

City of Alexandria, Virginia

MEMORANDUM

DATE: . APRIL 30, 2007
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: JAMES K. HARTMANN, CITY MANAGER *J*
SUBJECT: CONSIDERATION OF THE ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR FY 2008

ISSUE: City Council consideration of the City's One-Year Action Plan for Housing and Community Development for FY 2008 (Attachment I)

RECOMMENDATION: That the City Council:

- (1) Approve the attached One-Year Action Plan for Housing and Community Development for FY 2008, which includes the City's application for Federal Fiscal Year 2007 funding for \$1,280,565 in Community Development Block Grant (CDBG) monies and \$818,941 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 FY 2010, was approved by Council on May 14, 2005.

DISCUSSION: The Draft One-Year Action Plan was distributed for public review on April 3, 2007, with comments due by May 2, 2007. City Council held a public hearing on this item on April 14 (Docket Memorandum Attachment II). There was one speaker at the public hearing, and one person submitted written comments during the comment period. A summary of the public comments and City's responses are contained in Appendix IV of the Plan beginning on page 84 and is repeated on page 2 of this memorandum. Appendix IV of the Plan also includes written comments from one person and comments from one speaker at a prior, staff-level public hearing held on September 21, 2006, 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. In addition to the public comments section, changes from the public hearing version of the Draft Action Plan include minor technical corrections provided by various City departments and agencies.

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. **Al Smuzynski, President of Wesley Housing Development Corporation (Public Hearing #1).** Mr. Smuzynski encouraged the City to skew local housing dollars more toward rental housing rather than homeownership, and recommended that a rental subsidy fund be created to assist low-income households in obtaining rental housing. He further recommended that the City support Wesley Housing and RPJ Housing in administrative costs through the use of CDBG funds or other funding. In addition, he expressed a preference for the housing authority structure utilized in a neighboring jurisdiction, where the housing authority is staffed by County employees, in favor of Alexandria's structure, where the City and ARHA are legally separate entities.

City Response: With general obligation bonds and dedicated real property tax monies being spent primarily for rental housing, the City is now spending more for rental housing than homeownership. The appropriate balance of funding between rental housing and homeownership is one of the subjects under review by the Affordable Housing Initiatives Work Group, and will be addressed over the next several months. While the City has chosen, with limited exceptions, to focus its housing funds on one-time, project specific costs rather than provide general operating support for non-profit housing development organizations, this subject will also be addressed by the same Work Group. The City acknowledges that different jurisdictions utilize different organizational structures for carrying out public housing authority functions. The operation and preservation of public and publicly-assisted housing subject to City Council Resolution 830, described on page 34, is also a topic of discussion by the Affordable Housing Initiatives Work Group.

2. **Jack Sullivan, (Public Hearing #2).** Mr. Sullivan congratulated the City on its emphasis on the commitment to maintain public housing and preserve the existing rental stock. Mr. Sullivan expressed concerns about promoting density to developers to create affordable housing development. He urged the City to consider using density for transit as a new paradigm for development rights in Alexandria.

City Response: Over the past few the City has made a major effort to preserve the existing affordable housing stock and appreciates the public recognition of this accomplishment. Currently, the provision of density/height bonuses are the only tool by which the City can legally require the provision of affordable housing in new development (as opposed to receiving such housing as a voluntary contribution), and it would not be prudent to give up that one available tool. However, the issue of affordable housing and the development process is also being examined by the Affordable Housing Initiatives

Work Group mentioned above. The use of density in exchange for transit is beyond the scope of this report.

3. **Jeremy Flachs, Housing Action (written comments, September 2006).** Mr. Flachs made several comments with regard to the Consolidated Annual Performance and Evaluation Report (CAPER) that staff felt would best be addressed in the context of the FY 2008 Action Plan, as they are more appropriate for a planning document. Mr. Flachs suggested that the document should provide a breakdown of existing affordable housing units, tracking information on the expected duration of the affordability status for the largest affordable rental complexes, an inventory of undeveloped property, and an overview of where undeveloped property is located in Alexandria. Mr. Flachs also suggested that the document include the benefits of increasing density, allowed by current zoning, which gives developers an incentive to build more affordable housing. In addition, Mr. Flachs provided a statement advocating a comprehensive City-wide plan that would include implementing new and cutting edge strategies for maintaining and increasing the existing affordable housing stock.

City Response: The City either has or is in the process of developing most of the information suggested by Mr. Flachs. The Office of Housing maintains a list of assisted rental housing and applicable expiration dates for the assistance, and has made this list available to various interested parties and organizations. Housing staff also conducts an annual rent survey that is used for a variety of purposes, including determining the number of affordable private market rental units in the City. Staff does not believe the interest of preserving affordability of private market rental units would be served by publishing a list of complexes with such units, and such publication could result in higher prices to acquire such units. (Staff does, however, publish an annual Apartment Survey listing rents for all complexes.) Inventories of property suitable for affordable housing are currently in various stages of discussion/development.

This Action Plan describes the City's current practices with regard to the use of density as an incentive for the provision of affordable housing, and issues regarding the City's development process as it relates to affordable housing are being examined by the Affordable Housing Initiatives Work Group. Any new policies, procedures or programs implemented by the City following the conclusion of this group's work will be reflected in future Action Plans.

4. **Mary Riley, Chair of Alexandria Community Services Board (written comments, April 2007).** Ms. Riley requested clarification of the language, under the heading "Support for Applications by Other Entities," stating that such support 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 Action and Consolidated Plans and/or the Alexandria Community Service Board (CSB) Five-Year Housing Plan would be subject to City Council approval of specific locations for any new facilities.

City Response: The “Support for Applications by Other Entities” heading, which is included for each priority group, is a general statement of policy as to when the City will provide a Certificate of Consistency with the Consolidated Plan for HUD funding, or provide other evidence of City support for HUD or other funding. The Action Plan includes similar language regarding Council approval of locations of new facilities for the homeless and those threatened with homelessness, elderly persons, persons with physical disabilities, and persons with HIV/AIDS. Support for new affordable rental housing also calls for Council approval. As a general rule, Housing staff will not initiate a Certificate of Consistency or support letter for a new project without knowing that it has the support of City Council.

Following Council approval, the Action Plan must be submitted to HUD no later than May 15, 2007.

FISCAL IMPACT: Upon HUD approval of the Action Plan, HUD will appropriate a total of \$2,099,506 in new federal funding to the City for FY 2008, including \$1,280,565 in CDBG funds and \$818,941 in HOME Program funds.

ATTACHMENTS:

Attachment I. - Revised Draft One-Year Action Plan for Housing and Community Development for FY 2008

Attachment II. - April 14, 2007, Public Hearing Docket Item Memorandum

STAFF:

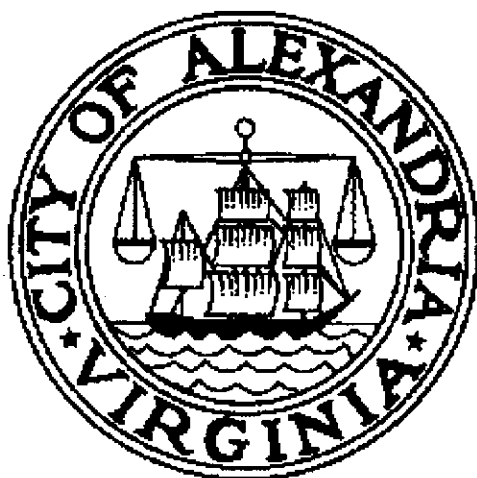
Mildrilyn Stephens Davis, Director, Office of Housing

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

Lucinda Metcalf, Housing Analyst, Office of Housing

City of Alexandria, Virginia

**CONSOLIDATED PLAN FOR HOUSING
AND COMMUNITY DEVELOPMENT**



**One-Year Action Plan
July 1, 2007 - June 30, 2008**

Office of Housing

May 2007

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- APPENDIX I:** **Federal Application and Certification Forms**
City FY 2008 CDBG and HOME Budgets
Listing of Proposed City FY 2008 CDBG/HOME-Funded Projects
- APPENDIX II:** **Figure 1: Locations of Assisted Rental Housing**
Figure 2: Housing for the Homeless and for Persons with Special Needs
Figure 3: Block Groups with Highest Percentage of Low/Mod Persons
- APPENDIX III:** **Consolidated Plan Priority Levels and Strategies**
- APPENDIX IV:** **Summary of Public Comments**

Executive Summary of the City of Alexandria, VA City FY 2008 Action Plan

The following is an Executive Summary of the City of Alexandria's FY 2008 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, 2007 through June 30, 2008 and serves as the City's application to HUD for its annual allocation of CDBG and HOME monies.

Section I of the Executive Summary lists the housing and community development activities benefiting low- and moderate-income persons, special needs populations and/or target areas of the City that are outlined in the City FY 2008 Action Plan. For Consolidated Planning purposes, the City has identified a number of target populations and activity types. The proposed activities listed in the Executive Summary have been grouped accordingly.

Section II of the Executive Summary provides CDBG and HOME budget tables that set forth the proposed uses of Federal FY 2007 funding of \$1,280,565 CDBG funds and \$818,941 in HOME program monies that will become available for City FY 2008.

Detail on the housing and community development activities benefiting low- and moderate-income persons, special needs groups and/or target areas of the City to be undertaken during City FY 2008, 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 2008 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 2008 Action Plan, Proposed Housing and Community Development Activities

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
[REDACTED]					
<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"> ➤ <i>Housing stability for extremely low-, low-, and moderate-income renters.</i> ➤ <i>Increase, or deduction of net decrease, in units affordable to households at or below 60% of median income, as measured by gains and losses (net change) in number of assisted and affordable market rate units.</i> 					
<p>Resolution 830 Public Housing/Public Housing Replacement Units</p> <p>[Extremely Low- to Moderate-Income Renters]</p>	<p>ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)</p>	<p>Public Housing Units Provided – 889</p> <p>Public Housing Replacement Units Provided – 261</p> <p>Public Housing/Replacement Units Renovated or Redeveloped –150</p> <p>Households Assisted - 1,150</p>	<p><u>TOTAL – Not Available</u></p> <p>Section 8 Moderate Rehabilitation - \$1.1 million; also LIHTC, Section 8 New Construction and Capital Funds/Comprehensive Improvement Grant - \$1.2 million</p>	<p><u>Objective:</u>* Decent Affordable Housing</p> <p><u>Outcome:</u> Affordability</p>	<p>Public Housing Units Provided - 889</p> <p>Public Housing Replacement Units Provided – 261</p> <p>Public Housing/Replacement Units Renovated or Redeveloped – Begin work on 100 units</p> <p>Households Assisted -1,150</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
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Privately-Owned Assisted Rental Units [Low- and Moderate- Income Renters]	Private Providers	Privately-Owned Assisted Rental Units Available - 2,114 Potentially Threatened Privately-Owned Assisted Rental Units Preserved - 531	TOTAL – Not Available Ongoing subsidies are provided by the following programs: LIHTC, Tax-Exempt Bonds, Section 8 New Construction/Substantial Rehabilitation, Section 236	Objective: * Decent Affordable Housing Outcome: Affordability	Privately-Owned Assisted Rental Units Available – 2,273 Units subject to annual or other contract renewal - 563
Section 8 Housing Choice Voucher Program [Extremely Low- to Moderate-Income Renters]	ARHA	Tenant-Based Section 8 Vouchers Available - 1,722 Section 8 Tenant-Based Voucher Households Assisted - 1,778 per year	TOTAL - \$15 million	Objective: * Decent Affordable Housing Outcome: Affordability	Households - 1,722

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<p>Affordable Rental Housing Development Initiatives</p> <p>[Extremely Low-to Moderate-Income Renters]</p>	<p>Private Developers Pursuant to City Policy Administered by the Office of Housing</p>	<p>Affordable Rental Units Developed or Preserved – 500</p>	<p><u>Total - \$2,496,296</u> Housing Opportunities Fund - \$700,000 (HOME - \$300,000, HTF - \$400,000); Dedicated Real Property Tax - \$1,796,296 General Obligation Bonds – To be determined</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Housing Preserved or Developed – New approvals: 75-100 Funding of previously-approved units: 105</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
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<p>Affordable Rental Housing Set-Aside Units in New Development</p> <p>[Extremely Low-to Moderate-Income Renters]</p> <p>13</p>	<p>Private developers</p>	<p>New Affordable Rental Housing Units Pledged – 50</p> <p>New Affordable Rental Housing Units Completed – 76</p>	<p>Developer Subsidies- Not known until a project proposal is submitted. Developer subsidy mandatory only under bonus density proposal, all other contributions are voluntary.</p>	<p><u>Objective:</u>* Decent Affordable Housing</p> <p><u>Outcome:</u> Affordability</p>	<p>New Affordable Rental Housing Units Pledged - 185</p> <p>Affordable units completed - 30</p>
<p>Section 8 Security Deposit Loan Program</p> <p>[Extremely Low-to Moderate-Income Renters]</p>	<p>ARHA</p>	<p>Section 8 Security Deposit Loans Made - 85</p>	<p><u>Not Applicable</u> This is a Revolving Loan Fund that was capitalized in a prior year.</p>	<p><u>Objective:</u>* Decent Affordable Housing</p> <p><u>Outcome:</u> Affordability</p>	<p>Households - Contingent on rate of loan repayments</p>

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Supportive Services for ARHA-Assisted Households [Extremely Low- to Moderate-Income Renters]	ARHA	Not Specified in the Consolidated Plan	<u>Not Applicable</u> ARHA will seek private, local and federal funding to provide services supportive services.	<u>Objective:*</u> Decent Affordable Housing <u>Outcome:</u> Accessibility	Continue limited social services for ARHA residents
Landlord/Tenant Complaint Mediation Program [Renters/Landlords]	City Office of Housing	Complaints Handled – 4,750	Included in overall Landlord Tenant Division General Fund budget of \$360,402	<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 "Homebuyer" will be implemented to encourage eligible renters, including public housing residents, to participate in homeownership.</i></p>					

