provided.

**City Response:**

- a. The Office of Housing will continue to explore additional ways to leverage the revenues created by the penny fund. Staff will also research VHDA's program.
- b. The City prefers to use its housing monies for one-time expenses rather than ongoing rent subsidies. With regard to CDBG and HOME monies, there is a demonstrated ongoing funding need for homeownership and rehabilitation assistance programs. However, HOME monies are also used for affordable rental housing projects, and one currently pending project will soon be recommended for funding with a combination of HOME monies and City general obligation bonds.
- c. See City Response to Comment 5, above.
- d. Staff will explore ways to make future Action Plan executive summaries more readable, within the subject matter requirements of HUD's federal reporting system.

Following Council approval, the Action Plan must be submitted to HUD no later than May 15, 2006.

**FISCAL IMPACT:** Upon HUD approval of the Action Plan, HUD will appropriate a total of \$2,109,242 in new federal funding to the City for FY 2007, including \$1,284,295 in CDBG funds and \$824,947 in HOME Program funds.

**ATTACHMENTS:**

Attachment I. April 22, 2006, Public Hearing Docket Item Memorandum

Attachment II. Revised Draft One-Year Action Plan for Housing and Community Development for FY 2007

**STAFF:**

Mildrilyn Stephens Davis, Director, Office of Housing

Lucinda Hargrove Metcalf, Housing Analyst, Office of Housing


4-22-06

## City of Alexandria, Virginia

## MEMORANDUM

DATE: APRIL 18, 2006

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 THE CITY'S FY 2007

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**ISSUE:** Public Hearing on the City's *Draft One-Year Action Plan for Housing and Community Development for FY 2007*.

**RECOMMENDATION:** That the City Council:

- (1) Conduct a public hearing on the *Draft One-Year Action Plan for Housing and Community Development for FY 2007*, which includes the City's application for Federal Fiscal Year 2006 funding for \$1,284,295 in Community Development Block Grant (CDBG) monies and \$824,947 in Home Investment Partnerships Program (HOME) monies; and
- (2) Docket the *Draft One-Year Action Plan for Housing and Community Development for FY 2007* for final Council approval on May 9, 2006.

**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 City, as a matter of practice, and as required by HUD, establishes a *Five-Year Consolidated Plan for Housing and Community Development*, and then as a follow-on to that five-year plan, each year adopts a *One-Year Action Plan for Housing and Community Development*. The attached *Draft One-Year Action Plan for Housing and Community Development for FY 2007* has been prepared in accordance with regulations set forth by the U.S. Department of Housing and Urban Development (HUD). The City's current Five-Year 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 5 to 30) describes activities to be undertaken to address the City's priorities for affordable housing, homeless services, and community development, along with proposed funding levels, for the first year of the City's five-year Consolidated Plan period. The report provides an estimate of the federal, state, local and private resources that are expected to be available, and to be committed, during FY 2007, as well as the number of persons and/or households to be assisted with these funds. The Draft Plan reflects Council's planned continued commitment of one-cent of the real estate tax rate for affordable housing, as well as plans for leveraging those funds through the issuance of City general obligation bonds. All of these items are summarized in the Executive Summary in the chart beginning on page 7, and are discussed in detail beginning on page 35 of the Draft One-Year Action Plan for FY 2007 (Attachment).

In the area of affordable housing development, last year's Five-Year Consolidated Plan included a five-year goal of developing or preserving 500 units of multi-family affordable rental housing, at 100 units per year. This year's document increases the annual goal for FY 2007 to 150 to 200 units. The resources to be used for this purpose include approximately \$3.3 million from the dedicated one-cent on the City's real property tax rate, along with up to \$22.1 million in City-issued general obligation bonds, and \$1 million from the Housing Opportunities Fund (\$300,000 General Fund, \$400,000 Housing Trust Fund, and \$300,000 in federal HOME monies.) Council's decision to authorize the issuance of general obligation bonds for housing has made it possible to leverage the one-cent from the real property tax, and accelerate the targeted number of units to be developed or preserved.

The CDBG and HOME budgets are summarized on pages 29 and 30. These figures are consistent with the City Manager's proposed FY 2007 Operating Budget. Income limits applicable to FY 2007 activities supported with CDBG or HOME funds can be found on page 34 of the attachment. The complete Draft Plan has been released for a 30-day comment period as required by HUD, with comments due no later than 5:00 p.m., Monday, May 8.

The City of Alexandria's FFY 2006 CDBG grant of \$1,284,295 represents a decrease of \$127,291 from the FFY 2005 allocation of \$1,411,586. This reduction is the result of a decrease in funding caused by federal budget cuts. The FFY 2006 grant will be augmented by an estimated \$1,663,083 in carryover monies, providing a total of \$2,947,378 in available CDBG funding for FY 2007. Of this total \$2,750,378 is allocated to the Office of Housing, and the remaining \$197,000 is allocated to the Department of Human Services to cover the operation of the Eviction Assistance, Winter Shelter and Transitional Assistance Housing Program. Based on comments received from HUD in response to last year's Action Plan, the funding table also includes estimated unscheduled program income of \$743,000 from loan repayments. These monies are not included in the FY 2007 budget because their receipt cannot be predicted with certainty.

The City's FFY 2006 HOME award of \$824,947 represents a slight decrease of \$49,917 from the FFY 2005 allocation of \$874,864 caused by federal budget cuts. The FFY 2006 grant will be augmented by an estimated \$939,880 in carryover monies, providing a total of \$1,764,827. The

carryover monies include carryover funds from federal and non-federal sources needed to match carryover HOME grant. HOME funding available during FY 2006 will be \$1,950,586. The funding table also reflects an additional \$301,400 in estimated unscheduled program income.

The Affordable Housing Advisory Committee (AHAC) is scheduled to meet on April 18 to discuss this Draft One-Year Plan, and will be providing comments to Council by the time of the public hearing on April 22.

**FISCAL IMPACT:** Upon approval of the Action Plan by Council, HUD will authorize for release a total of \$2,109,242 in new federal funding to the City for FY 2007, including \$1,284,295 in CDBG funds and \$824,947 in HOME Program funds. The City funds referenced in the One-Year Action Plan have been appropriated in the FY 2006 budget, or will be appropriated in the FY 2007 budget. In total, excluding the authorized issuance of up to \$22.1 million in general obligation bonds, there is a total of approximately \$14.2 million in federal (CDBG and HOME) and local (City, Housing Trust Fund, and the dedicated one-cent in real estate taxes) projected to be available for affordable and work force housing projects and programs in FY 2007. In addition there are other sources such as mortgage funds from VHDA and federal low income housing tax credits which will be applied for.

**ATTACHMENT:**

*Draft One-Year Action Plan for Housing and Community Development for FY 2007*

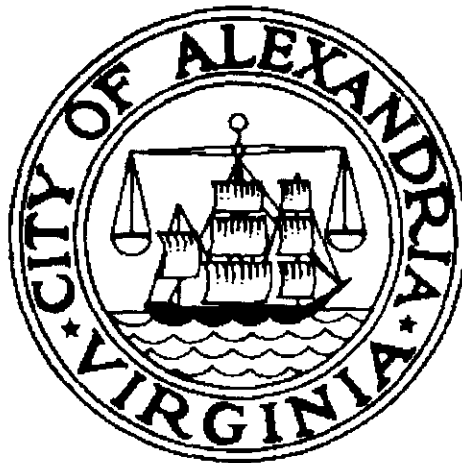
**STAFF:**

Mildrilyn Stephens Davis, Director, Office of Housing

Lucinda Hargrove Metcalf, Housing Analyst, Office of Housing

**City of Alexandria, Virginia**

**CONSOLIDATED PLAN FOR HOUSING  
AND COMMUNITY DEVELOPMENT**



**Revised Draft**

**One-Year Action Plan  
July 1, 2006 - June 30, 2007**

**Office of Housing**

**May 2006**

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## **Executive Summary of the City of Alexandria, VA City FY 2007 Action Plan**

The following is an Executive Summary of the City of Alexandria's FY 2007 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, 2006 through June 30, 2007 and serves as the City's application to HUD for its annual allocation of CDBG and HOME monies.

Section I of the Executive Summary lists the housing and community development activities benefitting low- and moderate-income persons, special needs populations and/or target areas of the City that are outlined in the City FY 2007 Action Plan. For Consolidated Planning purposes, the City has identified a number of target populations and activity types. The proposed activities listed below have been grouped accordingly.

Section II of the Executive Summary provides CDBG and HOME budget tables that set forth the proposed uses of Federal FY 2006 funding of \$1,284,295 CDBG funds and \$824,947 in HOME program monies that will become available for City FY 2007.

Detail on the housing and community development activities benefitting low- and moderate-income persons, special needs groups and/or target areas of the City to be undertaken during City FY 2007, 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 2007 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 2007 Action Plan, Proposed Housing and Community Development Activities**

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>RENTERS</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>					
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)	<u>TOTAL - Not Available</u> Section 8 Moderate Rehabilitation - \$990,201; also LIHTC, Section 8 New Construction and Capital Funds/Comprehensive Improvement Grant	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Housing Units - 1,150
Privately-Owned Subsidized Rental Units	Low and Moderate Income Renters	Private Providers	<u>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	Housing Units - 1,952
Section 8 Housing Choice Voucher Program	Extremely Low -to- Moderate Income Renters	ARHA	TOTAL - \$16,051,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 1,722

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>RENTERS continued....</b>					
<p>General Goal: Promote affordable housing opportunities for extremely low-, low-and moderate-income renters.</p> <p>Expected Outcomes:</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>					
Affordable Rental Housing Development Initiatives		Private Developers Pursuant to City Policy administered by the Office of Housing	Total - up to \$26,388,608 HOME - \$300,000 General Fund - \$300,000 HTF - \$400,000 Real Property Tax - \$3,288,608 General Obligation Bonds - up to \$22.1 million	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	Housing Preserved or Developed - 150-200
Affordable Rental Housing Set-Aside Units in New Development	Extremely Low-to-Moderate-Income Renters	City Office of Housing and Private Entities	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- 10  New Affordable Rental Housing Units Completed -28
Section 8 Security Deposit Loan Program	Extremely Low -to-Moderate Income Renters	ARHA	<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) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<i>RENTERS continued....</i>					
<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	<u>Not Applicable</u> ARHA will seek private and local funding including the HUD Service Coordinators for Public Housing and Butler Family Foundation Monies	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Continue limited social services for ARHA residents
Landlord/Tenant Complaint Mediation Program	Renters/Landlords	City Office of Housing	Included in overall Landlord Tenant Division General Fund budget \$303,658	<u>Objective:*</u> Suitable Living Environment <u>Outcome:</u> Availability/Accessibility	Landlord/Tenant Complaints handled -950
<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 "Homebuyers: 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) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>HOMEOWNERS</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>					
Single Family Home Rehabilitation Program	Extremely Low -to- Moderate Income Homeowners	City Office of Housing	<u>TOTAL - \$1,680,012</u> New CDBG - \$299,843 CDBG Carryover - \$1,000,469 HOME Carryover \$379,700	<u>Objective:</u> Decent Affordable Housing, Suitable Living Environment <u>Outcome:</u> Affordability, Sustainability	Loans Obligated - 14 Loans Completed - 15
Affordable Home Ownership Preservation Grant (AHOP)	Low and Moderate-Income Homeowners	City Department of Finance	<u>TOTAL - \$950,000</u> City General Fund - \$950,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Ownership Households Assisted with Property Tax Relief - 1,398
Rebuilding Together Alexandria (formerly Alexandria Christmas in April)	Low-Income Elderly, Low-Income Disabled or Low-Income Homeowners	Rebuilding Together Alexandria (RTA)	<u>TOTAL - \$265,000</u> Private In-Kind/Cash Donations - \$265,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households Served -75
<p><i>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.</i></p>					



Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>3,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 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	<u>TOTAL - \$1,554,087</u> New CDBG - \$487,945 CDBG Carryover - \$386,547 New Home Match - \$125,759 New HOME grant - \$503,034 HOME Carryover - \$50,802	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 25
Moderate Income Homeownership Program (MIHP)	Moderate-t- Middle Income Homebuyers	City Office of Housing	<u>TOTAL - \$989,500</u> HTF - \$989,500	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 31

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 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>					
Mortgage Financing with Below Market Interest Rates  [Sponsoring Partnerships and Revitalizing Communities (SPARC) Mortgage Loan Program; Northern Virginia Single Family Regional Loan Fund]	Low -to- Middle Income Homebuyers	VHDA in cooperation with the City Office of Housing	<u>TOTAL - 6 million</u> VHDA (Sponsoring Partnerships and Revitalizing Communities (SPARC) - \$6 million	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 25 <i>(all of which are also expected to use HAP, MIHP or EAH)</i>
Home Stride	Low and Moderate-Income Homebuyers	VHDA in cooperation with the City Office of Housing	<u>TOTAL- \$575,000</u> \$575,000 (represents the remaining balance of the 18 month allocation ending June 2007.	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability, Availability/ Accessibility	Households Assisted - 25