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Improve living conditions and maintain affordability for low-and moderate-income homeowners.</p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ Maintenance of City's aging/deteriorating housing stock through rehabilitation activities, as evidenced by elimination of building code violations in 100% of City-assisted units ➤ Elimination of identified health/safety deficiencies in assisted units as evidenced by post-rehabilitation inspections. ➤ Reduction in property tax burden for assisted households. 					
<p>Home Rehabilitation Loan Program</p> <p>[Extremely Low- to Moderate-Income Homeowners]</p>	<p>City Office of Housing</p>	<p>City Rehabilitation Loans Obligated – 70</p> <p>City Rehabilitation Loans Completed – 70</p>	<p><u>TOTAL - \$1,193,262</u> New CDBG – \$673,023; CDBG Carryover - \$495,239; Housing Trust Fund - \$25,000</p>	<p><u>Objective:</u> Decent Affordable Housing, Suitable Living Environment <u>Outcome:</u> Affordability, Sustainability</p>	<p>Loans Obligated - 11</p> <p>Loans Completed - 11</p>
<p>Affordable Home Ownership Preservation Grant (AHOP)</p> <p>[Low-and Moderate-Income Homeowners]</p>	<p>City Department of Finance</p>	<p>Ownership Households Assisted with Property Tax Relief – (1,300 per year)</p>	<p><u>TOTAL - \$1.35 million</u> City General Fund - \$1.35 million</p>	<p><u>Objective:</u> * Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Ownership Households Assisted with Property Tax Relief - 1,640</p>

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<p>Housing Rehabilitation and Accessibility Modification</p> <p>[Rebuilding Together Alexandria (formerly Alexandria Christmas in April)]</p> <p>[Elderly, Disabled and/or Lower-Income Homeowners]</p>	<p>Rebuilding Together Alexandria (RTA)</p>	<p>Ownership Units Owned by Low/Moderate-Income Households Renovated or Repaired - 250</p>	<p><u>TOTAL - \$292,612</u></p> <p>City General Fund through the Community Development Partnership Fund - \$10,112 (application pending); Private In-Kind/Cash Donations - \$282,500; Additional monies to be requested from City Housing Trust Fund</p>	<p><u>Objective:</u>* Decent Affordable Housing</p> <p><u>Outcome:</u> Affordability</p>	<p>Households Assisted - 65 to 80</p>
<p>See also Real Property Tax Relief Program under "Non-Homeless Elderly Persons and Persons with Disabilities" below. For ownership units constructed prior to 1978 assisted through HOME-and/or CDBG-funded programs, the City's Office of Housing conducts lead-based paint screening and, if needed, hazard reduction activities. In addition, all participants in ownership housing program assisted with HOME and/or CDBG monies receive a copy of the Environmental Protection Agency pamphlet, "Protect Your Family from Lead in Your Home."</p>					

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<p>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <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> ➤ <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> ➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i> ➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i> 					
<p>Homeownership Assistance Program (HAP)</p> <p>[Extremely Low- to Moderate-Income Homebuyers]</p> <p>17</p>	<p>City Office of Housing</p>	<p>Extremely Low-to Moderate-Income Homebuyer Households Assisted - 125</p>	<p><u>TOTAL - \$1,038,329</u> New CDBG - \$121,540; New Home Match - \$124,362; New HOME Grant - \$497,445; HOME Carryover - \$235,986; Carryover Match- \$58,996</p>	<p><u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Households Assisted – 25</p>

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<p>Moderate Income Homeownership Program (MIHP)</p> <p>[Homebuyers with Incomes from Low to City -Established Levels]</p>	<p>City Office of Housing</p>	<p>Households Assisted - 125</p>	<p><u>TOTAL - \$1,845,142</u> HTF - \$1,845,142</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Households Assisted – 59</p>
<p>8 Mortgage Financing with Below-Market Interest Rates</p> <p>[Sponsoring Partnerships and Revitalizing Communities (SPARC) Mortgage Loan Program; Northern Virginia Single Family Regional Loan Fund]</p> <p>[Homebuyers with Incomes from Low to City-Established Levels]</p>	<p>VHDA in cooperation with the City Office of Housing</p>	<p>Households Assisted – 250, subject to the availability of funds from VHDA. <i>(all loan recipients are also expected to use HAP or MIHP)</i></p>	<p><u>TOTAL - \$20 million</u> SPARC - \$20 million (application to be submitted in April)</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Households – 84 <i>(all loan recipients are also expected to use HAP or MIHP)</i></p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <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> ➤ <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> ➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i> ➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i> 					
Home Stride [Homebuyers with Incomes from Moderate to City-Established Levels]	VHDA in cooperation with the City Office of Housing	Households Assisted – 250, subject to the availability of funds from VHDA. (all loan recipients are also expected to use HAP or MIHP)	<u>TOTAL - \$850,000</u> VHDA now allocates Home Stride program funding on a fiscal year basis with FY 2008 allocations expected to be made in July 2007.	Objective: * Decent Affordable Housing Outcome: Affordability, Availability/Accessibility	Households Assisted – 34
Seller's Incentive Fund [Homebuyers with Incomes from Moderate to City-Established Levels]	City Office of Housing	Household Assisted - up to 250 (all of which will also be using HAP or MIPH)	<u>TOTAL – 0</u>	Objective: * Decent Affordable Housing Outcome: Affordability	Households Assisted – 0 This program has been suspended due to limited competition for the available units. May be reactivated if market conditions warrant.

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <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> ➤ <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> ➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i> ➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i> 					
Employee Homeownership Incentive Program [City of Alexandria Government and Public School Employees]	City Office of Housing	Households Assisted - 250	TOTAL - \$125,000 HTF - \$125,000	Objective:* Decent Affordable Housing Outcome: Affordability	Households Assisted- 25
Employer Assisted Housing (EAH) Program [Employees of Local Employers offering EAH Programs] of	City Office of Housing	Employers Assisted - 5 Households Assisted - 50	TOTAL - 0	Objective:* Decent Affordable Housing Outcome: Affordability	Households Assisted - 0 Program discontinued

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <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> ➤ <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> ➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i> ➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i> 					
Homeownership Counseling Services [Homebuyers with Incomes from Low to City-Established Levels]	City Office of Housing	English/Spanish-Language Training Sessions Held - 90	TOTAL - \$113,000 HTF - \$113,000	Objective:* Decent Affordable Housing Outcome: Affordability	Hold 39 English or Spanish-Language training sessions
Homeownership Fair [Homebuyers] 12	City Office of Housing	Homeownership Fairs Held - 5	TOTAL - \$6,000 Vendor Fees – \$6,000	Objective: Decent Affordable Housing Outcome: Affordability, Availability/Accessibility	Homeownership Fairs - 1 Attendees - 500

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Provide affordable homeownership opportunities to low-and moderate-income City residents and to employees working within the City.</p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <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> ➤ <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> ➤ <i>Expanded homeownership opportunities for persons employed in Alexandria as measured by increase in percentage of EAH participants' employees who are City residents.</i> ➤ <i>Increased awareness of local home purchase resources, including City assistance programs.</i> 					
<p>Affordable Sales Housing Set-Aside Units in New Development</p> <p>[Homebuyers with Incomes from Low to City-Established Levels]</p>	<p>City Office of Housing Private Entities</p>	<p>New Affordable Sales Housing Units Pledged- 100</p> <p>New Affordable Sales Housing Units Completed - 100</p>	<p>Unknown - Developers provide an estimate of the dollar equivalency of the set-aside units at the time of project approval. Developer subsidy is mandatory only under bonus density scenario. All other contributions are voluntary.</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>New Affordable Sales Housing Units Pledged – 430</p> <p>New Affordable Sales Housing Units Completed – 4</p>
<p>Affordable Sales Housing Development</p> <p>[Homebuyers with Incomes from Low to City-Established Levels]</p>	<p>City Office of Housing Private Entities</p>	<p>Not Specified in the Consolidated Plan</p>	<p>See Rental Housing Development. Some portion of housing development funds may be used for affordable sales housing.</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability, Sustainability</p>	<p>None planned.</p> <p>Development emphasis will be on rental housing.</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <i>Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</i> ➤ <i>75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</i> 					
Homeless Management Information System (HMIS) [Homeless Persons]	DHS, MH/MR/SA and private homeless services providers	N/A	<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] 2 3	DHS	Households Assisted -- 975 (consisting of approximately 3,850 persons)	<u>TOTAL - \$464,000</u> City General Fund - \$200,000; TANF - \$28,000; State Funds - \$236,000	<u>Objective: *</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households Assisted - 135 (consisting of approximately 275 persons)

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics. ➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records. 					
General Relief Program and Emergency Shelter Fund [Homeless/Threatened with Homelessness]	DHS	Households Assisted – 1,928 (consisting of 3,850 persons)	TOTAL - \$307,475 CITY General Fund - \$272,475; State \$10,000; TANF - \$25,000	Objective: * Decent Affordable Housing Outcome: Affordability	Households Assisted - 450 (consisting of approximately 1,200 persons)
Eviction Assistance and Furniture Storage Program [Homeless Persons]	DHS	Households Assisted – 400 (consisting of approximately 750 persons)	TOTAL - \$50,000 CDBG - \$50,000	Objective: Decent Affordable Housing Outcome: Availability/ Accessibility, Affordability	Households Assisted - 60 (consisting of 115 persons)

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Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <i>Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</i> ➤ <i>75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</i> 					
<p>Year-Round Emergency Shelter Services <i>[includes ALIVE! Carpenter's Shelter, and Alexandria Community Shelter]</i> [Homeless Persons]</p>	<p>DHS and Private Providers</p>	<p>Year-Round Emergency Shelter Beds Available – 161 Households Assisted through Year-Round Emergency Shelter Programs – 1,000</p>	<p><u>TOTAL - \$2,951,777</u> City General Fund/Community Partnership Fund - \$712,153 Federal ESG/PATH/FEMA/USDA - \$121,135 State Funds - \$244,256 City and State Funds from DHS - \$48,000 Private Funds - \$1,826,233</p>	<p><u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility</p>	<p>Beds Available- 159 Households Assisted - 500</p>
<p>Transitional Assistance Program (TAP) 25 [Homeless/Threatened with Homelessness]</p>	<p>DHS</p>	<p>Households Assisted – 500 <i>(consisting of approximately 1,125 persons)</i></p>	<p><u>TOTAL - \$77,000</u> CDBG - \$52,000 CDBG Carryover - \$25,000</p>	<p><u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability, Availability/Accessibility</p>	<p>Households Assisted - 40 <i>(consisting of 90 persons)</i></p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <i>Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</i> ➤ <i>75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</i> 					
<p>Women's Shelter [Victims of Domestic Violence]</p>	<p>Office of Women</p>	<p>Beds Available – 14 Persons Assisted - 600</p>	<p><u>TOTAL - \$590,864</u> City General Fund - \$400,000; Federal ESG - \$6,900; State SSG - \$15,057; Federal – TANF and Victims of Crime Act - \$168,907</p>	<p><u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility</p>	<p>Beds Available - 14 Households - 68 <i>(consisting of 132 persons)</i></p>
<p>Winter Shelter Program 26 [Homeless Persons]</p>	<p>Carpenter's Shelter and other Private Providers</p>	<p>Winter Shelter Beds Available - 67 Persons Assisted - 1,710</p>	<p><u>TOTAL - \$45,000</u> CDBG - \$20,000 City General Fund - \$25,000</p>	<p><u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Availability/Accessibility</p>	<p>Beds Available - 67 Persons Assisted - 350</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness.</p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <i>Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics.</i> ➤ <i>75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records.</i> 					
<p>Guest House</p> <p>[Female ex-prisoners who are homeless]</p> <p style="font-size: 2em; margin-top: 20px;">27</p>	<p>Friends of Guest House</p>	<p>Not Specified in the Consolidated Plan</p>	<p><u>TOTAL - \$292,257</u> Community Partnership Fund (application pending) - \$38,700; Other jurisdictions - \$63,553; State Shelter Support - \$10,218; Federal ESG - \$4,370; VA Dept. of Corrections- \$123,200; Private Funds - \$52,216</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability Availability/ Accessibility</p>	<p>Beds Available - 10 Persons Served – 40 (including 20 Alexandrians)</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ Number of homeless households decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics. ➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records. 					
<p>Transitional Housing Programs</p> <p>[Homeless/Threatened with Homelessness]</p> <p><i>[includes Alexandria Transitional Housing Program, Community Lodgings, Inc., Adopt-A-Family, Salvation Army, and Carpenter's Shelter]</i></p> <p>22</p>	<p>City Office of Housing and Private Providers</p>	<p>Households assisted with existing resources - 59</p>	<p>TOTAL - \$ 841,974 City HTF- up to \$210,000; ESG- \$52,818; SSG/State - \$120,578; Private - \$140,365; SHP - \$139,440; General Fund - \$74,672; Application for Community Partnership Funds - \$40,000; United Way - \$40,903; Program Fees – \$14,200; Childcare for Homeless Persons – \$8,663; State Childcare for Homeless Persons - \$335</p>	<p><u>Objective:</u> Decent Affordable Housing</p> <p><u>Outcome:</u> Affordability, Availability/Accessibility</p>	<p>Households Assisted - 39</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness.</p> <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ Number of homeless household decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics. ➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records 					
<p>Safe Haven Facility</p> <p>[Homeless/Threatened with Homelessness]</p> <p style="font-size: 2em; margin-top: 20px;">29</p>	<p>MH/MR/SA</p>	<p>Safe Haven Facilities Availability – 1</p> <p>Persons Assisted through Safe Haven Facility –12 per year</p>	<p><u>TOTAL -\$574,042</u></p> <p>City General Fund - \$146,759;</p> <p>Capital Improvement Program- \$372,675;</p> <p>Mental and Health Substance Abuse Block Grant -\$54,608</p>	<p><u>Objective:</u></p> <p>Suitable Living Environment</p> <p><u>Outcome:</u></p> <p>Availability/ Accessibility, Affordability</p>	<p>Completion of renovation</p> <p>Beds available up to 12 (in 3 housing units)</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ Number of homeless household decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics. ➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records 					
<p>Transitional/Supportive Housing for Homeless Persons</p> <p>[Homeless/Threatened with Homelessness and Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems]</p> <p style="font-size: 2em; margin-left: 5px;">30</p>	<p>ACSB, MH/MR/SA and SHA</p>	<p>Supportive housing beds available for persons who are homeless at the time of admission – 39 (in 21 housing units)</p> <p>Number of Persons Served – 54 (per year)</p>	<p>TOTAL - \$655,831</p> <p><u>Permanent:</u> HUD - \$298,672 City General Fund - \$61,598 Other (includes State and Client Fees) - \$22,575 Total - \$382,845</p> <p><u>Transitional:</u> HUD - \$127,965 City General Fund - \$72,506 Other (includes State Funds and Client Fees) - \$72,515 Total - \$272,986</p>	<p>Objective: Suitable Living Environment</p> <p>Outcome: Availability/Accessibility, Affordability</p>	<p>Beds Available - 39 (in 21 housing units)</p> <p>Number of Persons Served - 54</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Prevent homelessness. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ Number of homeless household decreases or does not increase as measured by comparison of Point-In-Time Counts of Homeless households or HMIS statistics. ➤ 75% of assisted households maintain stable housing at designated time periods after assistance under various programs, as evidenced by client monitoring records 					
<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>					
<p>General Goal: Promote housing safety, accessibility, affordability and stability for elderly low-and moderate-income renters and homeowners. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ Housing stability for elderly renters with extremely low, low, and moderate-incomes. ➤ Decrease in rent or property tax burden for eligible elderly persons and households. 					
<p>Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons</p> <p>[Low-and Moderate-Income Elderly Renters]</p>	<p>ARHA and Private Rental Property Owners</p>	<p>Housing Units – 598 (all of which are included above in the count of Public Housing and Privately-Owned Assisted Rental Units)</p>	<p>Included in figures provided above under Resolution 830 and Privately-Owned Assisted Rental Units</p>	<p><u>Objective:</u>* Decent Affordable Housing <u>Outcome:</u> Affordability</p>	<p>Housing Units - 598 (all of which have been included above in the count of Resolution 830 and Privately-Owned Assisted Rental Units)</p>

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Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
General Goal: Promote housing safety, accessibility, affordability and stability for elderly low-and moderate-income renters and homeowners.					
Expected Outcomes: <ul style="list-style-type: none"> ➤ Housing stability for elderly renters with extremely low, low, and moderate-incomes. ➤ Decrease in rent or property tax burden for eligible elderly persons and households. 					
Rent Relief Program [Elderly and/or Disabled Lower-Income Renters]	DHS	Households Assisted - 375	<u>TOTAL - \$225,000</u> City General Fund - \$225,000	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households Assisted – 75
Real Property Tax Relief Program [Elderly and/or Disabled Lower-Income Homeowners]	City Finance Department	Households Assisted – 4,350	<u>TOTAL - \$4.1 million</u> Tax Revenue Foregone - \$4.1 million	<u>Objective:</u> Decent Affordable Housing <u>Outcome:</u> Affordability	Households Assisted – 1,340
Housing Rehabilitation and Accessibility Modifications Rebuilding Together Alexandria (formerly Christmas in April) [Elderly, Disabled and/or Lower-Income Homeowners]	RTA	See entry under HOMEOWNERS	See entry under HOMEOWNERS	See entry under HOMEOWNERS	Elderly - 44 (of total included under HOMEOWNERS)

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Promote housing safety, accessibility, affordability and stability for elderly low-and moderate-income renters and homeowners. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <i>Housing stability for elderly renters with extremely low, low, and moderate-incomes.</i> ➤ <i>Decrease in rent or property tax burden for eligible elderly persons and households.</i> 					
Home Rehabilitation Loan Program [Extremely Low-to Moderate-Income Homeowners]	City Office of Housing	Loans Obligated to Households with Elderly and/or Disabled Member – 50 (all of which are also included in the entry for this program under HOMEOWNERS)	See entry under HOMEOWNERS	See entry under HOMEOWNERS	Loans Obligated to Households with Elderly Member – 3 (also included in total under HOMEOWNERS)
<p>General Goal: Promote housing safety, accessibility, affordability and stability for disabled low-and moderate-income renters and homeowners. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <i>Housing stability for disabled renters with extremely low, low, and moderate-incomes.</i> ➤ <i>Increase in number of accessible or partially accessible units in accordance with Fair Housing Act standards.</i> ➤ <i>Decrease in rent or property tax burden for eligible disabled persons and households.</i> 					
Rental Accessibility Modification Program (RAMP) [Disabled Extremely Low- to Moderate-Income Renters]	City Office of Housing	Housing Units Completed with CDBG funds - 15 Housing Units Completed with HTF monies - 15	TOTAL - \$121,000 CDBG \$115,000 HTF carryover - \$6,000	Objective: Decent Affordable Housing, Suitable Living Environment Outcome: Availability/ Accessibility	Housing Units Completed with CDBG funds – 2 to 3 (including one elderly) Housing Units Completed with HTF monies - 3

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p><i>(This section has been removed from the original document)</i></p>					
<p>General Goal: Promote housing safety, accessibility, affordability and stability for disabled low-and moderate-income renters and homeowners. Expected Outcomes:</p> <ul style="list-style-type: none"> ➤ <i>Housing stability for disabled renters with extremely low, low, and moderate-incomes.</i> ➤ <i>Increase in number of accessible or partially accessible units in accordance with fair Housing Act standards.</i> ➤ <i>Decrease in rent or property tax burden for eligible disabled persons and households.</i> 					
<p>Home Rehabilitation Loan Program</p> <p>[Extremely Low-to Moderate-Income Homeowners]</p>	<p>City of Alexandria</p>	<p>Loans Obligated to Households with Elderly and/or Disabled Member – 50 (<i>all of which are also included in the entry for this program under HOMEOWNERS</i>)</p>	<p>See entry under HOMEOWNERS</p>	<p>See entry under HOMEOWNERS</p>	<p>Loans Obligated to Households with Disabled Member – 3 (included in total under HOMEOWNERS)</p>
<p>Housing Rehabilitation and Accessibility Modifications</p> <p>Rebuilding Together Alexandria (formerly Christmas in April)</p> <p>34 [Elderly, Disabled and/or Lower-Income Homeowners]</p>	<p>RTA</p>	<p>See entry under HOMEOWNERS</p>	<p>See entry under HOMEOWNERS</p>	<p>See entry under HOMEOWNERS</p>	<p>Households with Disabilities – 36 (of total included under HOMEOWNERS)</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
NON-HOMELESS PERSONS WITH MENTAL ILLNESS, MENTAL RETARDATION AND/OR CHEMICAL DEPENDENCY					
General Goal: Provide housing opportunities with case management and/or supportive services to persons with mental health, mental retardation and/or substance abuse problems.					
Expected Outcomes: ➤ Consumers discharged from MH or SA residential treatment programs will transition to a similar or less intensive housing situation.					
Transitional/Permanent Supportive Housing Group Homes and Supervised Apartments [Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems] 35	MH/MR/SA and SHA	Existing supportive housing beds available for special needs persons who are not required to be homeless at the time of admission – 135 (in 33 housing units) Overall number of persons to be assisted with permanent supportive housing – 140 New permanent supportive housing beds to be added to existing supportive housing – 69 (in 4 new group homes and 15 apartments)	All Residential Services (exclusive of HUD SHP) <u>TOTAL - \$6,121,350</u> Federal Substance Abuse Block Grant Money for the Treatment of Alcohol and/or Drug Addicted Women - \$50,929; City General Funds - \$3,538,257; Client fees - \$2,532,164	Objective: * Suitable Living Environment Outcome: Affordability Availability/ Accessibility	Beds – 133 (in 33 housing units) Overall number of persons to be assisted with permanent supportive housing – 133 New permanent supportive housing beds to be added to existing supportive housing - 0

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
General Goal: Provide housing opportunities with case management and/or supportive services to persons with mental health, mental retardation and/or substance abuse problems.					
Expected Outcomes: ➤ Consumers discharged from MH or SA residential treatment programs will transition to a similar or less intensive housing situation.					
Section 8 Housing Choice Vouchers For Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems [Extremely Low-to Moderate-Income Renters with Mental Health, Mental Retardation and/or Substance Abuse Problems] 36	ARHA with MH/MR/SA	Additional Section 8 Housing Choice Vouchers to be Provided to ACSB/SHA Clients (out of ARHA's existing allocation) – 30 (Corrected objective per CSB 2005 – 2008 Five-Year Plan)	Included in figures provided for Section 8 Housing Choice Voucher Program under Renters	Objective:* Decent Affordable Housing Outcome: Affordability	Additional vouchers for MHMRSA clients - 25

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
General Goal: Continue to address the housing and supportive services needs of persons living with HIV/AIDS and the families of such persons.					
Housing Opportunities for Persons with AIDS (HOPWA) Vouchers [Persons with HIV/AIDS] 37	Northern Virginia Family Services (ARHA previously issued HOPWA vouchers for City. NVFS now administers all Northern Virginia HOPWA vouchers regionally.)	HOPWA Vouchers Available Annually- 10 Overall Households Assisted- 14	TOTAL - \$272,000 HOPWA - \$272,000	Objective: Decent Affordable Housing, Availability/Accessibility Outcome: Availability/Accessibility, Affordability	HOPWA Vouchers Issued – 25 for the Northern Virginia region, including 3 to Alexandrians
Short-Term Housing Assistance and Other Housing-Related Services for Persons Living with HIV/AIDS [Persons Living with or Affected by HIV/AIDS]	Northern Virginia Family Services	Alexandria Households Assisted - 200	TOTAL - \$214,000 HOPWA Direct Assistance for Short-Term Housing - \$214,000	Objective: Suitable Living Environment Outcome: Affordability, Availability/Accessibility	Short-Term Housing Households - 120, including 15 Alexandrians
Agape House [Persons Living with HIV/AIDS]	Wesley Housing Development Corporation	Not Specified in the Consolidated Plan	TOTAL - \$102,041 Section 811 Contractual Rental Assistance - \$59,440; HOPWA - \$42,601	Objective:* Decent Affordable Housing Outcome: Availability/Accessibility	Households - 12, including 3 Alexandrians

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
General Goal: Continue to address the housing and supportive services needs of persons living with HIV/AIDS and the families of such persons.					
Supportive Services for Persons Living with or Affected by HIV/AIDS [Persons Living with or Affected by HIV/AIDS]	Alexandria Health Department, MHMRSA, INOVA Juniper Program and Positive Livin’	Not Specified in the Consolidated Plan	TOTAL - \$500,000 Ryan White CARE Act, Federal Substance Abuse Block Grant and City Community Partnership Fund monies will support services provided on a regional basis.	Objective:* Decent Affordable Housing Outcome: Availability/ Accessibility	Persons - over 233
General Goal: Promote equal housing opportunity for all Alexandria residents.					
Expected Outcomes: <ul style="list-style-type: none"> 38 ■ Increased compliance with fair housing laws. ■ Incidence of disparate treatment in fair housing tests will remain at or below 2% of complexes and firms tested. 					
Fair Housing Trainings [Protected Categories of Housing Consumers]	City Office of Housing	Training Seminars for individual property management and real estate firms to be provided - 20	No separate budget. Staff time and materials are covered by Office of Housing General Fund budget.	Objective: * Suitable Living Environment Outcome: Availability/ Accessibility	Trainings Provided - 4

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
General Goal: Promote equal housing opportunity for all Alexandria residents.					
Expected Outcomes: <ul style="list-style-type: none"> ▪ Increased compliance with fair housing laws. ▪ Incidence of disparate treatment in fair housing tests will remain at or below 2% of complexes and firms tested. 					
Fair Housing Testing Program [Persons Potentially Subject to Prohibited Housing Practices]	City Office of Housing	Sales Market Tests Conducted – 70 (35 tests in each of two years) Rental Market Test Conducted – 240 (80 tests in each of three years)	TOTAL - \$52,504 CDBG - \$52,504	Objective: Suitable Living Environment Outcome: Availability/ Accessibility	Tests conducted: One round of sales or rental tests (type not disclosed until release of findings)

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Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
<p>General Goal: Improve Alexandria's economy and create jobs in the target areas through a variety of economic development activities, including marketing the City to technology firms and major corporations interested in expansion/relocation; providing low-interest loans and technical assistance to small and micro businesses; continuing development and revitalization of the target areas, especially the Enterprise Zone and the northern Route 1 corridor; and supporting other economic development activities designed to increase job opportunities or low-and moderate-income Alexandrians.</p>					
<p>Microenterprise Loan Program</p> <p>[Small Businesses in Alexandria Owned by Low- and Moderate-Income Persons]</p> <p>PH</p>	<p>ECDC Enterprise</p>	<p>Loans completed to small business located in Alexandria and owned by low- and moderate-income persons - 40</p>	<p><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.</p>	<p><u>Objective:</u> Creating Economic Opportunities <u>Outcome:</u> Sustainability</p>	<p>Loans completed to small businesses located in Alexandria and owned by low-and moderate-income persons - 10</p>
<p>Revitalization of Mt. Vernon Avenue and Northern Rt. 1 Corridor</p> <p>[Mount Vernon Avenue, King Street, Queen Street and Northern Rt. 1 Corridor]</p> <p>AEDP Facade Improvement Grant Program</p> <p>[Citywide]</p>	<p>AEDP, P&Z and T&ES</p>	<p>Businesses Assisted through Facade Improvements Program - 200</p>	<p><u>TOTAL - \$620,000</u> CIP - \$520,000 Alexandria Industrial Development Authority - \$100,000</p>	<p><u>Objective:*</u> Suitable Living Environment, Creating Economic Opportunity <u>Outcome:</u> Sustainability</p>	<p><u>Arlandria-Mt. Vernon Avenue</u> Installation of pedestrian safety improvements, streetscape improvements and possible park improvements. Small business assistance.</p> <p><u>Northern Rt. 1 Corridor</u> Landscaping</p> <p>Businesses Assisted – 5</p>

Program [Target Population/Area] ¹	Provider(s)	Five-Year Consolidated Plan Objective 7/1/05 – 6/30/10	Total and/or Known FY 2008 Funding by Source ^{2,3}	HUD Performance Measurement (*denotes not required)	Expected City FY 2008 Output
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.					
Code Enforcement and Blight Abatement [Citywide - including block groups with highest percentage of low/mod area]	City Code Enforcement Bureau	Cases Resolved - 5	TOTAL - \$60,934 to \$95,208 in the block groups with highest percentage of low/mod area	Objective:* Suitable Living Environment Outcome: Sustainability	Monitor and abate code issues and blighting influences Cases Resolved – 1
Employment and Job Training Services [Includes Low-and- Moderate Income Persons]	DHS	Persons Assisted – 5,200 per year	TOTAL- \$3,789,398 Federal - \$1,108,285 State - \$237,148 Local/General Fund \$2,443,965	Objective: * Creating Economic Opportunities Outcome: Sustainability	Persons Assisted - 4,448

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

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

³ Funding amounts reflect figures included in the City FY 2008 Action Plan, which are based on budget projections available when the Plan was prepared.