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>HOMEBUYERS</b> continued.....					
<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>					
Seller's Incentive Fund	Extremely Low- to-Middle Income Homebuyers	City Office of Housing	<u>TOTAL - \$75,000</u> HTF - \$75,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - up to 75 <i>(all of which will also be using HAP/ MIHP)</i>
Employee Homeownership Incentive Program	Homebuyers	City Office of Housing	<u>TOTAL - \$200,000</u> HTF - \$200,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 40
Employer Assisted Housing (EAH) Program	Extremely Low- to-Middle Income Homebuyers	City Office of Housing	<u>TOTAL - \$113,000</u> HTF - \$113,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Continue to encourage employers to establish EAH programs

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>HOMEBUYERS</b> continued....					
<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	Extremely Low- to-Middle Income Homebuyers	City Office of Housing	<u>TOTAL - \$108,730</u> HTF - \$108,730	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	Hold 18 English or Spanish-language training sessions
Homeownership Fair	Homebuyers	City Office of Housing	<u>TOTAL - \$6,000</u> Vendor Fees - \$6,000  Plus additional money in CDBG Homeownership Assistance Budget	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability, Availability/Accessibility	Hold Annual Homeownership Fair Attendees - 600

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>HOMEBUYERS</b> continued....					
<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>					
Affordable Sales Housing Set Aside Units in New Development	Low-to-Middle Income Homebuyers	City Office of Housing Private Entities	Unknown - an estimate of the dollar equivalency of the set-aside units is provided by developers at the time of project approval. Developer subsidy is mandatory only under bonus density scenario. All other contributions are voluntary.	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	New Affordable Sales Housing Units Pledged - 20  New Affordable Sales Housing Units Completed -35
Affordable Sales Housing Development	Low-to-Middle Income Homebuyers	City Office of Housing Private Entities	See Rental Housing Development. Some portion of housing development funds may be used for affordable sales housing.	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability, Sustainability	Develops sales units as deemed appropriate. Development emphasis will be on rental housing

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS</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>					
Homeless Management Information System (HMIS)	Homeless	DHS, MHMRSA and private homeless services providers	<u>TOTAL - \$23,410</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	<u>TOTAL - \$460,000</u> City General Fund - \$200,000 TANF - \$45,000 State Funds - \$215,000	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 160 (consisting of approximately 330 persons)
General Relief Program and Emergency Shelter Fund	Homeless/Threatened with Homelessness	DHS	<u>TOTAL - \$315,000</u> CITY General Fund - \$284,450 State \$30,550	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 420 (consisting of approximately 1,040 persons)

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS continued....</b>					
<p><b>General Goal: Prevent homelessness.</b></p> <p><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>					
Transitional Housing Aftercare Services	Homeless/Threatened with Homelessness	AACH	TOTAL - \$2,200 FEMA - \$2,200	Objective:* Decent Affordable Housing Outcome: Affordability, Availability/ Accessibility	Households - 14 <i>(consisting of 28 percent)</i>
Transitional Assistance Program (TAP)	Homeless/Threatened with Homelessness	DHS	TOTAL - \$102,000 CDBG - \$102,000	Objective: Decent Affordable Housing Outcome: Affordability, Availability/ Accessibility	Households - 85 <i>(consisting of 190 persons)</i>

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 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>• <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>					
Eviction Assistance and Furniture Storage Program	Homeless Persons	DHS	<u>TOTAL - \$75,000</u> CDBG - \$75,000	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility, Affordability	Households - 80 <i>(consisting of 150 persons)</i>
Year-Round Emergency Shelter Services	Homeless Persons	DHS and Private Providers	<u>TOTAL - \$2,167,098</u> City General Fund/Community Partnership Fund - \$637,219 Federal ESG/PATH/FEMA/USDA - \$152,106 State Funds - \$209,750 City and State Funds from DHS - \$48,000 Private Funds - \$1,120,023	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility	Beds Available- 159 Household served - 500



Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b><i>HOMELESS AND THOSE THREATENED WITH HOMELESSNESS continued.....</i></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>					
Women's Shelter	Victims of Domestic Violence	Office of Women	<u>TOTAL - \$463,875</u> City General Fund - \$280,000 Federal ESG - \$6,875 State Funds - \$167,500 Private Funds - \$9,500	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility	Beds Available - 14  Persons Assisted - 80
Winter Shelter Program	Homeless Persons	Carpenter's Shelter and other Private Providers	<u>TOTAL - \$91,550</u> CDBG - \$20,000 City General Fund - \$25,000 Private funds included in Carpenter's Shelter budget figures under Emergency Shelter Services - \$46,500	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility	Beds Available -67  Persons Assisted - 350
Guest House	[Female ex-prisoners who are homeless]	Friends of Guest House	<u>TOTAL - \$249,529</u> City of Alexandria - \$23,850 Arlington County - \$30,900 State and Federal Share Grants - \$12,200; VA Dept. of Corrections- \$80,000, Fund-raises ,churches, United Way and foundations \$102,579	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability Availability/Accessibility	Persons Served -40, including 20 Alexandrians

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 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>• <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>Transitional Housing Programs</p> <p><i>[includes Alexandria Transitional Housing Program, Community Lodgings, Inc., Adopt-A-Family, Salvation Army and Carpenter's Shelter]</i></p>	Homeless/Threatened with Homelessness	City Office of Housing, NVFS, CLI, AACH, Salvation Army and Carpenter's Shelter	<p><u>TOTAL - \$ 696,049</u>                      City HTF - \$181,270                      ESG- \$74,944                      SSG/State - \$63,500                      Private - \$143,495                      SHP - \$139,440                      General Fund - \$25,000                      Application for Community Partnership Funds - \$30,000                      Community Partnership Funds - \$38,400</p>	<p><u>Objective:</u> Decent Affordable Housing</p> <p><u>Outcome:</u> Affordability, Availability/Accessibility</p>	<p>Households assisted - 58</p> <p>58 households have access to a shelter for the purpose of obtaining decent affordable housing</p>
<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>• <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></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>					
Safe Haven Facility	Homeless/Threatened with Homelessness	MHMRSA	<p><u>TOTAL - \$961,499</u>                      City General Fund - \$111,891                      Capital Improvement Program- \$795,000                      HUD Funding \$54,608</p>	<p><u>Objective:</u> Suitable Living Environment</p> <p><u>Outcome:</u> Availability/Accessibility, Affordability</p>	<p>Completion of renovation</p> <p>Beds available up to 12 (in 3 housing units)</p>

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b><i>HOMELESS WITH MENTAL HEALTH, MENTAL RETARDATION AND SUBSTANCE ABUSE</i></b>					
<p><b>General Goal:</b> Prevent homelessness.</p> <p><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>					
Transitional/Permanent Supportive Housing for Homeless Persons	Homeless/Threatened with Homelessness and Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems	ACSB, MHMRSA and SHA	<p><u>TOTAL: \$587,590</u></p> <p><u>Permanent:</u>                      HUD - \$274,676                      City General Fund- \$92,143                      Total - \$366,819</p> <p><u>Transitional:</u>                      HUD - \$127,964                      Other - [Includes City General Funds, State Funds and Client Fees] - \$92,807                      Total - \$220,771</p>	<p><u>Objective:</u>                      Suitable Living Environment</p> <p><u>Outcome:</u>                      Availability/Accessibility, Affordability</p>	Beds Available - 38 (in 21 housing units)
<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></p>					
<p><i>See also Rent Relief Program under " Non-Elderly persons and Persons with Disabilities" below.</i></p>					

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>THE ELDERLY AND FRAIL ELDERLY</b>					
<p><b>General Goal: promote housing safety, accessibility, affordability and stability for elderly 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 elderly 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 elderly persons and households.</i></li> </ul>					
Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons	Extremely Low- to-Moderate Income Elderly Renters	ARHA and Private Rental Property Owners	Included in figures provided above under Resolution 830 and Privately-Owned Subsidized Rental Units	<u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability	Housing Units - 598 <i>(all of which have been included above in the count of Resolution 830 and Privately-Owned Subsidized Rental Units)</i>
Rent Relief Program	Elderly and/or Disabled Lower-Income Renters	DHS	<u>TOTAL - \$190,000</u> City General Fund - \$190,000	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 75
Real Property Tax Relief Program	Elderly and/or Disabled Lower-Income Homeowners	City Finance Department	<u>Not Applicable</u> Tax Revenue Foregone - \$3.2 million	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households - 1276

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 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	<u>TOTAL - \$268,240</u> CDBG Carryover - \$256,600 Private - \$11,640	<u>Objective:</u> Decent Affordable Housing, Suitable Living Environment <u>Outcome:</u> Availability/ Accessibility	Household Served - 6

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>NON-HOMELESS PERSONS WITH MENTAL ILLNESS, MENTAL RETARDATION AND/OR CHEMICAL DEPENDENCY</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> <ul style="list-style-type: none"> <li>Consumers discharged from MH or SA residential treatment programs will transition to a similar or less intensive housing situation.</li> </ul>					
Transitional/Permanent Supportive Housing Group Homes and Supervised Apartments	Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems	MHMRSA and SHA	All Residential Services (exclusive of HUD SHP)  <u>TOTAL - \$4,912,330</u> Federal Substance Abuse Block Grant Money for the Treatment of Alcohol and/or Drug Addicted Women - \$50,929 Other - \$4,861,401 [Includes City General Funds - \$2,031,307 and Client Fees - \$2,830,094]	<u>Objective:*</u> Suitable Living Environment <u>Outcome:</u> Affordability Availability/ Accessibility	Beds - 134 (in 33 housing units)
Section 8 Housing Choice Vouchers	Extremely Low-to Moderate-Income Renters with Mental Health, Mental Retardation and/or Substance Abuse Problems	ARHA with MHMRSA	Included in figures provided for Section 8 Housing Choice Voucher Program under Renters	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Persons to be assisted -40

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 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>					
Housing Opportunities for Persons with AIDS (HOPWA) Vouchers	Persons with HIV/AIDS	ARHA	TOTAL - \$95,500 HOPWA - \$95,500-Ongoing Rental Assistance	<u>Objective:</u> Decent Affordable Housing, Availability/Ac- ssibility <u>Outcome:</u> Availability/ Accessibility, Affordability	6-7 Vouchers available for and in use by persons living with HIV/AIDS
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	TOTAL - \$173,863 HOPWA - Direct Assistance - \$173,863 for Short-Term Housing	<u>Objective:</u> Suitable Living Environment <u>Outcome:</u> Affordability, Availability/ Accessibility	Short-Term Housing Households - 138, including 25 Alexandrians
Agape House	Persons Living with HIV/AIDS	Wesley Housing Development Corporation	Not Specified	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Availability/ Accessibility	Households - 12, including 2 Alexandrians

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>3,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 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>					
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'	<u>TOTAL - \$500,000</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 239
<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>• <i>Increased compliance with fair housing laws.</i></li> <li>• <i>Incidence of disparate treatment in fair housing tests will remain at or below 2% of complexes and firms tested.</i></li> </ul>					
Fair Housing Trainings	Protected Categories of Housing Consumers	City Office of Housing	No separate budget. Staff time and materials covered by Office of Housing General Fund budget.	<u>Objective:*</u> Suitable Living Environment <u>Outcome:</u> Availability/Accessibility	Trainings Provided - 4
Fair Housing Testing Program	Protected Categories of Housing Consumers	City Office of Housing	<u>TOTAL - \$47,240</u> CDBG - \$42,051 CDBG Carryover \$5,189	<u>Objective:</u> Suitable Living Environment <u>Outcome:</u> Availability/Accessibility	80 tests conducted



Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 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 Development Group	<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-15
Revitalization of Mt. Vernon Avenue and Northern Rt. 1 Corridor  AEDP Facade Improvement Grant Program	Mount Vernon Avenue, King Street, Queen Street and Northern Rt. 1 Corridor	AEDP, P&Z and T&ES	<u>TOTAL - \$620,000</u> CIP - \$520,000 Alexandria Industrial Development Authority - \$100,000	<u>Objective:*</u> Suitable Living Environment, Creating Economic Opportunity <u>Outcome:</u> Sustainability	<u>Arlandria-Mt. Vernon Avenue</u> Traffic study, streetscapes, sidewalks, installation of pavements  <u>Northern Rt. 1 Corridor</u> Landscaping  Businesses Assisted - 5
<b><i>NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES</i></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 the Potomac East NSA, Potomac West NSA and Strawberry Hill	City Code Enforcement Bureau	TOTAL - \$42,200 to \$47,500 in the target areas	<u>Objective:*</u> Suitable Living Environment <u>Outcome:</u> Sustainability	Monitor and abate code issues and blighting influences

Program	Target Population/Area <sup>1</sup>	Provider(s) <sup>2</sup>	Total and/or Known FY 2007 Funding by Source <sup>2,3</sup>	HUD Performance Measurement (* denotes "not required")	Expected City FY 2007 Output
<b>NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES continued...</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>					
Employment and Job Training Services	Includes Low-and-Moderate Income Persons	DHS	<u>TOTAL- \$3,223,869</u> Federal - \$991,718 State - \$461,471 Local/General Fund \$1,770,677	<u>Objective:*</u> Creating Economic Opportunities <u>Outcome:</u> Sustainability	Persons Assisted - 5,200

<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 2007 Action Plan, which are based on budget projections available when the Plan was prepared.