Section II: City FY 2008 CDBG and HOME Program Budget

TABLE B

Community Development Block Grant (CDBG) 34th Year Proposed Budget; July 1, 2007 - June 30, 2008

PROGRAM	34th Year Grant	Carryover Funds	Anticipated Unbudgeted Program Income*	Total Funds Available	Percent of Budget
CDBG Program Administration	\$169,519			\$169,519	7.4%
Submissions & Applications for Federal Program/Public Information	\$26,979			\$26,979	1.2%
Fair Housing Testing	\$52,504			\$52,504	2.3%
Homeownership Assistance Program**	\$121,540		\$400,000	\$521,540	22.7%
Home Rehabilitation Loan Program**	\$673,023	\$495,239	\$125,000	\$1,293,262	56.2%
Rental Accessibility Modification	\$115,000			\$115,000	5.0%
Eviction Assistance & Furniture Storage**	\$50,000			\$50,000	2.2%
Transitional Assistance Program**	\$52,000			\$52,000	2.3%
Winter Shelter**	\$20,000			\$20,000	0.9%
TOTALS	\$1,280,565	\$495,239	\$525,000	\$2,300,804	100.0%

* 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.

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**Federal FY 2007 Home Investment Partnerships (HOME) Program Proposed Budget
July 1, 2007 - June 30, 2008**

TABLE C

PROGRAM	FFY 2007 Grant	City General Fund	Carryover Funds*	Unscheduled Program Income	Total Available Budget	Percent of Budget
HOME Administration	\$81,496				\$81,496	5.3%
HOME Homeownership	\$497,445	\$124,362	\$294,982	\$240,000	\$1,156,789	75.2%
HOME Housing Development Assistance	\$240,000	\$60,000			\$300,000	19.5%
TOTAL	\$818,941	\$184,362	\$294,982	\$240,000	\$1,538,285	100.0%

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

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City of Alexandria, VA City FY 2008 Action Plan

Introduction

The City of Alexandria's One-Year Action Plan, for the period July 1, 2007 to June 30, 2008, 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 2008" identifies the City's priorities for City FY 2008 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 2008 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 2008 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 \$1,280,565 in Federal FY 2007 CDBG funds and \$818,941 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 one in the spring before the Alexandria City Council to obtain citizen input prior to the plan's finalization and submission to HUD. Notices of the draft Action Plan, public hearings and 30-day comment period are published in 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 that contributed information and input into the development of the City FY 2008 Action Plan:

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

Priority Levels and Strategies

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

CDBG/HOME and Areas of Minority Concentration

Unless otherwise indicated below, the geographic area to be served by programs supported with CDBG and HOME funds during City FY 2008 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 86% of the City's CDBG and HOME beneficiaries for the program year ending June 30, 2006. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries during City FY 2008.

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 \$60,000). 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

Income Category	Number of Persons							
	1	2	3	4	5	6	7	8
Extremely Low (HUD-adjusted 30% of median)	\$19,850	\$22,700	\$25,500	\$28,350	\$30,600	\$32,900	\$35,150	\$37,400
Low (Section 8 very low income limits; HUD-adjusted 50% of median)	\$33,100	\$37,800	\$42,550	\$47,250	\$51,050	\$54,800	\$58,600	\$62,350
Moderate (Section 8 low income limits) ¹	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200
Middle (HUD Section 235 income limits)	\$49,900	\$57,000	\$64,150	\$71,250	\$76,950	\$82,650	\$88,350	\$94,050

*2007 Median Family Income, Washington, D.C. Metropolitan Statistical Area (MSA): \$94,500

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 City FY 2008 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).

¹ Moderate-income limits are capped at the national median income, which is currently \$60,000 for a family of four. HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the eligibility limits for the CDBG and HOME programs to 80% of area median for a family of four. The City has chosen not to exercise this option in order to continue to target these programs to the households with the greatest need.

Section I

Housing Programs and Services to be Undertaken During City FY 2008

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 2008 Action Plan period; and provide an estimate of federal, state, local, and private resources expected to be available to support these activities during that time.

Five - Year Objectives:

Activities to be undertaken during City FY 2008 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 2008 Programs/Activities for Extremely Low- and Low-Income Renters:

<p><u>Program/Activity:</u> <i>Public Housing and Replacement Public Housing Units</i></p> <p><u>Provider(s):</u> ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)</p> <p><u>Target Population:</u> Extremely Low- to Moderate-Income Renters</p> <p><u>Program/Activity Description:</u> 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</p> <p><u>Geographic Distribution:</u> Citywide [See Figure I, APPENDIX II]</p> <p><u>Projected Funding for City FY08 (By Source):</u> Section 8 Moderate Rehabilitation - \$1.1 million (January - December 2007); also LIHTC, Section 8 New Construction and HUD Comprehensive Improvement Grant - \$1.2 million</p> <p><u>Service Objective:</u> Units Available -1,150 (Average turnover for Public Housing and Section 8 Moderate Rehabilitation units is 3-5%.)</p> <p><u>Performance Measurement:</u> Objective: Decent Affordable Housing; Outcome: Affordability</p>
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<p><u>Program/Activity:</u> <i>Privately-Owned Subsidized Rental Units</i></p> <p><u>Provider(s):</u> Various Private Providers</p> <p><u>Target Population:</u> Low and Moderate Income Renters</p> <p><u>Program/Activity Description:</u> Privately-owned affordable rental units available to income-eligible household</p> <p><u>Geographic Distribution:</u> Citywide</p> <p><u>Projected Funding for City FY 2008 (By Source):</u> 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 2008, but subsidy amounts are not readily available to the City.</p> <p><u>Service Objective:</u> Housing Units Available – 2,273</p> <p><u>Performance Measurement:</u> Objective: Decent Affordable Housing; Outcome: Affordability</p>
<p><u>Program/Activity:</u> <i>Section 8 Housing Choice Voucher Program</i></p> <p><u>Provider(s):</u> ARHA</p> <p><u>Target Population:</u> Extremely Low- to Moderate-Income Renters</p> <p><u>Program/Activity Description:</u> Tenant-based rental housing subsidies for income-eligible households renting private-market units</p> <p><u>Geographic Distribution:</u> Citywide</p> <p><u>Projected Funding for City FY 2008 By Source):</u> Section 8 - \$15 million (January - December 2007)</p> <p><u>Service Objective:</u> Vouchers supported - 1,722 (Average Turnover is 5%-6%)</p> <p><u>Performance Measurement:</u> Objective: Decent Affordable Housing; Outcome: Affordability</p>
<p><u>Program/Activity:</u> <i>Affordable Rental Housing Development Initiatives</i></p> <p><u>Provider(s):</u> Private Developers and Office of Housing</p> <p><u>Target Population:</u> Extremely Low- to Moderate-Income Renters</p> <p><u>Program/Activity Description:</u> Initiative to develop or preserve affordable rental units</p> <p><u>Geographic Distribution:</u> Citywide</p> <p><u>Projected Funding for City FY 2008(By Source):</u> Total - \$2,496,296 [Housing Opportunities Fund -\$700,000 (\$300,000 HOME, \$400,000 HTF) Dedicated Real Property Tax - \$1,796,296, General Obligation Bonds – To be determined</p> <p><u>Service Objective:</u> New approvals – 75-100 units; Funding of previously approved units - 105</p> <p><u>Performance Measurement:</u> Objective: Decent Affordable Housing; Outcome: Affordability</p>

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. Thirty-seven (37) affordable rental units in three projects (Halstead Park Towers, Cameron Station VI & VII, and Mill Race) are under construction in FY 2007 and are expected to be completed no later than early FY 2008.**Geographic Distribution:** Citywide**Projected Funding for City FY 2008 (By Source):** Amount of developer subsidies available to support this program is not known until a project proposal is submitted.**Service Objective:** 185 units pledged**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 2008 (By Source):** Not Applicable - This is a Revolving Loan Fund that was capitalized in a prior program year.**Service Objective:** Contingent on rate of repayments**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity:** *Supportive Services for ARHA-Assisted Households***Provider(s):** ARHA**Target Population:** Extremely Low- to Moderate-Income Renters**Program/Activity Description:** Limited social services for ARHA residents (see Section III.I)**Geographic Distribution:** Citywide**Projected Funding for City FY 2008 (By Source):** ARHA will seek private, local and federal funding to provide services supportive services.**Service Objective:** Continue limited social services for ARHA residents**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Accessibility

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

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

Support for Applications by Other Entities: Applications for funding to acquire, rehabilitate or subsidize rental housing for households with incomes at or below HUD's 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 2008 for existing lower-income homeowners will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Provide no-interest rehabilitation loans to 50-75 homeowner households with incomes below HUD's moderate-income limits;
- Provide modest, free repairs or renovations to 200 owner-occupied housing units for households at or below HUD's moderate-income limits; and
- Reduce the property tax burden for an estimated 1,640 income-eligible households per year to promote housing affordability.

City FY 2008 Programs/Activities for Existing Low- and Moderate-Income Homeowners:

Program/Activity: Home Rehabilitation Loan Program

Provider(s): City of Alexandria Office of Housing

Target Population: Extremely Low- to Moderate-Income Homeowners

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

Geographic Distribution: Citywide

Projected Funding for City FY 2008 (By Source): TOTAL - \$1,193,262 [New CDBG-\$673,023; CDBG Carryover-\$495,239; Housing Trust Fund - \$25,000]

Service Objective: Loans Obligated - 11; Loans Completed - 11

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

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

Provider(s): City of Alexandria Department of Finance

Target Population: Low- and Moderate-Income Homeowners

Program/Activity Description: Tax relief program intended to help keep homeownership in Alexandria affordable by providing tax reduction grants of \$200 - \$1,200 based on income for lower-income homeowners with annual household incomes below \$100,000 and homes assessed at less than \$572,000.

Geographic Distribution: Citywide

Projected Funding for City FY 2008 (By Source): City General Fund - \$1.35 million

Service Objective: Ownership Households – 1,640

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

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

Leveraging of Federal Funds: None

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

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

Five-Year Objectives:

Activities to be undertaken during City FY 2008 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 2008 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 (\$60,000 for a family of four as of March 19, 2007)

Geographic Distribution: Citywide

Projected Funding for City FY 2008 (By Source): TOTAL-\$1,038,329 [New CDBG-\$121,540; New HOME grant-\$497,445; Match for new HOME grant from City General Fund-\$124,362; HOME Carryover-\$235,986; Carryover match - \$58,996]

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

<p><u>Target Population:</u> Homebuyers with Incomes from Low to City- Established Levels</p> <p><u>Program/Activity Description:</u> 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 household of three or more persons). MIHP-eligible law enforcement officers are eligible for the HAP assistance limit of \$50,000. Residents of apartments under conversion to condominium ownership may be eligible for increased MIHP assistance of up to \$40,000 if purchasing their current residence or another unit within the converting property.</p> <p><u>Geographic Distribution:</u> Citywide</p> <p><u>Projected Funding for City FY 2008 (By Source):</u> TOTAL- \$1,845,142 [City Housing Trust Fund - \$1,845,142]</p> <p><u>Service Objective:</u> Households Assisted - 59</p> <p><u>Performance Measurement:</u> Objective: Decent Affordable Housing; Outcome: Affordability</p>
<p><u>Program/Activity:</u> <i>Mortgage Financing with Below-Market Interest Rates</i></p> <p><u>Provider(s):</u> Virginia Housing Development Authority (VHDA) in cooperation with the City of Alexandria Office of Housing</p> <p><u>Target Population:</u> Homebuyers with Incomes from Low to City-Established Levels</p> <p><u>Program/Activity Description:</u> 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</p> <p><u>Geographic Distribution:</u> Citywide</p> <p><u>Projected Funding for City FY 2008 (By Source):</u> TOTAL – \$20 million [\$20 million will be requested in April 2007 for FY 2008.</p> <p><u>Service Objective:</u> Households Assisted – 84 (All assisted households will also be participants in HAP/MIHP.)</p> <p><u>Performance Measurement:</u> Objective: Decent Affordable Housing; Outcome: Affordability</p>
<p><u>Program/Activity:</u> <i>Home Stride</i></p> <p><u>Provider(s):</u> City of Alexandria Office of Housing</p> <p><u>Target Population:</u> Homebuyers with Incomes to City-Established Levels</p> <p><u>Program/Activity Description:</u> 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.</p> <p><u>Geographic Distribution:</u> Citywide</p> <p><u>Projected Funding for City FY 2008 (By Source):</u> TOTAL - \$850,000 (VHDA now allocates Home Stride program funding on a fiscal year basis with FY 2008 allocations expected to be made in July 2007.)</p> <p><u>Service Objective:</u> Households Assisted - 34</p> <p><u>Performance Measurement:</u> Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility</p>

Program/Activity: Seller's Incentive Fund**Provider(s):** City of Alexandria Office of Housing**Target Population:** Homebuyers with Incomes from Low to City-Established Levels**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 2008 (By Source):** TOTAL - 0**Service Objective:** Households Assisted – 0 (This program, designed to make home purchase contracts submitted by low and moderate-income households more competitive during hot real estate market conditions, has been suspended due to limited competition for the available units.)**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: Employee Homeownership Incentive Program (EHIP)****Provider(s):** City**Target Population:** Alexandria City Government and Alexandria City Public Schools 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 2008 (By Source):** City Housing Trust Fund - \$125,000**Service Objective:** Households - 25**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: Employer-Assisted Housing (EAH) DISCONTINUED****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 2008 (By Source):** Not Funded FY 2008**Service Objective:** Program Discontinued**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