**Section II: City FY 2007 CDBG and HOME Program Budget**

**TABLE B**

**Community Development Block Grant (CDBG) 33<sup>rd</sup> Year Proposed Budget; July 1, 2006 - June 30, 2007**

<b>PROGRAM</b>	<b>33rd 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	\$237,168	\$14,278		\$251,446	6.99%
Submissions & Applications for Federal Program/Public Information	\$20,288			\$20,288	0.56%
Fair Housing Testing	\$42,051	\$5,189		\$47,240	1.31%
Homeownership Assistance Program**	\$487,945	\$386,547	\$414,000	\$1,288,492	35.84%
Home Rehabilitation Loan Program**	\$299,843	\$1,000,469	\$329,000	\$1,629,312	45.32%
Rental Accessibility Modification Program**		\$256,600		\$256,600	7.14%
Eviction Assistance & Furniture Storage**	\$75,000			\$0	0.00%
Transitional Assistance Program**	\$102,000			\$102,000	2.84%
Winter Shelter**	\$20,000			\$0	0.00%
<b>TOTALS</b>	<b>\$1,284,295</b>	<b>\$1,663,083</b>	<b>\$743,000</b>	<b>\$3,595,378</b>	<b>100.00%</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 2007 Home Investment Partnerships (HOME) Program Proposed Budget  
July 1, 2006 - June 30, 2007**

**TABLE C**

Program	FFY 2006 Grant	City General Fund	Carryover Funds*	Unscheduled Program Income	Total Available Budget	Percent of Budget
HOME Administration	\$81,913		\$1,613		\$83,526	3.71%
HOME Homeownership	\$503,034	\$125,759	\$50,802	\$247,700	\$927,295	41.18%
HOME Housing Development Assistance	\$240,000	\$60,000	\$507,765		\$807,765	35.87%
HOME Rehabilitation			\$379,700	\$53,700	\$433,400	35.87%
<b>TOTAL</b>	<b>\$824,947</b>	<b>\$185,759</b>	<b>\$939,880</b>	<b>\$301,400</b>	<b>\$2,251,986</b>	<b>100.00%</b>

\* Includes carryover funds from non-federal sources needed to match carryover HOME grant.

# City of Alexandria, VA City FY 2007 Action Plan

## Introduction

The City of Alexandria's One-Year Action Plan, for the period July 1, 2006 to June 30, 2007, 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 second 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 2007" identifies the City's priorities for City FY 2007 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 2007 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 2007 Action Plan period.
- ▶ Section III, "Other Activities to be Undertaken," describes the City's actions to address issues of particular interest to HUD, including poverty, barriers to affordable housing, fair housing, the effects of lead-based paint and the coordination of services between public and private agencies providing housing and social services to low- and moderate-income persons.
- ▶ Appendix I serves as the City's application for Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds, and sets forth the City's proposed uses for \$1,284,295 in Federal FY 2006 CDBG funds and \$824,947 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).

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 provides a 30-day comment period for citizen to be received 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 on 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 three newspapers 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.

If the City anticipates that a significant number of non-English-speaking residents can be reasonably expected to attend a public hearing, translation services will be made available. Public hearings are held in City facilities that are fully accessible to persons with mobility impairments, and requests from persons with other special needs, such as sign language interpreting, are accommodated whenever possible with advance notice.

Coordination with Public and Private Entities - The Office of Housing is the lead agency in the development of the City's Consolidated Plan, Action Plans and CAPER, and obtains information on programs and services from a variety of other public and private entities in Alexandria. Staff of the Office of Housing would like to express appreciation to the following entities who contributed information and input into the development of the City FY 2007 Action Plan:

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

### **Priority Levels and Strategies**

As part of the Consolidated Plan, HUD requires that priority levels be assigned to housing and homeless services activities and needs groups according to HUD-established definitions. The priority levels assigned by the City in its FY 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 2007 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 83% of the City's CDBG and HOME beneficiaries for the program year ending June 30, 2005. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries during City FY 2007.

### **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 \$59,600). For CDBG and HOME purposes, these limits are designated as the "moderate" income limits. The current income limits in each HUD category (i.e., extremely low income, low income and moderate income, etc.) are provided in the Table A, which follows. Beneficiaries of programs and services funded through the CDBG and HOME programs must meet these income limits as updated by HUD each year.

**TABLE A**

2006 HUD Income Limits (Effective March 8, 2006)								
Income Category	Number of Persons							
	1	2	3	4	5	6	7	8
Extremely Low (HUD-adjusted 30% of median)	\$18,950	\$21,700	\$24,400	\$27,100	\$29,250	\$31,450	\$33,600	\$35,750
Low (Section 8 very low income limits; HUD-adjusted 50% of median)	\$31,600	\$36,100	\$40,650	\$45,150	\$48,750	\$52,350	\$56,000	\$59,600
Moderate (Section 8 low income limits) <sup>1</sup>	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650
Middle (HUD Section 235 income limits)	\$49,550	\$56,650	\$63,700	\$70,800	\$76,450	\$82,150	\$87,800	\$93,450

**\*2006 Median Family Income, Washington, D.C. Metropolitan Statistical Area (MSA): \$90,300**

**CPD Outcome Performance Measurement System**

HUD now requires 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 FY 07 Annual Action Plan and will 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 will 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).

<sup>1</sup> Moderate-income limits are capped at the national median income, which is currently \$59,600 for a family of four. HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the eligibility limits for the CDBG and HOME programs to 80% of area median for a family of four. The City has chosen not to exercise this option in order to continue to target these programs to the households with the greatest need.



## Section I

### Housing Programs and Services to be Undertaken During City FY 2007

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 2007 Action Plan period; and provide an estimate of federal, state, local and private resources expected to be available to support these activities during that time.

#### ■ I.A. Extremely Low-, Low - and Moderate-Income Renters

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

Activities to be undertaken during City FY 2007 for extremely low-, low- and moderate-income renters will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

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

##### **City FY 2007 Programs/Activities for Extremely Low- and Low-Income Renters:**

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

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

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

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

**Geographic Distribution:** Citywide [See Figure I, APPENDIX II]

**Projected Funding for City FY07 (By Source):** Section 8 Moderate Rehabilitation - \$990,201; (January -December 2006); also LIHTC, Section 8 New Construction and HUD Comprehensive Improvement Grant

**Service Objective:** Units Available -1,150. (Average turnover for Public Housing and Section 8 Moderate Rehabilitation units is 4%.)

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

**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 2007(By Source):** Section 8- \$16,051,000 (January - December 2006)

**Service Objective:** Vouchers supported - 1,722 (Average Turnover is 5%-6%)

**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 2007(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:** *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 households

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** These units originally received assistance from the following sources - LIHTC Program, Tax-Exempt Bond Program, Section 8 Program, Section 236 Program and/or the City's Housing Trust Fund. Ongoing subsidies from non-City sources other than Tax-Exempt Bonds will continue in City FY 2007, but subsidy amounts are not readily available to the City.

**Service Objective:** Housing Units Available - 1,952

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

**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:** Initiative to develop or preserve affordable rental units

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007(By Source):** Total - \$26,388,608 [HOME -\$300,000,

General Fund - \$300,000, Housing Trust Fund - \$400,000, Real Property Tax - \$3,288,608, General Obligation Bonds - up to \$22.1 million

**Service Objective:** 150-200 affordable rental units developed or preserved depending on availability of funds.

**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 2007(By Source):** ARHA will seek private and local funding including the HUD Service Coordinators for Public Housing Grant and Butler Family Foundation monies

**Service Objective:** Continue limited social services for ARHA residents

**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 the City's Affordable Housing Policy, the City may negotiate with new housing developers to provide affordable set-aside sales or rental units to income-eligible households. Twenty-eight rental units are currently pledged to this program at two projects - (Northampton East, under construction) and (Mill Race, under construction) - and are expected to be completed during City FY 2007. A minimum of 10 additional units should be pledged during the year.

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** Amount of developer subsidies available to support this program is not known until a project proposal is submitted.

**Service Objective:** Units delivered (to be determined).

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

*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:** Application for funding to acquire, rehabilitate or subsidize rental housing for households with incomes at or below HUD's middle-income limits will be supported by the City subject to City Council approval. Applications for funding to support residential services for renter households with incomes at or below HUD's middle income limits will be supported by the City if they pertain to continuation of existing or similar activities to address

resident needs and/or to promote self-sufficiency. Applications for funding to expand housing or residential services for renter households with incomes at or below HUD’s middle-income limits would be supported by the City.

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

**Five Year Objectives:**

Activities to be undertaken during City FY 2007 for existing lower-income homeowners will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

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

**City FY 2007 Programs/Activities for Existing Low- and Moderate-Income Homeowners:**

<p><b>Program/Activity:</b> <i>Single Family Home Rehabilitation Program</i>  <b>Provider(s):</b> City of Alexandria Office of Housing  <b>Target Population:</b> Extremely Low- to Moderate-Income Homeowners  <b>Program/Activity Description:</b> Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. Includes energy efficiency improvements.  <b>Geographic Distribution:</b> Citywide  <b>Projected Funding for City FY 2007 (By Source):</b> TOTAL-\$1,680,012 [New CDBG-\$299,843; CDBG Carryover-\$1,000,469; HOME Carryover \$379,700  <b>Service Objective:</b> Loans Obligated - 14; Loans Completed - 15  <b>Performance Measurement:</b> Objective: Decent Affordable Housing, Suitable Living Environment; Outcome: Affordability, Sustainability</p>
<p><b>Program/Activity:</b> <i>Affordable Home Ownership Preservation Grant (AHOP)</i>  <b>Provider(s):</b> City of Alexandria Department of Finance  <b>Target Population:</b> Low- and Moderate-Income Homeowners  <b>Program/Activity Description:</b> Tax relief program intended to help keep homeownership in Alexandria affordable by providing tax reduction grants of \$275-\$675 based on income for lower-income homeowners with annual household incomes below \$62,000 and homes assessed at less than \$442,000.  <b>Geographic Distribution:</b> Citywide  <b>Projected Funding for City FY 2007 (By Source):</b> City General Fund - \$950,000  <b>Service Objective:</b> Ownership Households - 1,398  <b>Performance Measurement:</b> Objective: Decent Affordable Housing; Outcome: Affordability</p>

*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 2007 for lower-income homebuyers will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Provide financial assistance to 250 households meeting income and other eligibility criteria to secure ownership housing; and
- Educate 2,300 prospective low- and moderate-income homebuyers on the home purchase process.

**City FY 2007 Programs/Activities for Low- and Moderate-Income Homebuyers:**

**Program/Activity:** Homeownership Assistance Program (HAP)

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

**Target Population:** Extremely Low- and Low-Income Homebuyers

**Program/Activity Description:** Provides deferred-payment second trust loans of up to \$50,000 for downpayment and closing cost assistance to first-time homebuyer households with incomes up to HUD’s Section 8 low-income limits (\$59,600 for a family of four as of March 3, 2006)

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** TOTAL-\$1,554,087 [New CDBG-\$487,945; CDBG Carryover-\$386,547; New HOME grant-\$503,034; Match for new HOME grant from City General Fund-\$125,759; HOME Carryover-\$50,802

**Service Objective:** Households Assisted - 25

**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:** Includes Moderate- and Middle-Income Homebuyers

**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 moderate income limits and a City-established maximum income limit (currently \$90,300 for a households 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 2007 (By Source):** TOTAL- \$989,500 [City Housing Trust Fund - \$989,500]

**Service Objective:** Households Assisted - 31

**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:** Low- to Middle-Income Homebuyers

**Program/Activity Description:** First-trust mortgage financing for participants in the City's HAP and MIHP programs at interest rates below that of VHDA's first-time homebuyer program

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** VHDA Sponsoring Partnerships and Revitalizing Communities (SPARC) - \$6 million (represents the projected remaining balance of the City's 18 month SPARC allocation ending June 2006;

**Service Objective:** Households Assisted - 25 (all of which will also be participants in HAP/MIHP)

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

**Program/Activity:** *Seller's Incentive Fund*

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

**Target Population:** Low- to Middle-Income Homebuyers

**Program/Activity Description:** Provides \$1,000 to defray the costs of the seller's real estate commission for sales involving HAP or MIHP second trust financing.