Program/Activity: Homeownership Counseling Services**Provider(s):** City of Alexandria Office of Housing**Target Population:** Homebuyers with Incomes from Low to City-Established Levels**Program/Activity Description:** Homeownership counseling and training for first-time homebuyers**Geographic Distribution:** Citywide**Projected Funding for City FY 2008 (By Source):** City Housing Trust Fund - \$113,000**Service Objective:** Training Sessions Held - 39**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: Homeownership Fair****Provider(s):** City of Alexandria Office of Housing**Target Population:** Homebuyers with Incomes from Low to City-Established Levels**Program/Activity Description:** Provides information on the homebuying process, affordable housing opportunities and affordable financing available in the City**Geographic Distribution:** Citywide**Projected Funding for City FY 2008 (By Source):** Homeownership Fees - \$6,000**Service Objective:** Hold an annual Homeownership Fair. Attendees – 500**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability**Program/Activity: Set-Aside Unit Program (Sales Units)****Provider(s):** Private developers pursuant to City policy administered by the City's Office of Housing**Target Population:** Homebuyers with Incomes from Low to City-Established Levels**Program/Activity Description:** In accordance with the City's Affordable Housing Policy, the City may negotiate with new housing developers to provide affordable rental units to income-eligible households. Six homeownership units, which are currently under construction at two projects (Tuscany and Prescott), are expected to be completed during FY 2008.**Geographic Distribution:** Citywide**Projected Funding for City FY 2008 (By Source):** Amount of developer subsidies available to support this program is not known until a project proposal is submitted.**Service Objective:** Units Pledged- 430; Units Delivered - 6**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 2008 to support down payment and closing cost assistance provided through the City's HAP program are expected to leverage first-trust mortgage monies from VHDA and other private lenders, as well as 2nd trust monies from VHDA.

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

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

The Continuum of Care describes the services offered and the interaction between and among service providers in the community in their effort to reduce and eliminate homelessness. The Continuum of Care document was developed by the Homeless Services Coordinating Committee (HSCC) and is revised each year for submission to HUD so that agencies and organizations serving the homeless in Alexandria will be eligible for federal homeless-services funding. In preparation for the development of each year's Continuum of Care, HSCC conducts a one-day "point-in-time" count of the homeless in a variety of settings.

Data is collected through the City wide Homeless Management Information System (HMIS) by each homeless facility in Alexandria (emergency shelters, transitional housing programs and housing programs for homeless persons with special needs), as well as through manual surveys completed by volunteers who visit sites where services are provided to homeless persons and areas of the City in which unsheltered homeless persons are known to congregate (e.g., parks, under bridges).

HSCC conducted its most recent point-in-time count of Alexandria's homeless population on January 25, 2007. A total of 404 homeless individuals (5 fewer than in 2006) were identified by outreach teams and facilities staff on the day of the count. By definition, the homeless count includes 30 residents of permanent supportive housing operated by the Community Services Board. A total of 92 persons, down from 104, were identified as unsheltered. No families were unsheltered on the day of the count. One hundred fourteen (114) individuals met the HUD definition for "chronic homelessness". Thirty-eight (38) individuals were registered to use the winter only hypothermia program and potentially may be unsheltered at other times of the year.

The January 2007 count revealed similar data to the 2006 enumeration. Transitional and permanent supportive housing options for single adults and families remain a critical need in the community. Just over half of the persons enumerated in the survey would benefit from transitional housing services. The most severe shortage identified by the survey remains affordable housing options combined with supportive services. This year, 65 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 was approved by the Alexandria Planning Commission for a Special Use Permit on March 6, 2007 and by City Council on March 17, 2007.

Five-Year Objectives:

Activities to be undertaken during City FY 2008 for persons who are homeless or threatened with homelessness will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

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

City FY 2008 Programs/Activities for the Homeless and Persons Threatened with Homelessness:**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.

Geographic Distribution: Citywide

Projected Funding for City FY 2008 (By Source): TOTAL - \$23,410 (City General Fund and User's Fees)

Service Objective: The HMIS will provide a computerized database that allows HSCC to track entry and exist of persons to the continuum of care, services accessed while enrolled and gaps in the current system of services.

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

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

Projected Funding for City FY 2008 (By Source): TOTAL - \$464,000 [State - \$236,000; TANF- \$28,000; City General Fund - \$200,000]

Service Objective: Households - 135

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 2008 (By Source): TOTAL - \$307,475 [City General Fund - \$272,475; TANF - \$25,000; State - \$10,000]

Service Objective: Households Receiving Housing Assistance - 450

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

Program/Activity: *Transitional Assistance Program (TAP)*

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

Target Population: Persons who are Homeless

Program/Activity Description: Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing

Geographic Distribution: Citywide

Projected Funding for City FY 2008 (By Source): TOTAL - \$77,000 [New CDBG - \$52,000; CDBG Carryover - \$25,000]

Service Objective: Households Served - 40 (consisting of 90 persons)

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

Program/Activity: *Eviction Assistance and Furniture Storage Program*

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

Target Population: Persons who are Homeless

Program/Activity Description: Provides for the transportation and up to 60 days storage of possessions of households that are about to be evicted and that lack a suitable place to store such items

Geographic Distribution: Citywide

Projected Funding for City FY 2008 (By Source): New CDBG - \$50,000

Service Objective: Households Assisted - 60 (consisting of 115 persons)

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

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 2008 households assisted - 100 (consisting of approximately 225 persons).

PROGRAMS SOURCE

Program/Activity: *ALIVE! House*

Provider(s): ALIVE! House

Target Population: Persons who are Homeless

Program/Activity Description: Provides emergency shelter to homeless families and single women

Geographic Distribution: Eligibility is Citywide

Projected Funding for City FY 2008 (By Source): TOTAL - \$106,500 [City and State Funds from DHS - \$48,000; Federal ESG - \$6,000; State SSG - \$15,000; Private Monies - \$37,500]

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 2008 (By Source): TOTAL - \$2,140,383 [Federal ESG - \$71,000; State SSG - \$133,100; State Child Care for the Homeless Program - \$26,250; U.S. Department of Agriculture (USDA) - \$9,500; FEMA - \$1,000; \$1,754,533 in foundation grants, monies from fund-raising activities, private donations and in-kind contributions; *\$145,000 in City General Fund from the Community Partnership Fund and through DHS]

*Total includes funding for Transitional Housing Program.

Service Objective: Beds - 80

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

Program/Activity: Alexandria Community Shelter (ACS)**Provider(s):** Salvation Army under contract with the City of Alexandria**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides temporary emergency shelter and comprehensive services to homeless families, single women and single men. Case management support is provided by City staff from DHS and the Community Services Board**Geographic Distribution:** Eligibility is Citywide**Projected Funding for City FY 2008 (By Source):** TOTAL-\$704,894 [City General Fund - \$567,153; Federal Emergency Shelter Grant (ESG) Program - \$33,635; State Shelter Support Grant (SSG) Program- \$69,906; Private - \$34,200]**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 2008 (By Source):** TOTAL - \$590,864 [City General Fund - \$400,000; Federal ESG - \$6,900; State SSG - \$15,057; Federal TANF and Victims of Crime Act passed through the Virginia Department of Social Services - \$168,907]**Service Objective:** Women and Children Served - 132**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 2008 (By Source):** TOTAL - \$45,000 [New CDBG - \$20,000; City General Fund-\$25,000]**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.

Program/Activity: Guest House

Provider(s): Friends of Guest House

Target Population: Female ex-prisoners who are homeless

Program/Activity Description: Provides nine transitional housing beds in a group home setting, along with supportive services to help female ex-offenders transition to self-sufficiency

Funds Expended for City FY 2008 (By Source): TOTAL - \$292,257 [Community- Partnership Fund (application pending) - \$38,700; Other jurisdictions - \$63,553; State Shelter Support - \$10,218; Federal Shelter Grant - \$4,370; Virginia Department of Corrections - \$123,200; Private Funds - \$52,216]

Service Accomplishments: Persons Served - 40 (including 20 Alexandrians)

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

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 2008 (By Source): City Housing Trust Fund carryover – up to \$210,000

Service Objective: Households Served - 7

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 2008 (By Source):** TOTAL - \$183,403 [Federal ESG - \$22,177; State SSG - \$48,402; Private Monies - \$48,952; City General Fund - \$63,872]**Service Objective:** Households – 12, with 51 persons**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility**Program/Activity: Adopt-A-Family Program (Alexandria)****Provider(s):** Arlington-Alexandria Coalition for the Homeless (AACH)**Target Population:** 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 2008 (By Source):** TOTAL - \$359,571 [Federal Supportive Housing Program (SHP) - \$139,440; Federal ESG - \$24,641; State SSG - \$59,176; State Child Care Coordinator - \$8,663; State Child Care for the Homeless Program - \$335; Private Funds - \$46,413; United Way - \$40,903; \$40,000 in City General Fund from the Community Partnership Fund]**Service Objective:** Households Served - 12**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 2008 (By Source):** TOTAL - \$89,000 [Federal ESG - \$6,000; State SSG - \$13,000; City General Fund through DHS - \$10,800; Program Fees - \$14,200; Private Monies - \$45,000]**Service Objective:** Households Served - 7**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility

Program/Activity: Carpenter's Shelter Transitional Housing Program**Provider(s):** Carpenter's Shelter**Target Population:** Persons who are Homeless**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons leaving emergency shelter at Carpenter's Shelter transition from homelessness to self-sufficiency**Geographic Distribution:** Citywide clients residing at Carpenter's Shelter**Projected Funding for City FY 2008 (By Source):** Included in budget figures provided for Carpenter's Shelter under Emergency Shelter above**Service Objective:** Households Served - 1**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability, Availability/Accessibility

For information on Permanent Supportive Housing programs available to homeless persons with special needs, please refer to the discussion of supportive housing facilities and services targeted to individuals with mental/developmental disabilities and substance dependence problems that follows in Section I.H.

Homeless persons and transitional housing residents may seek permanent housing under programs serving extremely low- and low-income households as discussed in Section I.A and Section I.B. In addition, 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.

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 2008 (By Source):** TOTAL -\$574,042 [City General Fund monies -\$146,759; Mental Health and Substance Abuse Block Grant - \$54,608; Capital Improvement Program - \$372,675]**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 2008 (By Source):** TOTAL - \$655,831 [Total - \$382,845 (Permanent: HUD - \$298,672, City General Fund - \$61,598, State Funds and Clients Fees - \$22,575); Total - \$272,986 (HUD - \$127,965, and City General Funds - \$72,506, State Funds and Clients Fees - \$72,515)]**Service Objective:** 39 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 \$567,153 in City General Fund revenues and State Shelter Support Grant monies to support the operating costs of the Alexandria Community Shelter. In City FY 2008, private emergency shelters in Alexandria and the Women's Shelter will receive approximately \$350,598 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 \$3.19 million in state, local and private funds and in-kind contributions. Transitional housing providers will use an estimated \$187,984 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 2008 grant will be matched with General Fund revenues. Private shelters will match their funds with foundation and private monies.

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

■ I.E. The Elderly and Frail Elderly

Five-Year Objectives:

Activities to be undertaken during City FY 2008 for lower-income elderly and frail elderly persons will address the following specific objective established in the Consolidated Plan:

- Develop or support the development of an assisted living facility which can accommodate elderly persons with incomes at or below HUD's moderate-income limits who are unable to live independently in the community;
- Improve living conditions for 45 elderly homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility; and
- Relieve the housing cost burden for over approximately 1,340 income-eligible elderly homeowners per year.

City FY 2008 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 2008 (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: 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 2008 (By Source): City General Fund - \$225,000

Service Objective: Households Served - 75

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 08 proposed qualifying annual income for full abatement of real estate taxes is \$40,000 and for partial abatement it is \$72,000.**Geographic Distribution:** Citywide**Projected Funding for City FY 2008 (By Source):** City Revenue Foregone - \$4.1 million**Service Objective:** Households Served – 1,340**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 2008 (By Source):** Total of \$292,612 (City General Fund through the Community Partnership Fund - \$10,112, Private In-Kind/Cash Donations - \$282,500); Additional monies possible from Housing Trust Fund**Service Objective:** Households Assisted – 65 to 80**Performance Measurement:** Objective: Decent Affordable Housing; Outcome: Affordability

Many elderly City residents will also take advantage of the City's Home Rehabilitation Loan Program (see Section I.C) to make accessibility modifications to their homes, which improve their ability to age in place. Since FY 1998, 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 that is well beyond the incomes of seniors in this category, and few assisted living beds exist in the Northern Virginia region that are affordable to this population.

In the spring of 2003, the Assisted Living Study Group, consisting of representatives from the Alexandria Redevelopment and Housing Authority (ARHA), the 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, and 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 2008 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 2008 Programs/Activities for Persons with Physical and Sensory Disabilities:

Program/Activity: Rental Accessibility Modification Program (RAMP)

Provider(s): City of Alexandria Office of Housing

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

Program/Activity Description: Supports accessibility modifications in income-eligible renter households with grants of up to \$50,000 in CDBG funds for substantive modifications and mini-grants of up to \$1,500 from the City's Housing Trust Fund for more minor modifications

Geographic Distribution: Citywide

Projected Funding for City FY 2008 (By Source): TOTAL – \$121,000 [CDBG - \$115,000; HTF carryover- \$6,000]

Service Objective: Households Served - 2 to 3

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

During City FY 2008, the Alexandria Commission on Persons with Disabilities will continue its work with developers and the City's Code Enforcement Bureau to ensure that new units meet the federal Fair Housing requirements, and to encourage landlords to make existing housing units accessible to persons with disabilities. The Office of Housing's Fair Housing Testing Program, which includes testing for housing discrimination against persons with disabilities (and other types of discrimination), will also continue. More information on the Fair Housing Testing Program is provided in Section III.D.