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** City Housing Trust Fund - \$75,000

**Service Objective:** Households Assisted - 75 (all of which will also be participants in HAP/MIHP)

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

**Program/Activity:** *Home Stride*

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

**Target Population:** Low- to Middle-Income Homebuyers

**Program/Activity Description:** Provides up to \$25,000 in loan funds with deferred payment and interest for the first three years of the loan to assist with downpayment and closing costs. These funds can be combined with other City homeownership assistance.

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** \$575,000 (represents the remaining balance of the City's 18-month allocation ending June 2007).

**Service Objective:** Households Assisted- 25

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

**Program/Activity: Employer-Assisted Housing (EAH)****Provider(s):** Local employers in cooperation with the City of Alexandria Office of Housing**Target Population:** Employees of Local Employers offering EAH Programs**Program/Activity Description:** Allows employees working within the City who are utilizing an EAH program established by their employer and who meet applicable eligibility criteria to access HAP and MIHP assistance. For employees who are ineligible for HAP/MIHP for reasons other than income, the City will provide 0% interest deferred repayment loans of up to \$5,000 for downpayment/closing costs that match on a 2:1 basis contributions of participating employers providing financial EAH benefits.**Geographic Distribution:** Citywide**Projected Funding for City FY 2007 (By Source):** City Housing Trust Fund - \$113,000**Service Objective:** Continue to encourage employers to establish EAH programs**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: Homeownership Counseling Services****Provider(s):** City of Alexandria Office of Housing**Target Population:** Low- to Middle-Income Homebuyers**Program/Activity Description:** Homeownership counseling and training for first-time homebuyers**Geographic Distribution:** Citywide**Projected Funding for City FY 2007 (By Source):** City Housing Trust Fund - \$108,730**Service Objective:** Training Sessions Held - 18**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: Homeownership Fair****Provider(s):** City of Alexandria Office of Housing**Target Population:** Low- to Middle-Income Homebuyers**Program/Activity Description:** Provides information on the homebuying process, affordable housing opportunities and affordable financing available in the City**Geographic Distribution:** Citywide**Projected Funding for City FY 2007 (By Source):** Homeownership Fees - \$6,000**Service Objective:** Hold an annual Homeownership Fair. Attendees - 600**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:** Low- and Moderate-Income Homebuyers**Program/Activity Description:** In accordance with the City's Affordable Housing Policy, the City may negotiate with new housing developers to provide affordable rental units to income-eligible households. Thirty-five homeownership units, including 34 currently under construction at four projects-- Mill Race, Cameron Station, Halstead Park Center and The Monarch-- and one of two not yet under construction at Tuscany at Landmark, are expected to

be completed during FY 2007. An additional 9 units at Postmasters (off-site), The Prescott, and Tuscany at Landmark remain outstanding. A minimum of 20 units should be pledged during the year.

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** Amount of developer subsidies available to support this program is not known until a project proposal is submitted.

**Service Objective:** Units Delivered - To be determined.

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

**Program/Activity:** *Employee Homeownership Incentive Program (EHIP)*

**Provider(s):** City

**Target Population:** Alexandria City Government and Public School Employees

**Program/Activity Description:** Provides up to \$5,000 in loan funds with deferred payment interest to assist local government employees to purchase homes in the jurisdiction they are serving. These funds can be combined with other City homeownership assistance if eligible.

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** City Housing Trust Fund \$200,000

**Service Objective:** 40 Households

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

*Minority Homeownership - The City estimates that during the Action Plan period, 160 minority households will be assisted in becoming homeowners through City home purchase assistance programs.*

*The City will also encourage the development and preservation of affordable sales (and rental) housing units as discussed in Section III.B below.*

**Leveraging of Federal Funds:** HOME and CDBG funds expended during City FY 2007 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 and by the Homeless Services Coordinating Committee (HSCC) and is revised each year for submission to HUD in order 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 surveys submitted by each homeless facility in the City (emergency shelters, transitional housing programs and housing programs for homeless persons with special needs), as well as by volunteers who visit sites where services are provided to homeless persons and areas of the City in which unsheltered homeless persons are known to congregate (e.g., parks, under bridges).

HSCC conducted its most recent point-in-time count of Alexandria's homeless population on January 25, 2006. A total of 409 homeless individuals were identified by surveyors and facilities staff on the day of the count. By definition, the homeless count includes 27 residents of permanent supportive housing operated by the Community Services Board. A total of 104 individuals and two small families that applied for placement on January 25 were identified as unsheltered. Ninety four individuals met the HUD definition for "chronic homelessness". Forty-three individuals were registered to use the winter only hypothermia program and potentially may be unsheltered at other times of the year.

The January 2006 count revealed an increase in the unsheltered population and the continuing need for transitional and permanent supportive housing options for single adults and families. The most severe shortage judged by the survey is housing options combined with supportive services. In addition, 35 persons identified through the point-in-time count were deemed appropriate and in need of Safe Haven services, a top priority of the HSCC that is currently under development by the Community Services Board.

**Five Year Objectives:**

Activities to be undertaken during City FY 2007 for persons who are homeless or threatened with homelessness will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

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

population; increase access to health services for the chronic homeless population; and obtain health care for the homeless grant for the Community Health Care Center.

***City FY 2007 Programs/Activities for the Homeless and Persons Threatened with Homelessness:***

**Homeless Management Information System (HMIS)**

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

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

***Target Population:*** Persons who are Homeless

***Program/Activity Description:*** Computerized data collection system designed to capture client-level information on the characteristics and service needs of persons experiencing homelessness. -HUD takes into consideration whether an HMIS is utilized by a local Continuum of Care in awarding grant funds under the Support Housing Program.

***Geographic Distribution:*** Citywide

***Projected Funding for City FY 2007 (By Source):*** TOTAL - \$23,410 (City General Fund and User's Fees)

***Service Objective:*** The HMIS will provide a computerized data base 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.

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

**Prevention and Intervention**

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

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

***Target Population:*** Persons Threatened with Homelessness

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

***Geographic Distribution:*** Citywide

***FY 2007 (By Source):*** TOTAL - \$460,000 [State Homeless Resource Program - \$215,000; TANF- \$45,000 ; City General Fund - \$200,000]

***Service Objective:*** Households - 160

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

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

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

***Target Population:*** Persons Threatened with Homelessness

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

***Geographic Distribution:*** Citywide

***Projected Funding for City FY 2007 (By Source):*** TOTAL - \$315,000 [City General Fund -

<p>\$284,450; State - \$30,550]</p> <p><b>Service Objective:</b> Households Receiving Housing Assistance - 420</p> <p><b>Performance Measurement:</b> Objective: Decent Affordable Housing; Outcome: Affordability</p>
<p><b>Program/Activity:</b> <i>Homeless Prevention for Adopt-A-Family Clients</i></p> <p><b>Provider(s):</b> Arlington-Alexandria Coalition for the Homeless (AACH)</p> <p><b>Target Population:</b> Persons Threatened with Homelessness</p> <p><b>Program/Activity Description:</b> Provides homeless prevention services to former clients of AACH's Adopt-A-Family program, a transitional housing program; and a pilot program that provides supportive services for six month periods to households at imminent risk of homelessness</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Projected Funding for City FY 2007 (By Source):</b> Federal Emergency Management. Agency (FEMA)-\$2,200</p> <p><b>Service Objective:</b> Households - 14</p> <p><b>Performance Measurement:</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>Program/Activity:</b> <i>Eviction Assistance and Furniture Storage Program</i></p> <p><b>Provider(s):</b> City of Alexandria Department of Human Services (DHS)</p> <p><b>Target Population:</b> Persons who are Homeless</p> <p><b>Program/Activity Description:</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>Geographic Distribution:</b> Citywide</p> <p><b>Projected Funding for City FY 2007 (By Source):</b> New CDBG - \$75,000</p> <p><b>Service Objective:</b> Households Assisted - 80 (consisting of 150 persons)</p> <p><b>Performance Measurement:</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, the Alexandria Health Department and the Office of Housing, in conjunction with shelter staff. Emergency assistance and food programs supported by Catholic Charities will also continue. FY 07 households assisted - 100 (consisting of approximately 225 persons).</i></p>
<p><b>Emergency Shelter</b></p>
<p><b>Program/Activity:</b> <i>ALIVE! House</i></p> <p><b>Provider(s):</b> ALIVE! House</p> <p><b>Target Population:</b> Persons who are Homeless</p> <p><b>Program/Activity Description:</b> Provides emergency shelter to homeless families and single women</p>

**Geographic Distribution:** Eligibility is Citywide  
**Projected Funding for City FY 2007 (By Source):** TOTAL - \$97,043 [City and State funds from DHS - \$48,000; Federal ESG - \$7,843; State SSG - \$11,200; Private Monies - \$30,000]  
**Service Objective:** Beds - 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 2007 (By Source):** TOTAL - \$1,416,822 [Federal ESG - \$70,588; State SSG - \$100,800; State Child Care for the Homeless Program - \$26,250; U.S. Department of Agriculture (USDA) - \$9,000; FEMA - \$1,161; Federal PATH - \$30,000; \$1,090,023 in foundation grants, monies from fund-raising activities, private donations and in-kind contributions;\$89,000 in City General Fund from the Community Partnership Fund and through DHS]  
**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 2007 (By Source):** TOTAL-\$653,265 [City General Fund - \$548,219; Federal Emergency Shelter Grant (ESG) Program - \$33,514; State Shelter Support Grant (SSG) Program- \$71,500]  
**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 2007 (By Source):** TOTAL - \$463,875 [City General Fund - \$280,000; Federal ESG - \$6,875; State SSG - \$14,500; Virginia Department of Social Services - \$153,000; Private Monies - \$9,500]

**Service Objective:** Women and Children Served - 80

**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 Listing of Proposed City FY 2006 CDBG/HOME-Funded Projects in Appendix I)

**Projected Funding for City FY 2007 (By Source):** TOTAL - \$91,550 [New CDBG - \$20,000; City General Fund-\$25,000; Private Monies - \$46,550 in monies included in budget figures for Carpenter's Shelter under "Emergency Shelter" above]

**Service Objective:** Persons Served - 350

**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.*

**Transitional Housing**

***Program/Activity: Alexandria Transitional Housing Program***

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

**Target Population:** Persons who are Homeless

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

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** City Housing Trust Fund carryover - \$181,270

**Service Objective:** Households Served - 12

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

**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 2007 (By Source):** TOTAL - \$222,721 [Federal ESG - \$36,026; State SSG - \$49,500; Private Monies - \$107,195, applying for Community Partnership Fund- \$30,000]

**Service Objective:** 20 Households

**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:** Persons who are Homeless

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

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** TOTAL - \$222,258 [Federal Supportive Housing Program (SHP) - \$139,440; Federal ESG - \$31,918; Private Monies from the United Way - \$12,500; \$38,400 in City General Fund from the Community Partnership Fund]

**Service Objective:** Households Served - 16

**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 2007 (By Source):** TOTAL - \$70,000 [Federal ESG - \$7,000; State SSG - \$14,000; City General Fund through DHS - \$25,200; Private Monies - \$23,800]

**Service Objective:** Households Served - 7

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

<p><b><i>Program/Activity: Carpenter's Shelter Transitional Housing Program</i></b>  <b>Provider(s):</b> Carpenter's Shelter  <b>Target Population:</b> Persons who are Homeless  <b>Program/Activity Description:</b> 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  <b>Geographic Distribution:</b> Citywide clients residing at Carpenter's Shelter  <b>Projected Funding for City FY 2007 (By Source):</b> Included in budget figures provided for Carpenter's Shelter under Emergency Shelter above  <b>Service Objective:</b> Households Served - 3  <b>Performance Measurement:</b> Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility</p>
<p><b><i>Program/Activity: Transitional Assistance Program (TAP)</i></b>  <b>Provider(s):</b> City of Alexandria Department of Human Services (DHS)  <b>Target Population:</b> Persons who are Homeless  <b>Program/Activity Description:</b> Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing  <b>Geographic Distribution:</b> Citywide  <b>Projected Funding for City FY 2007 (By Source):</b> New CDBG - \$102,000  <b>Service Objective:</b> Households Served - 85 (consisting of 190 persons)  <b>Performance Measurement:</b> Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility</p>
<p><b>Guest House</b></p>
<p><b><i>Program/Activity: Guest House</i></b>  <b>Provider(s):</b> Friends of Guest House  <b>Target Population:</b> Female ex-prisoners who are homeless  <b>Program/Activity Description:</b> Provides nine transitional housing beds in a group home setting, along with supportive services to help female ex-offenders transition to self-sufficiency.  <b>Funds Expended for City FY 2007 (By Source):</b> TOTAL-\$249,529- (City of Alexandria-\$23,850; County of Arlington-\$30,900, State and Federal Share grants - \$12,200; Virginia Department of Corrections - \$80,000; donations, fundraisers, churches, United Way and foundations- \$102,579  <b>Service Accomplishments:</b> Persons Served - 20 (all of whom were Alexandrians)  <b>Performance Measurement:</b> Objective: Decent Affordable Housing; Outcome: Affordability, Availability/ Accessibility</p>
<p><b>Permanent Supportive Housing</b></p>
<p><i>For information on Permanent supportive housing programs available to homeless persons</i></p>

*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.*

**Permanent Housing**

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

**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 2007 (By Source):** TOTAL -\$961,499 [City General Fund monies -\$111,891, HUD funding - \$54,608, Capital Improvement Program - \$795,000]

**Service Objective:** Renovation of Building. 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 or threatened with homelessness and who are mentally ill and/or have substance abuse problems.