Low- and moderate-income homeowner households with a disabled member may qualify to utilize the City's Home Rehabilitation Loan Program to support modifications necessary to accommodate a physical disability or mobility impairment. It is estimated that at least one household served through this program during City FY 2008 will include a person with a disability. For more information, see Section I.C (Fair Housing Testing Program).

The City's Real Property Tax Relief and Rent Relief Programs, discussed in Section I.E, are also available to income-eligible persons with disabilities. The City estimates that 62 non-elderly disabled persons will benefit from the Real Property Tax Relief Program and 30 non-elderly disabled persons from the Rent Relief Program. Rebuilding Together Alexandria (RTA) will also serve low-income disabled homeowners through rehabilitation and energy improvement initiatives, which are also discussed in Section I.E.

An additional resource for persons with disabilities living in the City is offered by the Joblink Division of the City's Department of Human Services. This employment service maintains a full-time Employment Training Specialist for persons with disabilities and the Employment Resource Room is fully accessible, providing a wide variety of adaptive equipment and assistive technology, as well as an Assistive Technology Specialist to assist individuals in utilizing the specialized equipment. The Department of Human Rights also employs a full-time Disability Resources Coordinator who is responsible for facilitating access to all City services by persons with disabilities and serves as an advocate for City residents with disabilities.

Leveraging of Federal Funds: No funds are expected to be leveraged in connection with CDBG funds used to support RAMP.

Support for Applications by Other Entities: The City would support applications by other entities for funding to maintain existing levels of housing assistance to persons with physical disabilities, as well as to implement new initiatives specifically identified in the Consolidated Plan and/or Action Plans, subject to City Council approval of specific locations for any new facilities. Applications to increase service levels or to add new services not addressed in the Consolidated Plan or Action Plan would require City Council approval.

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

The City's primary strategy for assisting persons with mental illness, mental retardation, and substance dependence is to provide supportive housing opportunities, case management, and supportive services through the Alexandria Community Services Board (ACSB) and the City's Department of Mental Health, Mental Retardation, and Substance Abuse (MHMRSA). ACSB is responsible for providing and advocating for supportive services for City residents with mental/developmental disabilities and/or substance dependence problems. Services are managed by ACSB and Sheltered Homes of Alexandria, Inc. (SHA), a private non-profit organization that owns and maintains many of the residential facilities that serve ACSB clients. The affordable housing needs of these individuals are met through a combination of efforts by the community, ARHA, the Office of Housing, Alexandria Community Shelter, Carpenter's Shelter, Arlington-Alexandria Coalition for the Homeless, and other agencies, in partnership with ACSB.

Five-Year Objectives:

Activities to be undertaken during City FY 2008 for lower-income persons with physical and sensory disabilities will address the following specific objectives established in the Consolidated Plan for City FY 2006-2010:

- Continue to provide a continuum of residential treatment services to individuals with mental health, mental retardation and substance abuse problems;
- Develop four new group homes with an estimated total capacity of 24 beds to provide permanent residential treatment services for individuals with mental health, mental retardation and substance abuse problems;
- Develop 15 supervised apartments with an estimated total capacity of 45 beds to provide permanent residential treatment services for individuals with mental health, mental retardation and substance abuse problems; and
- Provide 30 tenant-based rental vouchers through the Section 8 Housing Choice Voucher Program to enable more individuals with mental health, mental retardation and substance abuse problems and their families to secure affordable permanent supportive housing within the City.

City FY 2008 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 2008 (By Source): TOTAL - \$6,121,350 [Federal Substance Abuse Block Grant money for the treatment of alcohol- and/or drug-addicted women - \$50,929; City General Funds - \$3,538,257; Client fees - \$2,532,164]

Service Objective: 133 beds available in 33 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 \$26.3 million in state, local and private funds. Operating funds of \$121,944 consisting of federal SHP Transitional Housing monies will be matched with \$70,424 in ACSB funds. Operating funds of \$285,777 consisting of federal SHP Permanent Housing monies will be matched with \$81,550 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 endeavors to address the housing and supportive services needs of persons living with HIV/AIDS and their families through the City's Health Department, the City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA), the INOVA Juniper Program, Northern Virginia Family Services, and other public and non-profit organizations.

The federal Housing Opportunities for Persons with AIDS (HOPWA) program represents a major source of funding for this purpose. HOPWA funds are awarded to the entire Washington, D.C. metropolitan area as a whole through the District of Columbia's Administration for HIV/AIDS, which has been designated by the federal administering agency, the Department of Housing and Urban Development (HUD), as the entity that must apply for and receive HOPWA grant funds for the region. In Northern Virginia, these funds are managed and distributed by the Northern Virginia Regional Commission (NVRC) and are made available to persons living with HIV/AIDS in the following categories of assistance: short-term housing assistance; group home operation support and technical assistance; and long-term rental assistance. All planned FY 2008 services are provided on a regional basis.

Five-Year Objectives:

Activities to be undertaken during City FY 2008 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 2008 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): Northern Virginia Family Services

Target Population: Persons with HIV/AIDS

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

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

Projected Funding for City FY 2008 (By Source): HOPWA - \$272,000

Service Objective: HOPWA Vouchers Issued: 25 for the Northern Virginia region, including 3 to Alexandrians

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

Program/Activity: Short-Term Housing Assistance and Other Housing-Related Services for Persons Living with HIV/AIDS

Provider(s): Northern Virginia Family Services

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

Program/Activity Description: Housing for persons with HIV/AIDS

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

Projected Funding for City FY 2008 (By Source): HOPWA - \$214,000 (not from City's share of regional allocation)

Service Objective: Overall Apartments Available - 120, including 15 to Alexandrians

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

Program/Activity: *Agape House*

Provider(s): Wesley Housing Development Corporation

Target Population: Homeless Persons with HIV/AIDS

Program/Activity Description: Housing for homeless persons with HIV/AIDS

Geographic Distribution: Fairfax County, VA - Facility is open to Alexandria residents citywide

Projected Funding for City FY 2008 (By Source): TOTAL - \$102,041 (Section 811 Contractual Rental Assistance; HOPWA- \$42,601)

Service Objective: Overall Apartments Available - 12; Household -12 (including 3 Alexandrians)

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

Program/Activity: *Supportive Services for Persons Living With or Affected by HIV/AIDS*

Provider(s): Alexandria Health Department; 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 2008 (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 - 205; Alexandria Residents Assisted with Case Management by WWC/NOVA - 28

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 2008 (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

Program/Activity: *Employment Services*

Responsible Entity(ies): City of Alexandria DHS

Consolidated Plan Target Group or Area: Consumers will include Low- and Moderate-Income Households

Program/Activity Description: Includes *JobLink*, the City's One Stop Center for Workforce Investment Act of 1998 (WIA) service delivery, which among other programs offers 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 *JobLink* networks through the Internet; the Virginia Initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, day care, needs assessments, support payments and other resources to remove barriers to employment for TANF recipients; the TeensWork! Youth Employment Program, which will endeavor to place 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.

Projected Funding for City FY 2008 (By Source): Total - \$3,789,398 [Federal - \$1,108,285; State - \$237,148; Local/General Funds- \$2,443,965]

Service Objective: Persons – 4,448

Performance Measurement: Objective: Creating Economic Opportunities; Outcome: Sustainability

▪ II.B. Economic Development

Program/Activity: *Microenterprise Loan Program*

Responsible Entity(ies): ECDC Enterprise Development Group

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

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

Projected Funding for City FY 2008 (By Source): No new City expenditures are anticipated for this program, but a City allocation of CDBG funds made in a prior year continues to support the program through a loan loss reserve.

Service Objective: Loans completed to small businesses and owned by low and moderate persons - 10

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

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

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

Consolidated Plan Target Group or Area: Citywide. Currently Mt. Vernon Ave. 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 2008 (By Source): TOTAL -\$620,000 [City General Fund - \$500,000 for Arlandria; \$20,000 - Northern Rt. 1 Corridor; Alexandria Industrial Development Authority - \$100,000 (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

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.

Projected Funding for City FY 2008 (By Source): The City's estimated cost to provide these services in the City target areas identified above is between \$60,934 and \$95,208 per year.

Service Objective: Monitor and abate code issues and blighting influences

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

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

Section III - Other Activities to be Undertaken

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

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

The analysis contained in the Consolidated Plan points to the greatest need being additional funds. The City will continue to identify other possible sources of funding. Beginning in City FY 2006, the City dedicated one cent on the real property tax rate for affordable housing. 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.

In December 2006, the City approved a loan to ARHA to preserve 60 affordable units at Quaker Hill that were developed as some of the replacement units for the old Cameron Valley public housing. An application for Low Income Housing Tax Credits for the

acquisition (from the current tax credit partnership) and rehabilitation of that property is currently pending. The City has approved a loan of up to \$3.5 million (plus reinvestment of an outstanding loan of \$1.2 million) toward this effort. ARHA is also seeking a variety of approvals for the redevelopment of Glebe Park, a 152-unit property with 40 units of public housing, also originally acquired to provide replacement housing for Cameron Valley. An application for tax credit funding was submitted for the first phase of the project. City Council consideration of applications for land use approvals, previously scheduled for May 2007, has been deferred to a future meeting.

Developer Housing Contributions

Since City FY 2004, the City’s ability to secure affordable housing units under its zoning ordinance has been governed by Section 15.2-2304 of the Virginia State Code, which enables the City to provide optional increases in density in exchange for affordable housing in a manner that allows greater flexibility than under the State Code section previously applicable to the City. 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:

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

Housing Trust Fund Contributions. Developer contributions are placed in the City's Housing Trust Fund to support a variety of affordable housing activities. During City FY 2008, approximately \$4,409,413 in Housing Trust Fund monies is expected to be available for allocation to affordable housing activities. This includes \$1,675,271 in revenue anticipated to be received during the year (\$1,424,077 from developer contributions and the rest from interest and loan repayments). In addition, an estimated \$2,734,142 is expected to be available from FY 2007 and prior years, some of which was previously committed to several ongoing activities discussed in Section I (i.e., Moderate Income Homeownership Program, Employee Homeownership Incentive Program, Homeownership Counseling Program, and others).

Affordable Units Pledged by Developers. It is anticipated that 30 affordable rental and 4 affordable sales units in new developments, all of which are under construction in FY 2007, will be completed during FY 2008. This number may increase if the 22 affordable rental and 7 affordable sales units expected to be completed in the last quarter of FY 2007 are not completed as anticipated by the end of the fiscal year. These figures reflect the conversion of several projects originally pledged as sales units to rental units, including one project currently pending a final resolution with the City concerning the converted units. Pledges of an additional 615 set-aside units (including 530 existing units that are proposed to be acquired and rehabilitated as the housing contribution associated with the development of a nearby property) are also expected during the course of the year. At least 430 of these are anticipated to be sales units.

Affordable Housing Development

Although the Five Year Consolidated Plan calls for the development or preservation of at least 100 units per year, the City's goal for FY 2007 was increased to call for the development or preservation of 150 to 200 units. During FY 2008, monies available from the Affordable Housing Initiatives Account and the Housing Opportunities Fund (both discussed below), assuming the authorization of general obligation bonds sufficient to fully leverage the dedicated real property tax revenues in the latter account, can support the preservation of 105 previously approved but not yet funded units, plus 75-100 additional units. The number of new units that can be approved in FY 2008 will be reduced by the number of any additional units approved during the last quarter of FY 2007.

Affordable Housing Initiatives Account and General Obligation Bonds. The Affordable Housing Initiatives Account consists of revenues from the City Council's dedication of one cent on the real property tax rate for affordable housing, which began in FY 2006. In FY 2006, Council also authorized the issuance of general obligation bonds for affordable housing, with the debt service on the bonds to be paid from the dedicated real property tax. To date, the City has issued \$15 million in general obligation bonds, of which \$11.45 million has been spent, and the remainder is committed to approved projects.

In FY 2008, the dedicated real property tax is expected to yield \$3,328,956. Nearly half of this amount (\$1,560,375) will be used to pay debt service on \$15 million in general obligation bonds issued during FY 2006, and the remainder can be used to fund additional projects. An additional authorization of general obligation bonds, up to the level that can be supported with the dedicated one cent revenues, is also possible. The available real property tax monies, along with any additional general obligation bond authorization, will be used to preserve and expand the stock of affordable housing, with a primary focus on affordable rental housing.

Housing Opportunities Fund. The City established the Housing Opportunities Fund (HOF) in February 2002 to promote the development and preservation of affordable sales and rental housing units in the City. The HOF has been funded each year with a combined total of \$1 million dollars in HOME (including match), City General Fund and City Housing Trust Fund monies. Projects supported with HOME monies through the Housing Opportunities Fund will leverage funding from state, local and/or private resources. Any HOME funds utilized for Housing Opportunities Fund projects will be subject to all applicable federal requirements, including income limits, rent levels and recapture or resale provisions.

During City FY 2008, 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 \$441,500 (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 currently 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 \$94,500 for a household of three or more persons).

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 eight members.

Multifamily rental housing supported by this organization will serve households with incomes of up to 60% of area median income (currently \$56,700 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 \$94,500 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 \$60,000 for a four-person household as defined by HUD). Housing provided through the efforts of this organization will be expected to remain affordable in perpetuity.

Though the housing corporation is an independent entity, the City will be its primary source of operating funds during its initial years. AHDC has three projects in various stages of approvals. During FY 2008, if a currently pending application for Low Income Housing Tax Credits is approved, AHDC, through a tax credit partnership, will begin construction of a 64-unit rental apartment development. This innovative development, The Station at Potomac Yard, will be located above a planned City fire station in Potomac Yard Landbay G. The building will also include retail uses to be owned by AHDC and/or its partnership. This project is expected to be completed in FY 2009. AHDC will also acquire four additional units to be constructed in Potomac Yard Landbay H on approximately the same schedule. Pending the outcome of current litigation, AHDC also hopes to acquire and rehabilitate 56 units (45 of which are to be designated as affordable) at Gunston Hall, for which City funding has been approved. If AHDC is able to acquire this property, an application for tax credits will be submitted.