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

**Geographic Distribution:** Eligibility is Citywide

**Projected Funding for City FY 2007 (By Source):** TOTAL - \$587,590 [Total - \$366,819 (Permanent: HUD - \$274,676, City General Fund- \$92,143); Total - \$220,771 (HUD - \$127,964; City General Funds, State Funds and client fees - \$92,807)]

**Service Objective:** 38 beds available in 21 housing units

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

***Leveraging of Federal Funds:*** Federal Emergency Shelter Grant (ESG) funds will be used in conjunction with an estimated \$548,219 in City General Fund revenues and State Shelter Support



Grant monies to support the operating costs of the Alexandria Community Shelter. In City FY 2007, private emergency shelters in Alexandria and the Women's Shelter will receive approximately \$316,820 from the federal ESG and State SSG (expected to consist predominantly of Temporary Assistance for Needy Families (TANF) monies) programs as well as \$20,000 in CDBG monies, which will leverage over \$1.67 million in state, local and private funds. Transitional housing providers will use an estimated \$138,444 in federal ESG and State SSG (expected to consist predominantly of TANF monies) funds to leverage over \$207,095 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 2007 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 to 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 2007 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 900 income-eligible elderly renters and/or homeowners per year.

### ***City FY 2007 Programs/Activities for the Elderly and Frail Elderly:***

***Program/Activity:*** Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons  
***Provider(s):*** ARHA and private rental property owners  
***Target Population:*** Low- and Moderate-Income Elderly Renters  
***Program/Activity Description:*** 170 public housing units at Ladrey Highrise, 38 public

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

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** See information provided in Section I.A

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

**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 of real property taxes for income-eligible persons who are over age 65 or permanently disabled. FY 07 proposed qualifying annual income for full abatement of real estate taxes is \$40,000 and for partial abatement it is \$62,000.

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** City Revenue Foregone - \$3.2 million

**Service Objective:** Households Served - 1276

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

**Program/Activity:** *Rent Relief Program*

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

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

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

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** City General Fund - \$190,000

**Service Objective:** Households Served - 75

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

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

**Provider(s):** Rebuilding Together Alexandria (RTA)

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

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

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2007 (By Source):** Total of \$265,000 in Private In-

Kind/Cash Donations.

**Service Objective:** Households Served - 75

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

*Many elderly City residents will also take advantage of the City's Single Family Rehabilitation Loan Program (see Section I.C) to make accessibility modifications to their homes, which improve their ability to age in place. Since FY 1998, 56% of the income-eligible households assisted through this program have been elderly.*

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 which is well beyond the incomes of seniors in this category, and few assisted living beds exist in the Northern Virginia region that are affordable to this population.

In the spring of 2003, the Assisted Living Study Group, consisting of representatives from ARHA, Department of Human Services (DHS) and the DHS Office of Aging and Adult Services (OAAS), the Department of Health and of Mental Health, Mental Retardation and Substance Abuse, the Office of Housing and the Commission on Aging, released a report that recommended enhancing in-home services for the elderly in the City and recommended that a new work group be formed to propose enhancements to assisted living for low income City residents.

The City Manager's Assisted Living Work Group, consisting of representatives from ARHA, DHS, DHS OAAS, the City's Office on Housing, members of the Commission on Aging and a representative from the continuing care retirement community, has, with the assistance of the non-profit Volunteers of America, secured a market analysis and is now focusing on identifying a specific site so that a more in-depth feasibility analysis can be conducted.

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

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

**Five Year Objectives:**

Activities to be undertaken during City FY 2007 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 2007 Programs/Activities for Persons with Physical and Sensory Disabilities:**

<p><b>Program/Activity:</b> <i>Rental Accessibility Modification Program (RAMP)</i></p> <p><b>Provider(s):</b> City of Alexandria Office of Housing</p> <p><b>Target Population:</b> Extremely Low- to Moderate-Income Disabled Renters</p> <p><b>Program/Activity Description:</b> 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</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Projected Funding for City FY 2007 (By Source):</b> TOTAL - \$256,600 [CDBG Carryover - \$256,600]</p> <p><b>Service Objective:</b> Households Served - 5- 6</p> <p><b>Performance Measurement:</b> Objective: Decent Affordable Housing, Suitable Living Environment; Outcome: Availability/ Accessibility</p>
<p><i>During City FY 2007, 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.</i></p>
<p><i>Low- and moderate-income homeowner households with a disabled member may qualify to utilize the City’s Home Rehabilitation Loan Program to support modifications necessary to accommodate a physical disability or a mobility impairment. It is estimated that at least one households served through this program during City FY 2007 will include a person with a disability. For more information, see Section I.C (Fair Housing Testing Program).</i></p>
<p><i>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 55 non-</i></p>

*elderly disabled persons will benefit from the Real Property Tax Relief Program and ten 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 Path to Employment Initiative. This employment service maintains a full-time Employment Training Specialist for persons with disabilities and the Employment Resource Room is fully accessible, providing a wide variety of adaptive equipment and assistive technology, as well as an Assistive Technology Specialist to assist individuals in utilizing the specialized equipment. The Department of Human 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 provide housing for the physically disabled, but, to the extent that such housing is rental housing for low-income persons, support would be provided only on a case-by-case basis subject to Council approval. In such cases, certificates of consistency with the Consolidated Plan would be provided only for projects approved by City Council. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far as possible in advance of application due dates.

#### ■ **I.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 2007 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 10 tenant-based rental vouchers through the Section 8 Housing Choice Voucher Program to enable individuals with mental health, mental

**City FY 2007 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 2007 (By Source):** TOTAL - \$4,912,330 - Federal Substance Abuse Block Grant money for the treatment of alcohol- and/or drug-addicted women - \$50,929, City General Funds- \$2,031,307; client fees - \$2,830,094

**Service Objective:** 134 beds available in 23 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, “prevention and early intervention,” 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 \$21.7 million in state, local and private funds. Operating funds of \$220,931 consisting of federal SHP Transitional Housing monies will be matched with \$60,410 in ACSB funds. Operating funds of \$127,964 consisting of federal SHP Permanent Housing monies will be matched with \$57,103 in ACSB funds.

***Support for Applications by Other Entities:*** 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 will continue to address the housing and supportive services needs of persons living with HIV/AIDS and their families through the City's Health Department, the City's Department of Mental Health, Mental Retardation and Substance Abuse (MHMRSA), the Whitman-Walker Clinic of Northern Virginia (WWC/NOVA), the Alexandria Redevelopment and Housing Authority (ARHA), the INOVA Juniper Program and other public and non-profit organizations.

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

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

Activities to be undertaken during City FY 2007 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 2007 Programs/Activities for Persons Living With or Affected by HIV/AIDS:***

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

***Provider(s):*** ARHA for the City of Alexandria

***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:*** Citywide

***Projected Funding for City FY 2007 (By Source):*** HOPWA - \$95,500

***Service Objective:*** HOPWA Vouchers Available - 6, which may be transitioned to the regular Section 8 Housing Choice Voucher Program

***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 2007 (By Source):*** HOPWA - \$173,863 (not from City's share of regional allocation)

***Service Objective:*** Overall Apartments Available - 138, including 25 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 2007 (By Source):*** Not Specified

***Service Objective:*** Overall Apartments Available - 12

***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; City's Department of Mental Health, Mental Retardation and Substance Abuse (MHMRSA); WWC/NOVA; INOVA Juniper Program; K.I. Services, Northern Virginia AIDS Ministry (NOVAM) and Positive Livin'

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

***Program/Activity Description:*** Includes primary medical care, drug assistance, public health nurse case management, dental and nutrition services for low-income persons with HIV/AIDS



provided by the Alexandria Health Department, as well as non-housing-related services (including medical, dental, mental health, prescription drug assistance, case management and/or legal services) available to persons living with HIV/AIDS throughout Northern Virginia with the support of Ryan White CARE Act funds provided by the INOVA Juniper Program, Positive Livin' and WWC/NOVA. 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 2007 (By Source):** Alexandria Health Department - \$500,000 in Ryan White Comprehensive AIDS Response Emergency (CARE) Act and other funds; MHMRSA - Federal Substance Abuse Block Grant; INOVA Juniper Program and Positive Livin' and WWC/NOVA - Ryan White CARE Act; WWC/NOVA has also applied for City General Fund monies allocated through the City's Community Partnership Fund for Human Services to provide case management and legal services to persons living with HIV/AIDS in the City of Alexandria.

**Service Objective:** Persons Assisted with Primary Medical Care and Other Services by Alexandria Health Department - 209; Alexandria Residents Assisted with Case Management and Legal Services by WWC/NOVA - 30

**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 (EDCD), INOVA Juniper Program, Wholistic Family Agape ministries institute (WFAMI), Northern Virginia AIDS Ministry (NOVAM), and Whitman Walker Clinic of Northern Virginia (WWC/NOVA).*

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

**Support for Applications by Other Entities:** The City would support applications by other entities for funding to continue housing programs for the persons with HIV/AIDS at existing 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 2007 (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><i>Program/Activity: Employment Services</i></b></p> <p><b><i>Responsible Entity(ies):</i></b> City of Alexandria DHS</p> <p><b><i>Consolidated Plan Target Group or Area:</i></b> Consumers will include Low- and Moderate-Income Households</p> <p><b><i>Program/Activity Description:</i></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, Older Worker Assistance, Refugee Assistance, the Community Digital Divide Initiative (CDDI) to help underserved 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 payments 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 150 youth in unsubsidized employment and job readiness activities; a federally-funded WIA effort focusing on employment readiness for 50 hard-to-serve youth receiving year-round services; and the EAGLES program which prepares ex-offenders for finding, maintaining and advancing in employment.</p> <p><b><i>Projected Funding for City FY 2007 (By Source):</i></b> Total - \$3,223,869 [Federal - \$991,718, State- \$461,471; Local/General Funds- \$1,770,677]</p> <p><b><i>Service Objective:</i></b> Persons - 5,200</p> <p><b><i>Performance Measurement:</i></b> Objective: Creating Economic Opportunities; Outcome: Sustainability</p>

## ■ II.B. Economic Development

***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. 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 2007 (By Source)** TOTAL -\$620,000 [City General Fund - \$500,000 for Alexandria; \$20,000 - Northern Rt. 1 Corridor; Alexandria Industry Development Authority - \$100,000 for AEDP to continue efforts to attract, expand and retain business opportunities in the City, including the Enterprise Zone). Funding for the Facade Improvement Program is uncertain, with \$100,000 desired from multiple sources.

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

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

***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 2007 (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 through a loan loss reserve.

**Service Objective** 15 loans completed to small businesses and owned by low and moderate persons.

**Performance Measurement:** Objective: 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):** City of Alexandria Code Enforcement Bureau

**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. While City Council voted in November 2003 to discontinue the Blighting Influences Program pending removal of a final six properties from this program's monitoring list, it is expected that vacant houses that might become blighted properties in the Potomac West NSA, the Potomac East Conservation District and the Southwest Quadrant Rehabilitation District (within Potomac East NSA), which were formerly monitored under this program, will continue to be addressed by the Spot Blight Abatement program.

**Projected Funding for City FY 2007 (By Source):** The City's estimated cost to provide these services in the City target areas identified above is between \$42,200 and \$47,500 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 may qualify for assistance under the City's Single Family Rehabilitation Loan Program to implement historic preservation and/or energy efficiency improvements (for more information on the Single Family 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. Additional revenues from the real estate recordation tax were also made available in FY 2006. 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 50% of the median income for the area (currently \$45,150 for a household of four) and the City-established maximum income limit (currently \$90,300 for three or more persons).

#### **Resolution 830**

The City has long held the preservation of its existing assisted rental housing stock as one of its highest priorities. Under Resolution 830, the City and ARHA have a long-standing joint commitment to preserve and maintain, at a minimum, 1,150 publicly-assisted housing units. This Resolution assures that none of the 1,150 public housing units in existence when the Resolution was adopted in 1982 will be lost without one-for-one replacement. The redevelopment of the Samuel Madden Homes (Downtown) public housing was completed during FY 2006, with the former 100 public housing units replaced by 52 on-site units and 48 units at three off-site units locations. In March 2006, ARHA issued a Request for Qualifications for the redevelopment of Glebe Park, a 152-unit property containing 40 public housing units.

#### **The Affordable Housing Policy, Housing Trust Fund, and Developer Housing Contributions**

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

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

In addition to making recommendations with regard to the Housing Trust Fund, AHAC also advises Council on the uses of the Housing Opportunities Fund, and is expected to play a similar role with regard to the Affordable Housing Initiatives Account. (Both of these funding sources are discussed below under Affordable Housing Development. AHAC also reviews and makes recommendations on Affordable Housing Plans for the provision of on-site affordable housing units in new developments.

It is estimated that during City FY 2007, approximately \$2,937,460 in Housing Trust Fund monies will be available for allocation to affordable housing activities. This includes \$2,537,460 in revenue anticipated to be received during the year, as well as \$400,000 in Housing Trust Fund monies newly allocated to the Housing Opportunities Fund, described below under Affordable Housing Development. These figures exclude approximately \$1,679,140 from FY 2006 and prior years that is committed to several ongoing activities discussed in Section I (i.e., Moderate Income Homeownership Program, Employee Homeownership Incentive Program, Homeownership Counseling Program, and others).

It is also anticipated that 35 affordable sales and 28 affordable rental units in new developments, most of which are under construction in FY 2006, will be completed during FY 2007. As of March 2006, an additional 9 pledged sales units are in the pipeline, and additional units are expected to be pledged during the remainder of the fiscal year. Based on the Five Year Consolidated Plan, the City's objective is to receive new pledges of at least 20 affordable sales units and 10 affordable rental units per year. However, these are minimum targets and staff will focus its efforts on exceeding these levels during FY 2007.

During City FY 2004, the City sought and received authorization from the State to include in its policies and zoning ordinance provisions for an Affordable Dwelling Unit (ADU) program under Section 15.2-2304 of the Virginia State Code, which would enable the City to provide optional increases in density in exchange for affordable housing, in a manner that allows greater flexibility than under the State Code section previously applicable to the City. In FY 2005, the City worked closely with developers and others to revise the level of developer contributions. The resulting report of the City-established Developer Housing Contribution Policy Work Group adopted a level of suggested contributions higher than the \$1.00 per gross square foot contained in the 2002 version of the policy. That report was accepted by City Council in June 2005, and the development community members of the work group pledged to encourage their colleagues to abide by the conclusions of the report.

The contributions adopted by the work group’s report are as follows:

<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 (if applicable) amounts 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.

**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 will be to develop or preserve 150 to 200 units. During FY 2007, affordable housing development activities will be supported with monies from the Housing Opportunities Fund and the Affordable Housing Initiatives Account.

**Housing Opportunities Fund.** The City established the Housing Opportunities Fund in February 2002 to promote the development and preservation of affordable sales and rental housing units in the City. The initiative was initially funded with a combined total of \$1 million dollars in HOME (including match), City General Fund and City Housing Trust Fund monies. A similar level of funding has been allocated to the Housing Opportunities Fund in every successive fiscal year. Projects supported with HOME monies through the Housing Opportunities Fund will leverage funding from state, local and/or private resources. 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 2007, an estimated \$700,000 in Housing Opportunities Fund monies (including an estimated \$400,000 in HOME funds, including match) is expected to be available to assist with feasibility studies, pre-development costs, land acquisition, new construction, rehabilitation, or other efforts to provide or preserve affordable housing. An additional \$400,000 (including carryover monies) will be used to support the operations of the Alexandria Housing Development Corporation, discussed below. For the purposes of this initiative, affordable sales housing is generally defined as

having a maximum sales price of \$250,000 (for a three bedroom unit) and being sold to households that are within the City's income limits for its MIHP program (currently \$90,300 for a household of three or more persons).

***Affordable Housing Initiatives Account.*** On May 14, 2005, Council adopted an ordinance to dedicate one cent on the real property tax rate for affordable housing. In FY 2007, this dedicated revenue source is expected to yield \$3,288,608. It is anticipated that these monies will be used to preserve and expand the stock of affordable housing, with a primary focus on affordable rental housing.

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

In FY 2004, the City endorsed the creation of organization and named five incorporators who established the non-profit Alexandria Housing Development Corporation with a mission to produce and preserve affordable housing in Alexandria (primarily, but not limited to, multifamily rental housing). The AHDC was incorporated in May 2004 and its Board of Directors now numbers nine members.

Multifamily rental housing supported by this organization will serve households with incomes of up to 60% of area median income (currently \$54,180 for a four-person household). Though sales housing supported by the organization may serve households with incomes of up to 100% of area median income (currently \$90,300 for four-person household), at least 75% of all AHDC-supported units will serve households with incomes no greater than 80% of area median income (currently \$59,600 for a four-person household as defined by HUD). Housing provided through the efforts of this organization will be expected to remain affordable in perpetuity.

Though the housing corporation is an independent entity, the City will be its primary source of operating funds during its initial years. AHDC continues to analyze potential opportunities for the development and preservation of affordable housing.

### **■ 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. FY 2007 will be the second year following Council's acceptance of the report of the Developer Housing Contribution Policy Work Group, which contains the group's conclusions concerning reasonable levels of housing contributions. The report states 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, subject to action by the General Assembly. However, the report also notes that either the City or the Work Group may find it appropriate to revisit these issues in light of the outcome of the 2006 General Assembly Session, which was expected to involve input from the Virginia Housing Study Commission. The 2006 General Assembly Session resulted in legislation affecting only Alexandria's neighboring Arlington County.

### ■ III.D. Fair Housing Activities

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

During City FY 2007, 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 2007, 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 2007 consists of \$42,051 in new CDBG funds.

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

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

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

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

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

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

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

The Health Department will continue its lead-screening program for children during City FY 2007 at a projected cost of \$3,850 (not including follow-up or case management). An estimated 350 tests will be conducted to determine if the lead level of Alexandria children is above acceptable levels. Children with screening (capillary) levels above 10 µg/dl will have venous blood tested for lead levels. For children determined to have venous blood lead levels above 15 µg/dl, the Health Department will conduct environmental tests using its lead-based paint analyzer on suspect buildings in the City where these children live or play. Children with marked elevations will receive case management for necessary treatment and follow-up.

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

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

### ■ **III.G. 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 will be promoting housing development and preservation projects within the City.

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

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

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

#### ***Public Housing Improvements***

ARHA completed a Physical Needs Assessment in 2005 from which it has prepared a prioritized list of proposed improvements for public housing units. Those specific projects targeted for FY 2007 include: Re-roofing various Scattered Site properties and installing exterior lighting, re-routing or covering gas leaks that pass through patio area of the Ramsey Homes, installing carbon monoxide detectors in all public housing units, and providing moderate rehabilitation of vacant public housing units.

#### ***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 2007, ARHA anticipates that limited social services will be provided to its residents through the Family Resource Learning Center (FLRC), which provides a variety of educational, social, and cultural activities for public housing children of all ages, and the Senior Services Outreach Program, under which ARHA collaborates with City and private agencies to ensure timely delivery of services

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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 2007, ARHA will continue to promote resident input on ARHA initiatives. It is expected that the Parents Council and volunteers from the neighborhood will continue to work closely with the Family Resource Learning Center (FRLC), a program of ARHA's Social Services Division which provides a variety of educational, social, and cultural activities for public housing children of all ages. In addition, it is anticipated that the Agency Plan Residents' Advisory Board, which is comprised of public housing and Section 8 residents elected in an ARHA-wide election, will continue to contribute resident input on the Annual and Five-Year Public Housing Authority Plans required by HUD and that both the Alexandria Residents Council (ARC) and the Ladrey High-Rise Advisory Board (LHAB) will continue to work with ARHA to address resident needs.

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## APPENDIX I

Federal Application and Certification Forms  
City FY 2007 CDBG and HOME Budgets  
Listing of Proposed City FY 2007 CDBG/HOME-Funded Projects

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**Application for City FY 2007 (Federal FY 2006) Community Development Block Grant and Home Investment Partnerships Program Funds**

This Appendix serves as the City's application for Federal Fiscal Year 2006 Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds. These funds will cover the City's Fiscal Year 2007, from July 1, 2006 to June 30, 2007. 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 33rd year CDBG and FFY 2006 HOME programs reflect the City's continued commitment to that objective.

From City FY 1976 through City FY 2006, the City has received \$39,548,586 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 \$9,293,316 from City FY 1993 through City FY 2006, 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 2007 is \$2,109,242, including \$1,284,295 in CDBG funding; \$824,947 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**

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b>	Applicant Identifier M-06-MC-51-0501
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier M-06-MC-51-0501
<b>5. APPLICANT INFORMATION</b>			
Legal Name: CITY OF ALEXANDRIA		Organizational Unit: Department: OFFICE OF HOUSING	
Organizational DUNS:		Division: PROGRAM ADMINISTRATION	
<b>Address:</b> Street: 421 KING STREET, SUITE		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b> Prefix: MRS. First Name: MILDRILYN	
City: ALEXANDRIA		Middle Name STEPHENS	
County:		Last Name DAVIS	
State: VIRGINIA	Zip Code 22314	Suffix:	
Country:		Email: mildrilyn.davis@alexandriava.gov	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 54-6001103		Phone Number (give area code) 703-838-4990	Fax Number (give area code) 703-706-3904
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) Other (specify) C. MUNICIPAL	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): 14-239		<b>9. NAME OF FEDERAL AGENCY:</b> U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> CITY OF ALEXANDRIA		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> PROPOSED USE OF FEDERAL FY 2007 HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM FUNDS	
<b>13. PROPOSED PROJECT</b> Start Date: 7/1/06		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 8TH	
Ending Date: 6/30/07		b. Project 8TH	
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ 824,947 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ 185,759 <sup>00</sup>	DATE:	
c. State	\$ <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ 939,880 <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$ <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ 1,950,586 <sup>00</sup>		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>			
<b>a. Authorized Representative</b>			
Prefix MR.	First Name JAMES	Middle Name K.	
Last Name HARTMANN		Suffix	
b. Title CITY MANAGER		c. Telephone Number (give area code) 703-838-4300	
d. Signature of Authorized Representative		e. Date Signed	



### HUD-424-M Funding Matrix

The applicant must provide the funding matrix shown below, listing each program or program component for which HUD funding is being requested and submit this information with the application for federal financial assistance.

Grant Program*	HUD Share	Matching Funds	Other HUD Funds	Other Feder Share	State Share	Local/Tribal Share	Other Funds	Program Income	Total
CDBG	\$1,284,295.00						\$1,663,083		\$2,947,378.00
HOME	\$824,947.00	\$185,759					\$939,880		\$1,950,586
<b>Grand Totals</b>	<b>\$2,109,242</b>	<b>\$185,759.00</b>					<b>\$2,602,963</b>		<b>\$4,897,964.00</b>

## ■ 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 \$362,790 for a one-family home). When the HOME-funded activity involves homebuyer assistance, the City will utilize an appraisal to determine the property value of the assisted housing unit. When the activity involves rehabilitation of an owner-occupied housing unit, the City will generally utilize the property tax assessment to determine value. However, if the owner's equity is inadequate to secure the City's loan, the City may order an after-rehabilitation appraisal to establish whether or not the loan-to-value ratio will be acceptable upon completion of the rehabilitation.

### C. Resale Provisions

The City will provide home purchase assistance in the form of no interest, deferred payment, second trust loans up to the Homeownership Assistance Program's maximum loan limit (currently \$50,000). The resale of all HOME-assisted properties during the required affordability period will be governed by the guidelines below which have been previously approved by HUD:

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

- iii. Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.

## ■ CDBG and HOME Requirements

### Monitoring of CDBG and HOME-Funded Programs

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

#### 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 Plan Annual Performance 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; person/households assisted; characteristics of person or households, racial/ethnic characteristics and 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 2007 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 the 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 website 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 website 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. 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 12 contractors, four (33%) of whom are minorities. One of the four minorities is female. This list will be used, where appropriate, in selecting contractors for HOME-funded activities.

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

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

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

### **CDBG and HOME Program Certifications**

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

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

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

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

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5, and 6.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard

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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.

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Signature/Authorized Official

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Date

City Manager

Title



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## Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2006, 2007 and 2008 (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
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City Manager  
Title

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### 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.