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

The City continues to work towards eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be State restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary. The 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 meets with representatives of the entities tested to discuss less serious problems of discrimination discovered during testing.

During City FY 2008, 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 2008, 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 2008 consists of \$52,504 in new CDBG funds.

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

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

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

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

- ▶ Assistance of \$5,000 or less: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation and repair any paint that is disturbed. Perform clearance examination of worksite in accordance with HUD regulations. Clearance is not required if

rehabilitation did not disturb painted surfaces of a total area more than 20 square feet on the exterior and two square feet on the interior in any one room.

- ▶ Assistance of \$5,001-\$25,000: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation. Perform a risk assessment to include exterior painted surfaces, and perform interim controls on all lead-based paint hazards identified.
- ▶ Assistance of \$25,000 or greater: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation and perform a risk assessment to include exterior painted surfaces. Abate all lead-based hazards identified by the paint testing or risk assessment and any lead-based paint hazards created as a result of the rehabilitation work. Interim controls are acceptable on exterior surfaces that are not disturbed by rehabilitation. This would refer to items that may be identified in the risk assessment but are not included in the scope of work for rehabilitation.

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

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

The Health Department will continue its lead-screening program for children during City FY 2008 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

This information has not been received from ARHA.

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 2008 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 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 2008, ARHA will continue to promote resident input on ARHA initiatives. It is expected that parents and volunteers from the neighborhood will continue to work closely with the Family Resource Learning Center (FRLC). It is ARHA's hope that the FRLC activities will be expanded to the Hopkins-Tancil Moderate Rehabilitation Site by CY 2008. ARHA has received funding under the Economic Development Initiative Program to renovate two (2) units at this development to provide much needed educational, social, and cultural activities for the children of all ages that reside at this development and other nearby Public Housing children. In addition, it is anticipated that the Agency Plan Residents' Advisory Board, which is comprised of public housing and Section 8 residents elected in an ARHA-wide election, will continue to contribute resident input on the Annual and Five-Year Public Housing Authority Plans required by HUD, and that both the Alexandria Residents Council (ARC) and the Ladrey High-Rise Advisory Board (LHAB) will continue to work with ARHA to address resident needs.

APPENDIX I

Federal Application and Certification Forms
City FY 2008 CDBG and HOME Budgets
Listing of Proposed City FY 2008 CDBG/HOME-Funded Projects

Application for City FY 2008 (Federal FY 2007) Community Development Block Grant and Home Investment Partnerships Program Funds

This Appendix serves as the City's application for Federal Fiscal Year 2007 Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds. These funds will cover the City Fiscal Year 2008, from July 1, 2007 to June 30, 2008. 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 34th year CDBG and FFY 2007 HOME programs reflect the City's continued commitment to that objective.

From City FY 1976 through City FY 2007, the City has received \$40,832,881 in CDBG funds and has utilized the vast majority of these funds to address housing needs. With the inception of the HOME Program in 1990, under which the City has received \$10,118,263 from City FY 1993 through City FY 2007, 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 \$2,099,506, including \$1,280,565 in CDBG funding and \$818,941 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**

OMB Approval No. 0348-0043

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED May 15, 2007	Applicant Identifier M-07-MC-51-0501
5. APPLICANT INFORMATION		3. DATE RECEIVED BY STATE	State Application Identifier
Legal Name: City of Alexandria		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
Address (give city, county, State, and zip code): 421 King Street, Suite 200		Organizational Unit: Office of Housing	
Name and telephone number of person to be contacted on matters involving this application (give area code): Mildrilyn Stephens Davis (703) 833-4990		7. TYPE OF APPLICANT: (enter appropriate letter in box) <input type="checkbox"/> A. State <input type="checkbox"/> B. County <input type="checkbox"/> C. Municipal <input type="checkbox"/> D. Township <input type="checkbox"/> E. Interstate <input type="checkbox"/> F. Intermunicipal <input type="checkbox"/> G. Special District <input checked="" type="checkbox"/> H. Independent School Dist. <input type="checkbox"/> I. State Controlled Institution of Higher Learning <input type="checkbox"/> J. Private University <input type="checkbox"/> K. Indian Tribe <input type="checkbox"/> L. Individual <input type="checkbox"/> M. Profit Organization <input type="checkbox"/> N. Other (Specify) _____	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 54 - 6001103		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) <input type="checkbox"/> <input type="checkbox"/> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other(specify): _____		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Proposed Use of Federal FY 2007 Home Investment Partnership Program Funds	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14 - 239 TITLE: Home Investment Partnership (HOME) Program		12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Alexandria, VA	
13. PROPOSED PROJECT		14. CONGRESSIONAL DISTRICTS OF:	
Start Date 7/7/07	Ending Date 6/30/08	a. Applicant 8th	b. Project 8th
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 818,941 ⁰⁰	a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON: DATE _____	
b. Applicant	\$ 184,362 ⁰⁰	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
c. State	\$ _____ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
d. Local	\$ _____ ⁰⁰	<input type="checkbox"/> Yes If "Yes," attach an explanation. <input type="checkbox"/> No	
e. Other	\$ 294,982 ⁰⁰		
f. Program Income	\$ 240,000 ⁰⁰		
g. TOTAL	\$ 1,538,285 ⁰⁰		
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.			
a. Type Name of Authorized Representative Mr. James K. Hartmann		b. Title City Manager	c. Telephone Number (703) 838-4300
d. Signature of Authorized Representative		e. Date Signed	

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approval No. 0348-0043

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED May 15, 2007	Applicant Identifier B-07-MC-51-0001
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: City of Alexandria		Organizational Unit: Office of Housing	
Address (give city, county, State, and zip code): 421 King Street, Suite 200		Name and telephone number of person to be contacted on matters involving this application (give area code) Mildrilyn Stephens Davis (703) 833-4990	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 5 4 - 6 0 0 1 1 0 3 </div>		7. TYPE OF APPLICANT: (enter appropriate letter in box) <div style="border: 1px solid black; padding: 2px; display: inline-block; float: right;"> C </div>	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) <input type="checkbox"/> <input type="checkbox"/> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other(specify): _____		A. State H. Independent School Dist. B. County I. State Controlled Institution of Higher Learning C. Municipal J. Private University D. Township K. Indian Tribe E. Interstate L. Individual F. Intermunicipal M. Profit Organization G. Special District N. Other (Specify) _____	
		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <div style="border: 1px solid black; padding: 2px; display: inline-block; float: right;"> 1 4 - 2 1 8 </div> TITLE: Community Development Block Grant		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Proposed Use of Federal FY 2007 Community Development Block Grant Program	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Alexandria, VA			
13. PROPOSED PROJECT		14. CONGRESSIONAL DISTRICTS OF:	
Start Date 7/7/07	Ending Date 6/30/08	a. Applicant 8th	b. Project 8th
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 1,280,565 ⁰⁰	a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON: DATE _____	
b. Applicant	\$ ⁰⁰	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
c. State	\$ ⁰⁰		
d. Local	\$ ⁰⁰		
e. Other	\$ 495,239 ⁰⁰		
f. Program Income	\$ 525,000 ⁰⁰		
g. TOTAL	\$ 2,300,804 ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes," attach an explanation. <input type="checkbox"/> No	
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.			
a. Type Name of Authorized Representative Mr. James K. Hartmann		b. Title City Manager	c. Telephone Number (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 Federal Share	State Share	Local/Tribal Share	Other Funds	Program Income	Total
CDBG	\$1,280,565								\$1,280,565
HOME	\$818,941	\$184,362							\$1,003,303
Grand Totals	\$2,099,506	\$184,362							\$2,283,868

▪ **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. Recapture Provisions

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

- i. The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds are less than the full amount of the HOME subsidy, the borrower shall pay the net proceeds to the City.
- ii. For resales occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first

year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net proceeds of the sale. The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).

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

■ CDBG and HOME Requirements

Monitoring of CDBG and HOME-Funded Programs

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

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

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

The City's Office of Housing will also track progress through compilation of data and information that will be used for the Consolidated 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; persons/households assisted; characteristics of persons or households, racial/ethnic characteristics, summary of achievements, and if applicable, the reasons for lack of progress in particular areas or programs.

The Office of Housing is responsible for seeing that CDBG- and HOME-funded programs and projects are administered in a manner consistent with program regulations. Most of the activities proposed for funding under the FY 2008 CDBG and HOME Program will be carried out by the City's Office of Housing or its Department of Human Services. Any subrecipients who utilize CDBG or HOME funds will be subject to the requirements of a grant or loan agreement with the City, and will be required to submit reports to the City on a regular basis. Housing staff will also conduct on-site monitoring to determine if the subrecipients are in compliance with program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed.

Affirmative Marketing of HOME Projects and Programs

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

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

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

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

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

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

Extensive outreach efforts on City homeownership programs targeted to City real estate professionals is conducted through staff attendance at sales meetings at real estate agencies and through lender/realtor seminars sponsored by the City. The City also participates in the Northern Virginia Association of Realtors (NVAR) Affordable Housing Task Force. This group has developed a Web site (www.nvar.com), 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 write-down assistance. The State seeks out minority-owned financial institutions where they are available, but they are not aware of any in the Northern Virginia area.

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

CDBG and HOME Program Certifications

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

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

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

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

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through the implementation of paragraphs 1, 2, 3, 4, 5, and 6.

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

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

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

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

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

Signature/Authorized Official

Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities in which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007, 2008 and 2009 (a period specified by the grantee consisting of one, two, or three specific consecutive federal program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from

other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate income (not low income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force: It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination Laws: The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint: Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R.

Compliance with Laws: It will comply with applicable laws.

Signature/Authorized Official

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS**INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:****A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Office of Housing: 421 King Street, Suite 200
Alexandria, Virginia 22314

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

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

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

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

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

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

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

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

TABLE B

Community Development Block Grant (CDBG) 34th Year Proposed Budget; July 1, 2007 - June 30, 2008

PROGRAM	34th Year Grant	Carryover Funds	Anticipated Unbudgeted Program Income*	Total Funds Available	Percent of Budget
CDBG Program Administration	\$169,519			\$169,519	7.4%
Submissions & Applications for Federal Program/Public Information	\$26,979			\$26,979	1.2%
Fair Housing Testing	\$52,504			\$52,504	2.3%
Homeownership Assistance Program**	\$121,540		\$400,000	\$521,540	22.7%
Home Rehabilitation Loan Program**	\$673,023	\$495,239	\$125,000	\$1,293,262	56.2%
Rental Accessibility Modification	\$115,000			\$115,000	5.0%
Eviction Assistance & Furniture Storage**	\$50,000			\$50,000	2.2%
Transitional Assistance Program**	\$52,000			\$52,000	2.3%
Winter Shelter**	\$20,000			\$20,000	0.9%
TOTALS	\$1,280,565	\$495,239	\$525,000	\$2,300,804	100.0%

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*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, 2007 – June 30, 2008**

PROGRAM	FFY 2007 Grant	City General Fund	Carryover Funds*	Unscheduled Program Income	Total Available Budget	Percent of Budget
HOME Administration	\$81,496				\$81,496	5.3%
HOME Homeownership	\$497,445	\$124,362	\$294,982	\$240,000	\$1,156,789	75.2%
HOME Housing Development Assistance	\$240,000	\$60,000			\$300,000	19.5%
TOTAL	\$818,941	\$184,362	\$294,982	\$240,000	\$1,538,285	100.0%

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

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Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Alexandria**

Priority Need
Planning and Administration

Project Title
CDBG Program Administration

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

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

Location/Target Area

Objective Number N/A	Project ID 1
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/2007	Completion Date (mm/dd/yyyy) 6/30/2008
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$169,591
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$169,591

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Alexandria**

Priority Need
Planning & Administration

Project Title
HOME Program Administration

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

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

Location/Target Area

Objective Number N/A	Project ID 2
HUD Matrix Code 21H	CDBG Citation N/A
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/2007	Completion Date (mm/dd/yyyy) 6/30/2008
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG
ESG
HOME	\$81,496
HOPWA
Total Formula
Prior Year Funds
Assisted Housing
PHA
Other Funding
Total	\$81,496

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

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

Jurisdiction's Name **City of Alexandria**

Priority Need
Planning & Administration

Project Title
Submissions and Applications for Federal Programs

Project Description
Funding for the preparation and submittal of funding applications for required federal reports and plans.

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

Location/Target Area

Objective Number N/A	Project ID 3
HUD Matrix Code 21E	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/07	Completion Date (mm/dd/yyyy) 6/30/08
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$ 26,979
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	\$ 26,979

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

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

Jurisdiction's Name **City of Alexandria**

Priority Need
Planning & Administration

Project Title
Fair Housing Testing Program

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

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

Location/Target Area
Community Wide

Objective Number N/A	Project ID 4
HUD Matrix Code 21D	CDBG Citation 570.206
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/2007	Completion Date (mm/dd/yyyy) 6/30/2008
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$ 52,504
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	\$ 52,504

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

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

Jurisdiction's Name **City of Alexandria**

Priority Need
Owner Housing

Project Title
Home Rehabilitation Loan Program

Project Description
Eligible households may receive zero-interest, deferred payment rehabilitation loans to cover construction costs up to \$90,000. All loans must be repaid in full in 99 years; however loans become immediately due and payable if the property is sold or transferred during this period of time.

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

Location/Target Area
Community Wide

Objective Number 3	Project ID 5
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/2007	Completion Date (mm/dd/yyyy) 6/30/2008
Performance Indicator Housing Units	Annual Units 11
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$ 673,023
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	\$ 495,239
Assisted Housing	
PHA	
Other Funding	\$ 125,000
Total	\$1,293,262

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

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

Jurisdiction's Name **City of Alexandria**

Priority Need
Owner Housing

Project Title
Homeownership Assistance Program

Project Description

The Homeownership Assistance Program provides homeownership opportunities for low-and moderate-income households. Eligible households may receive up to \$50,000 for downpayment and settlement cost assistance. Purchasers must provide a minimum of \$2,000 toward the required downpayment and settlement costs. Program funds may be used to purchase single-family homes, condominiums, or shares in cooperatives. Program funds may also be used to acquire and rehabilitate properties for resale under this program.