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Signature/Authorized Official

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Date

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City Manager

Title

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**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:

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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) 33<sup>rd</sup> Year Proposed Budget; July 1, 2006 - June 30, 2007

PROGRAM	33rd Year Grant	Carryover Funds	Anticipated Unbudgeted Program Income*	Total Funds Available	Percent of Budget
CDBG Program Administration	\$237,168	\$14,278		\$251,446	6.99%
Submissions & Applications for Federal Program/Public Information	\$20,288			\$20,288	0.56%
Fair Housing Testing	\$42,051	\$5,189		\$47,240	1.31%
Homeownership Assistance Program**	\$487,945	\$386,547	\$414,000	\$1,288,492	35.84%
Home Rehabilitation Loan Program**	\$299,843	\$1,000,469	\$329,000	\$1,629,312	45.32%
Rental Accessibility Modification Program**		\$256,600		\$256,600	7.14%
Eviction Assistance & Furniture Storage**	\$75,000			\$0	0.00%
Transitional Assistance Program**	\$102,000			\$102,000	2.84%
Winter Shelter**	\$20,000			\$0	0.00%
TOTALS	\$1,284,295	\$1,663,083	\$743,000	\$3,595,378	100.00%

\*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 2007 Home Investment Partnerships (HOME) Program Proposed Budget**  
**July 1, 2006 - June 30, 2007**

<b>Program</b>	<b>FFY 2006 Grant</b>	<b>City General Fund</b>	<b>Carryover Funds*</b>	<b>Unscheduled Program Income</b>	<b>Total Available Budget</b>	<b>Percent of Budget</b>
<b>HOME Administration</b>	<b>\$81,913</b>		<b>\$1,613</b>		<b>\$83,526</b>	<b>3.71%</b>
<b>HOME Homeownership</b>	<b>\$503,034</b>	<b>\$125,759</b>	<b>\$50,802</b>	<b>\$247,700</b>	<b>\$927,295</b>	<b>41.18%</b>
<b>HOME Housing Development Assistance</b>	<b>\$240,000</b>	<b>\$60,000</b>	<b>\$507,765</b>		<b>\$807,765</b>	<b>35.87%</b>
<b>HOME Rehabilitation</b>			<b>\$379,700</b>	<b>\$53,700</b>	<b>\$433,400</b>	<b>35.87%</b>
<b>TOTAL</b>	<b>\$824,947</b>	<b>\$185,759</b>	<b>\$939,880</b>	<b>\$301,400</b>	<b>\$2,251,986</b>	<b>100.00%</b>

\* Includes carryover funds from non-federal sources needed to match carryover HOME grant.

**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	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient	CDBG National Objective
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)
Performance Indicator	Annual Units
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$237,168
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	\$ 14,278
Assisted Housing	
PHA	
Other Funding	
Total	\$251,446

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	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) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	\$81,913
HOPWA	.....
Total Formula	.....
Prior Year Funds	\$ 1,613
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$83,526

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, 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	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient	CDBG National Objective
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)
Performance Indicator	Annual Units
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 20,888
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>\$20,288</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	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) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 42,051
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	\$ 5,189
Assisted Housing	
PHA	
Other Funding	
Total	\$47,240

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**  
**Housing**

**Project Title**  
**Single Family 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	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) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07
Performance Indicator Housing Units	Annual Units 14
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	\$ 299,843
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	\$1,229,916
Assisted Housing	
PHA	
Other Funding	\$ 80,253
<b>Total</b>	<b>\$1,610,012</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**  
**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	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) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07
Performance Indicator Households	Annual Units 25
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 487,945
ESG	
HOME	\$ 503,034
HOPWA	
Total Formula	
Prior Year Funds	\$ 430,462
Assisted Housing	
PHA	
Other Funding	\$ 132,646
Total	\$1,554,087

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 the lack of a suitable place to store them. These possessions may be stored for up to 60 days, giving families additional time to find replacement housing. The program is administered by the Department of Human Services.

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

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

Objective Number	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) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07
Performance Indicator Persons	Annual Units 150
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 75,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>\$ 75,000</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	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) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07
Performance Indicator Persons	Annual Units 190
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$ 102,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>\$ 102,000</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 person unwilling to adjust to a structures 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	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) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07
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	.....
Total	\$ 20,000

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



**Table 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	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) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07
Performance Indicator Housing units	Annual Units 6
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	\$ 256,600
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$ 256,600

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**  
**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	Project ID 11	<b>Funding Sources:</b> CDBG ESG HOME                      \$ 240,000 HOPWA Total Formula Prior Year Funds        \$ 206,212 Assisted Housing PHA Other Funding            \$ 361,553 Total                        \$ 807,765
HUD Matrix Code 12	CDBG Citation 570.204	
Type of Recipient Other	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 7/1/06	Completion Date (mm/dd/yyyy) 6/30/07	
Performance Indicator Housing units	Annual Units	
Local ID	Units Upon Completion	

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

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## 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 1 - Locations of Assisted Rental Housing

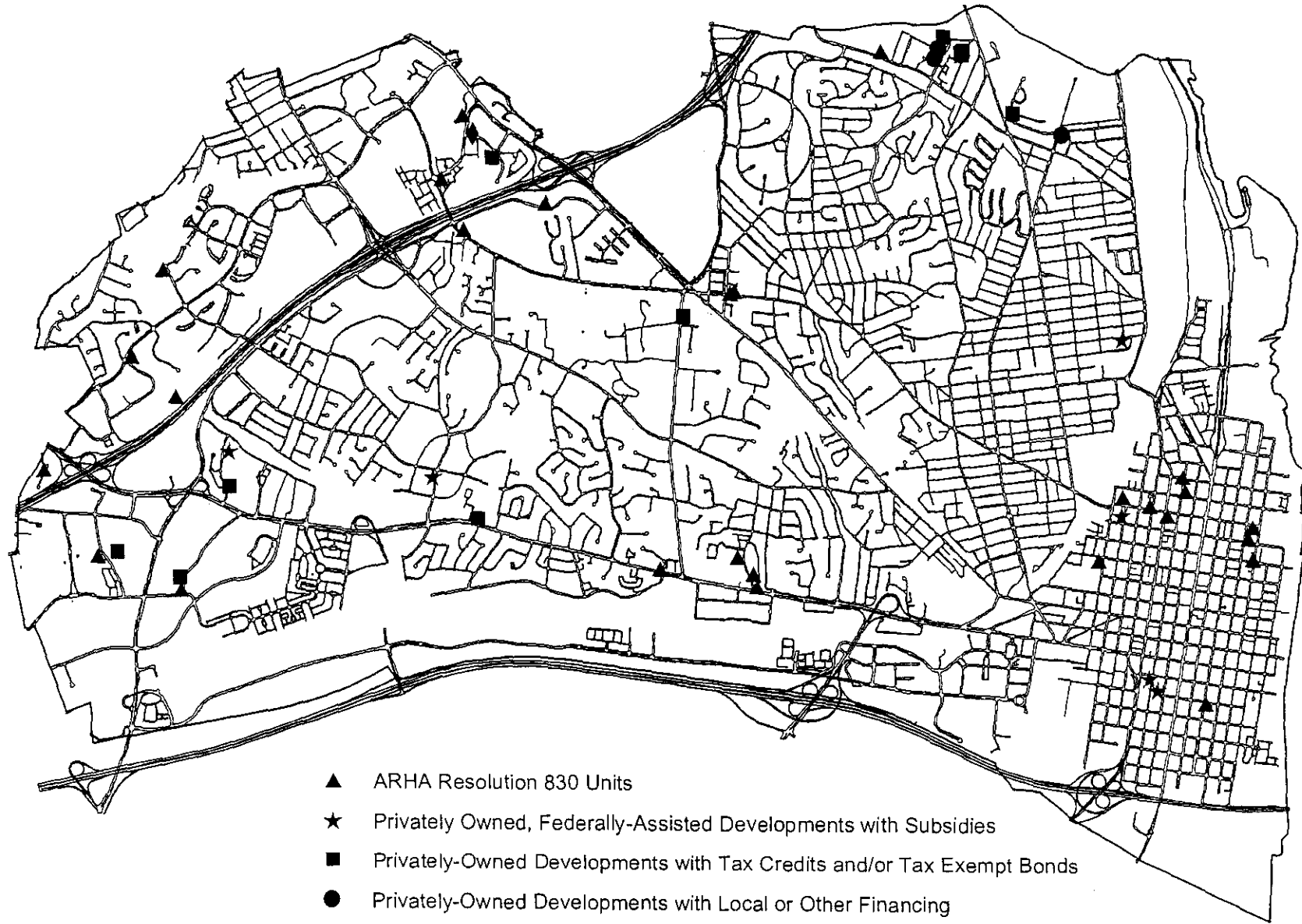


FIGURE 1

Housing for the Homeless and Persons with Special Needs  
 Figure 2

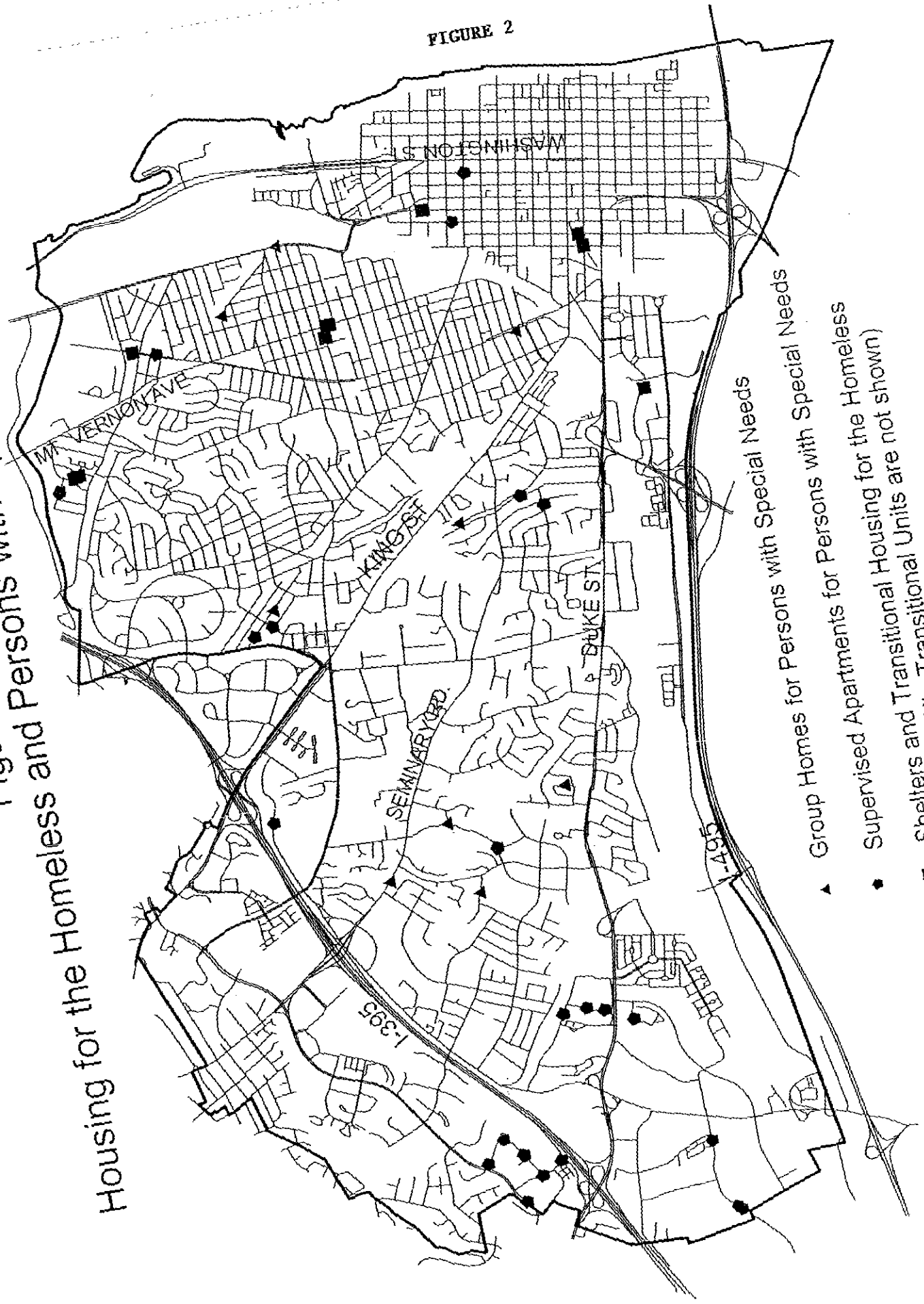
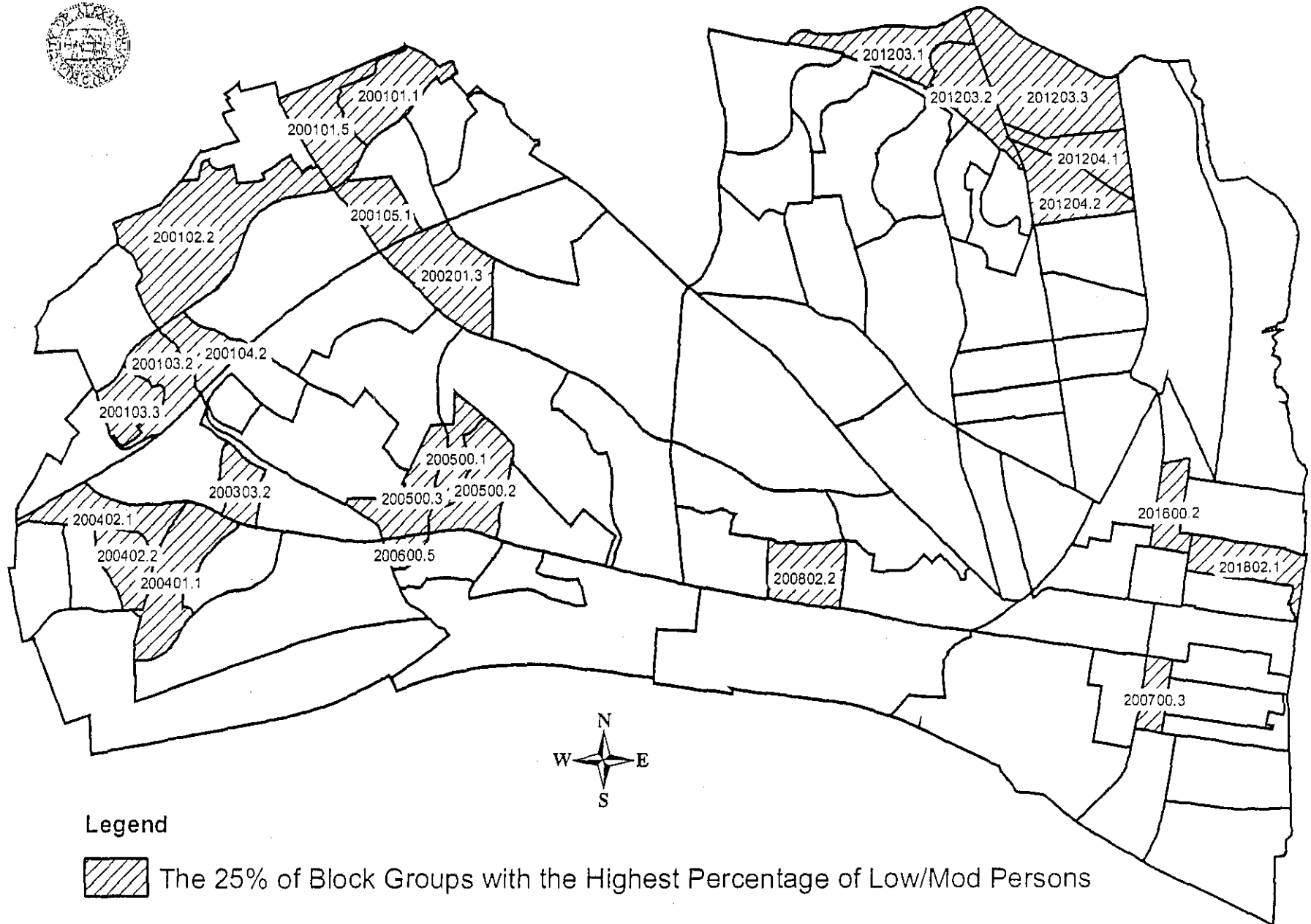



FIGURE 2

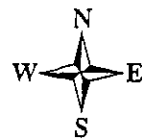
- ▲ Group Homes for Persons with Special Needs
- ◆ Supervised Apartments for Persons with Special Needs
- Shelters and Transitional Housing for the Homeless (Scattered Site Transitional Units are not shown)

# Low/Moderate Income Census Block Groups



## Legend

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



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## APPENDIX III

### Consolidated Plan Priority Levels and Strategies

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**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. Also, some of the priority levels presented here reflect a change from those approved in the Consolidated Plan.



**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>				
Beds	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>				
Beds	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\***

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	104 (N)	36 (N)	73 (N)	213 (N)
2. Homeless Families with Children	16 (N)	33 (N)	0 (N)	49 (N)
2a. Persons in Homeless Families with Children	53 (N)	148 (N)	0 (N)	201 (N)
<b>Total (lines 1 + 2a)</b>	<b>157 (N)</b>	<b>184 (N)</b>	<b>73 (N)</b>	<b>414 (N)</b>
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	40 (N)			
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\***

PRIORITY HOUSING NEEDS (households)		Priority Need Level** High, Medium, Low		Unmet Need***	Goals (Households Assisted)
<b>Renter</b>	Small Related (2-4 persons)	0-30%	M	1,444	Annual: 0 5-Year: 0
		31-50%	H	1,370	Annual: 5(A), 5(B) 5-Year: 50
		51-80%	H	1,060	Annual: 5(A), 9(B) 5-Year: 70
	Large Related (5 or more persons)	0-30%	M	440	Annual: 0 5-Year: 0
		31-50%	H	443	Annual: 1(A), 1(B) 5-Year: 15
		51-80%	H	330	Annual: 1(A), 1(B) 5-Year: 10
	Elderly (1 or 2 person households where at least one member is at least 62 years of age)	0-30%	M	773	Annual: 0 5-Year: 0
		31-50%	M	369	Annual: 0 5-Year: 0
		51-80%	M	215	Annual: 0 5-Year: 0
	All Other (includes single-person households)	0-30%	M	1,645	Annual: 0 5-Year: 0
		31-50%	H	1,853	Annual: 2(A), 3(B) 5-Year: 25
		51-80%	H	1,404	Annual: 2(A), 6 (B) 5-Year: 40
<b>Owner</b>	0-30%	H	853	Annual: 4 (C) 5-Year: 20	
	31-50%	H	859	Annual: 4 (C) 5-Year: 20	
	51-80%	H	817	Annual: 4 (C) 5-Year: 20	
<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>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 capacity of 45 beds to provide permanent residential treatment services for persons with mental health, mental retardation and/or substance abuse problems.	Units	Annual: Not Applicable 5-Year: 15
10	Provide 10 tenant-based rental vouchers through the Section 8 Housing Choice Voucher Program to enable more individuals with mental health, mental retardation and/or substance abuse problems to secure affordable permanent supportive housing within the City.	Households	Annual: 10 5-Year: 10 per year
11	Maintain 10 tenant-based rental housing vouchers to provide rent subsidies to income-eligible persons living with HIV/AIDS and their families.	Households	Annual: 10 5-Year: 10 per year

**HUD Table 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>			

## APPENDIX IV

### Summary of City Comments On Action Plan and City Response

## APPENDIX IV

### SUMMARY OF PUBLIC COMMENTS

The City encourages citizen comments on the annual Action Plan and offers the community the opportunity to provide input at two public hearings on the Plan; one held during the Action Plan development process and one before City Council during the HUD-required 30-day public comment period. The 30-day public comment period for the City FY 2007 Action Plan began on Wednesday, April 5, 2006 and ended on Monday, May 8, 2006. A summary of the comments received and the City's response to those comments follows.

The first public hearing was held by staff from the City's Office of Housing, Department of Human Services, Department of Mental Health, Mental Retardation and Substance Abuse, and the Alexandria Health Department on Thursday, September 22, 2005, at 7 p.m. in the Lee Center Gold Room 1 at 1108 Jefferson Street, Alexandria, Virginia. The purpose of the first public hearing was to obtain community input on housing, homeless, community and economic development needs prior to the preparation of the Action Plan.

A second public hearing on the Action Plan for City FY 2007 was held before City Council during the regular City Council public hearing on Saturday, April 22, 2006.

#### Summary of Comments Received

Comments received at the two public hearings and/or submitted in writing are summarized below, along with the City's response:

- 1. Laura Lantzy, then Chair of the Accessibility Enhancement Committee of the Alexandria Commission on Persons with Disabilities (Public Hearing #1).** Ms. Lantzy expressed a concern that the City needs more accessible housing, and a desire that the City provide adequate funding to assist low- to moderate-income individuals with disabilities to rehabilitate their homes. She further requested that the City keep accessibility in mind in its rehabilitation projects.

**City Response:** The City's Home Rehabilitation Loan Program can provide accessibility modifications for low- and moderate-income homeowners with physical disabilities. The Rental Accessibility Modification Program (RAMP) provides accessibility modification grants for low- and moderate-income renters. New accessible units were provided during FY 2006 in ARHA's Chatham Square and scattered site replacement units, but ARHA has had difficulty locating a sufficient number of persons with disabilities to occupy these units. City-financed multifamily

rehabilitation projects will adhere to all applicable requirements regarding accessibility. According to Code Enforcement, 20 percent of the cost of rehabilitation should go toward accessibility improvements, or up to two percent of the total units should be converted to fully accessible units, to the extent that this can be accomplished within the 20 percent.

2. **Michelle L'Heureux, member of the Affordable Housing Advisory Committee (AHAC) (Public Hearing #2).** Ms. L'Heureux offered a statement expressing AHAC's unanimous support of the One-Year Action Plan, particularly the Office of Housing's proposal to promote affordable rental housing opportunities for extremely low-, low, and moderate-income households, and its increased 2007 goal to preserved 150-200 affordable rental units through funding to private developers.
3. **Nancy Carson, Co-Chair of Housing Action (Public Hearing #2).** Ms. Carson stated that Housing Action's effort to establish a comprehensive Action Plan as a road map for all groups (public and private) has been joined by 26 organizations within the City. Using the Consolidated Plan and ongoing Office of Housing program as its base, Housing Action would like the City Council to direct the formulation of a comprehensive plan. The proposed Plan would provide a long-range strategy regarding land use allocation that would maximize new opportunities to leverage the penny fund and support greater affordable housing preservation production.
4. **Jeremy Flachs, Housing Action (written comments).** Mr. Flachs provided a statement advocating a comprehensive land use plan that would provide a road map for the City's future affordable housing preservation and production efforts. Because of already "excessive demands" on City staff, Mr. Flachs believes that the City should hire a consultant to work with Housing, Planning and the City Manager to create a comprehensive Action Plan.

**City Response to Comments 3 and 4.** A June 2006 City Council Work Session on Housing is being planned to discuss the City's housing preservation and development strategy, including additional opportunities for increased interdepartmental collaboration to fully integrate affordable housing development and preservation priorities in future land use planning

5. **Herb Cooper-Levy, Executive Director of RPJ Housing Inc. (written comments).** Mr. Cooper-Levy urges the City to consider using Housing Opportunities Fund monies for staffing and operating expense advances to non-profit developers and to support their efforts to identify and develop new projects in Alexandria. He suggests that these advances be repaid from developer's fees earned when a transaction closes. Fairfax County provides CDBG-funded grants for RPJ's work on project in that jurisdiction.

**City Response:** A related comment was also received from Al Smuzynski of Wesley Housing Development Corporation (see 6c below). The City has chosen to focus its housing monies on one-time, project-specific costs rather than to provide general operating support for non-profit housing development organizations. The notable exception is the City's commitment to provide operating support for the City-sponsored Alexandria Housing Development Corporation during its initial years, until it can become self-sustaining. Multifamily housing development has become an increasingly prominent component of the City's affordable housing efforts, and as a result, the City continues to refine its policies and procedures for such development. While the City's plans do not currently include operating support for non-profit organizations, the issue of project-specific operating support will be included in the City's deliberations on affordable housing development matters during the coming year.

**6. Alvin W. Smuzynski, President/CEO of Wesley Housing Development Corporation (written comments).**

- a. Mr. Smuzynski would like to see the City develop new policies to maximize opportunities to leverage the penny for housing fund, and suggests VHDA's REACH funds program as a possible model. A City-backed line of credit with a commercial lender would provide additional resources to secure affordable housing, although this would be hard (must pay), short-term debt.
- b. Mr. Smuzynski suggests that the City establish a separate housing fund reserve to provide rental subsidies for households with incomes at or below 50% AMI. In addition, he recommends that the Housing Trust Fund be used to support special needs and senior housing. When it is not too burdensome to developments, he would like to see the use of CDBG and HOME funds expanded from homeownership assistance and home rehabilitation to include affordable rental projects.
- c. Mr. Smuzynski would like to see a portion of CDBG funds allocated for administrative support of non-profit affordable housing development organizations with demonstrated capacity.
- d. Mr. Smuzynski requests that a plain-English version of the Executive Summary be provided.

**City Response:**

- a. The Office of Housing will continue to explore additional ways to leverage the revenues created by the penny fund. Staff will also research VHDA's program.
- b. The City prefers to use its housing monies for one-time expenses rather than ongoing rent subsidies. With regard to CDBG and HOME monies, there is a demonstrated ongoing funding need for homeownership and rehabilitation assistance programs. However, HOME monies are also used for affordable rental housing projects, and one currently pending project will soon be recommended for funding with a combination of HOME monies and City general obligation bonds.



- c. See City Response to Comment 5, above.
  
- d. Staff will explore ways to make future Action Plan executive summaries more readable, within the subject matter requirements of HUD's federal reporting system.