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

Location/Target Area
Community Wide

Objective Number 1	Project ID 6
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/2007	Completion Date (mm/dd/yyyy) 6/30/2008
Performance Indicator Households	Annual Units 25
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$ 121,540
ESG	
HOME	\$ 497,445
HOPWA	
Total Formula	
Prior Year Funds	\$ 294,982
Assisted Housing	
PHA	
Other Funding	\$ 764,362
Total	\$ 1,678,329

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

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

Jurisdiction's Name **City of Alexandria**

Priority Need
Homeless

Project Title
Eviction Assistance and Furniture Storage

Project Description

This program provides for the transportation and storage of possessions of households that are about to be evicted and lack a suitable place to store them. These possessions may be stored for up to 60 days, giving families additional time to find replacement housing. The Department of Human Services administers the program.

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

Location/Target Area
Community Wide

Objective Number 6	Project ID 7
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/2007	Completion Date (mm/dd/yyyy) 6/30/2008
Performance Indicator Persons	Annual Units 115
Local ID	Units Upon Completion

Funding Sources:

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

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
Homeless

Project Title
Transitional Assistance Program

Project Description

This program provides financial assistance to homeless and overcrowded low-income households who need an affordable residence in order to make the transition from emergency shelter to self-sufficiency. Assistance is provided in the form of one-half of the security deposit and one-half of the rent for up to three months. A member of the household must be employed and must earn enough money to qualify to rent an apartment. The program is administered by the Department of Human Services.

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

Location/Target Area
Community Wide

Objective Number 7	Project ID 8
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Local government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/07	Completion Date (mm/dd/yyyy) 6/30/08
Performance Indicator Persons	Annual Units 90
Local ID	Units Upon Completion

Funding Sources:

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

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
Homeless

Project Title
Winter Shelter

Project Description

The Winter Overflow Shelter program is coordinated by Carpenter's Shelter and serves up to 76 homeless single adults and families a night. The funds will cover the following expenses: salary and fringe benefits of monitors, supplies, food, coats, linen, utilities, transportation, and maintenance. The goal of the Alexandria Winter Overflow Shelter is to provide safe and dignified shelter and services to homeless persons unwilling to adjust to a structured case-management program during a time of year when living outdoors presents serious health hazard through exposure.

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

Location/Target Area

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

Objective Number 5	Project ID 9	Funding Sources: CDBG \$ 20,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$ 20,000
HUD Matrix Code 5	CDBG Citation 570.201(e)	
Type of Recipient Sub-recipient	CDBG National Objective Low/Mod Clientele	
Start Date (mm/dd/yyyy) 7/1/07	Completion Date (mm/dd/yyyy) 6/30/08	
Performance Indicator Persons	Annual Units 350	
Local ID	Units Upon Completion	

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

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

Jurisdiction's Name **City of Alexandria**

Priority Need
Special Needs/Non-Homeless

Project Title
Rental Accessibility Modification Program

Project Description
This program provides grant for accessibility modifications to rental units for tenants with disabilities. For cases in which the landlord requests that the unit be returned to its non-accessible state after the disabled tenant moves out, an appropriate source of non-federal funding will be identified.

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

Location/Target Area
Community Wide

Objective Number 5	Project ID 10
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective Low/Mod Clientele
Start Date (mm/dd/yyyy) 7/1/2007	Completion Date (mm/dd/yyyy) 6/30/2008
Performance Indicator Housing units	Annual Units 2 to 3
Local ID	Units Upon Completion

Funding Sources:	
CDBG	\$ 115,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 115,000

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

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

Jurisdiction's Name **City of Alexandria**

Priority Need
Rental Housing

Project Title
HOME Housing Development Assistance

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

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

Location/Target Area
Community Wide

Objective Number 4	Project ID 11	Funding Sources: CDBG _____ ESG _____ HOME \$ 240,000 HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding \$ 60,000 Total \$ 300,000
HUD Matrix Code 12	CDBG Citation 570.204	
Type of Recipient Other	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 7/1/02007	Completion Date (mm/dd/yyyy) 6/30/2008	
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

APPENDIX II

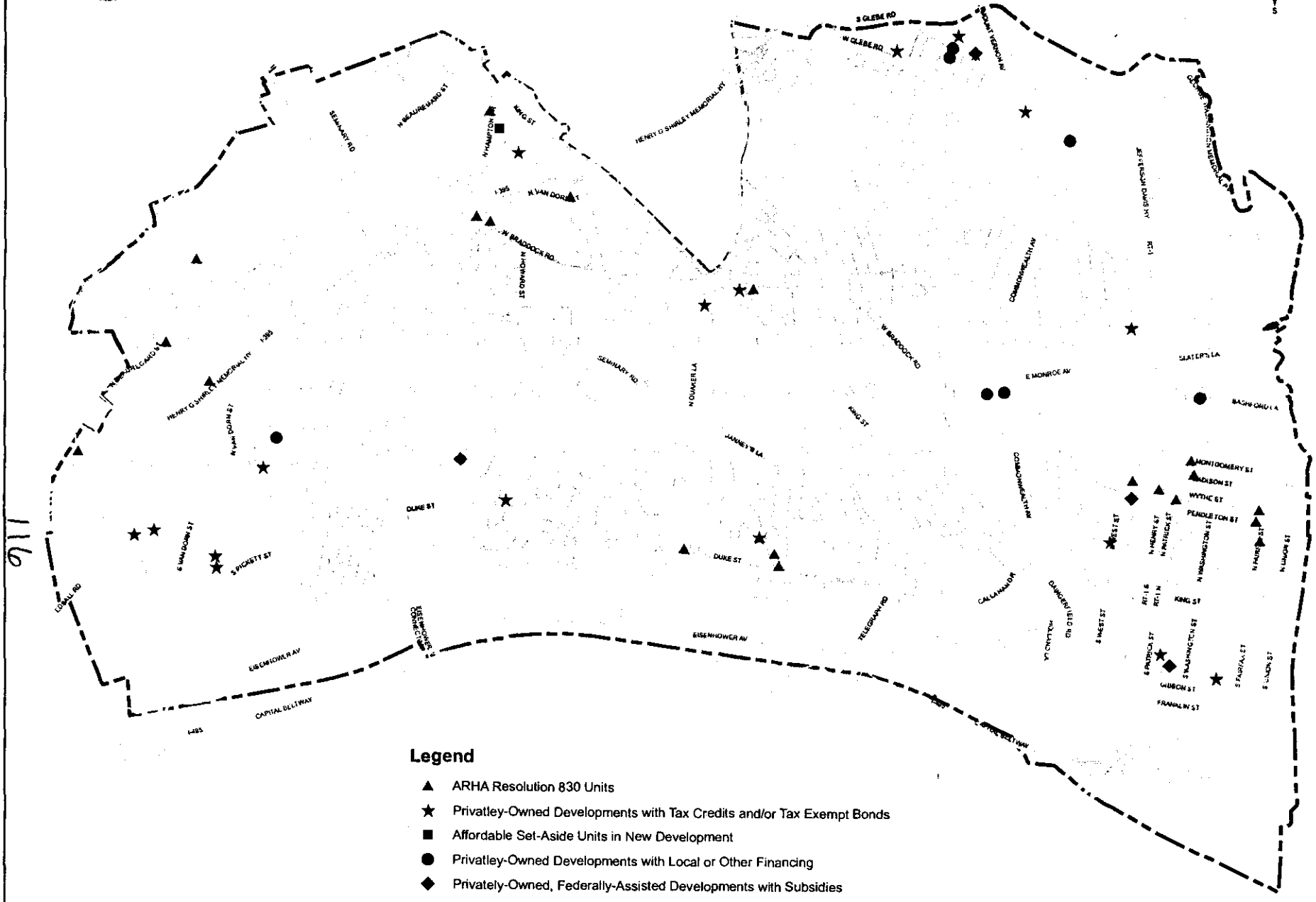
Figure 1: Locations of Assisted Rental Housing

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

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



Locations of Assisted Rental Housing



Legend

- ▲ ARHA Resolution 830 Units
- ★ Privately-Owned Developments with Tax Credits and/or Tax Exempt Bonds
- Affordable Set-Aside Units in New Development
- Privately-Owned Developments with Local or Other Financing
- ◆ Privately-Owned, Federally-Assisted Developments with Subsidies

Figure 1

Low/Moderate Income Census Block Groups

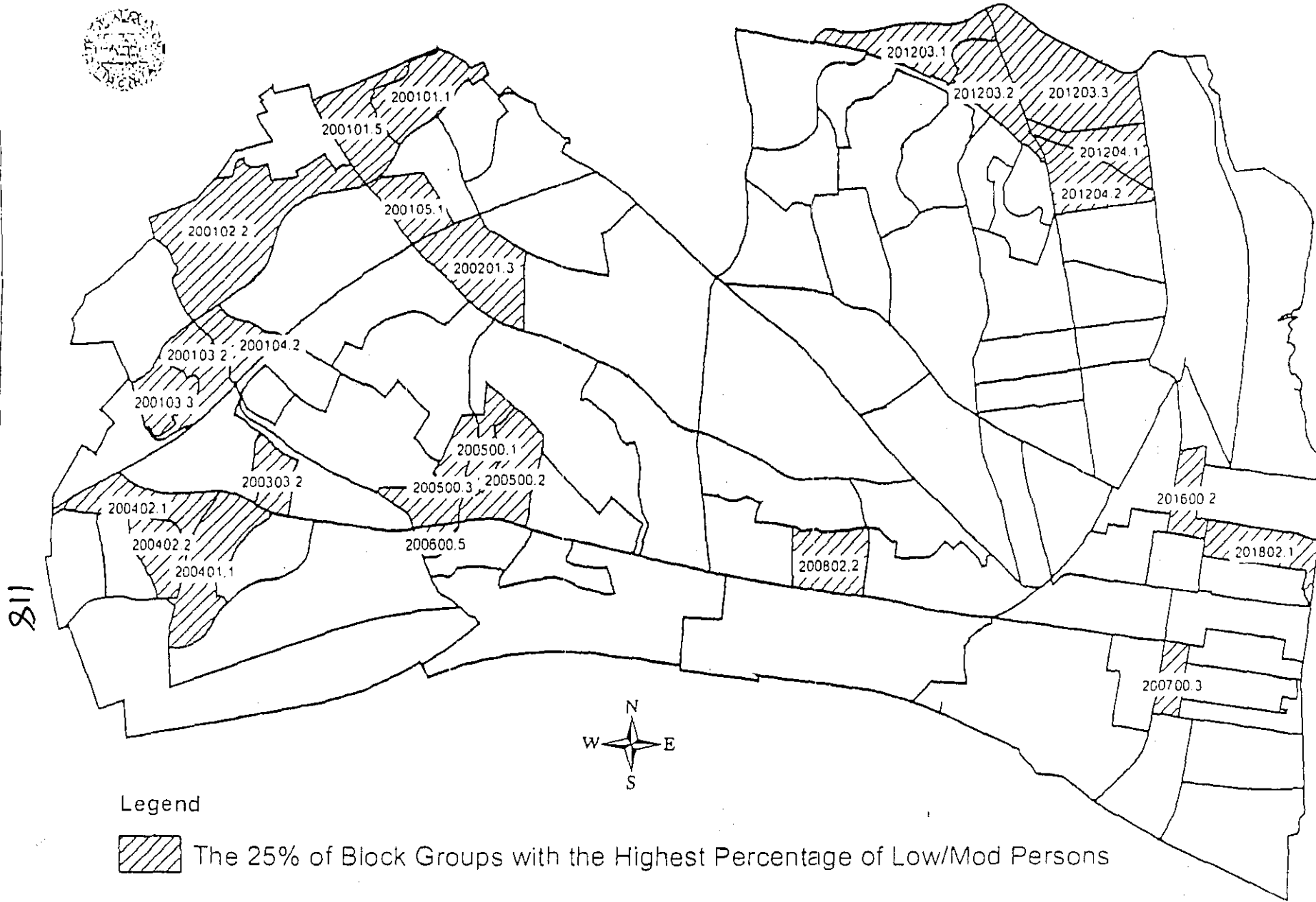


FIGURE 3

APPENDIX III

Consolidated Plan Priority Levels and Strategies

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

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

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

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

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

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

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

Continuum of Care: Housing Gap Analysis Chart

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

Continuum of Care: Homeless Population and Subpopulations Chart*

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	104 (N)	36 (N)	73 (N)	213 (N)
2. Homeless Families with Children	16 (N)	33 (N)	0 (N)	49 (N)
2a. Persons in Homeless Families with Children	53 (N)	148 (N)	0 (N)	201 (N)
Total (lines 1 + 2a)	157 (N)	184 (N)	73 (N)	414 (N)
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	40 (N)			
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)
Renter	Small Related (2-4 persons)	0-30%	M	1,443	Annual 0 5-Year 0
		31-50%	H	1,376	Annual 5(A), 5(B) 5-Year 50
		51-80%	H	1,060	Annual 5(A), 6(B) 5-Year 70
	Large Related (5 or more persons)	0-30%	M	440	Annual 0 5-Year 0
		31-50%	H	443	Annual 4(A), 4(B) 5-Year 15
		51-80%	H	330	Annual 4(A), 4(B) 5-Year 10
	Elderly (1 or 2 person households where at least one member is at least 62 years of age)	0-30%	M	773	Annual 0 5-Year 0
		31-50%	M	369	Annual 0 5-Year 0
		51-80%	M	215	Annual 0 5-Year 0
	All Other (includes single-person households)	0-30%	M	1,645	Annual 0 5-Year 0
		31-50%	H	1,853	Annual 2(A), 3(B) 5-Year 25
		51-80%	H	1,404	Annual 2(A), 6(B) 5-Year 40
Owner	0-30%	H	853	Annual 4 (C) 5-Year 20	
	31-50%	H	859	Annual 4 (C) 5-Year 20	
	51-80%	H	817	Annual 4 (C) 5-Year 20	
Special Needs	0-80%	H	1,968	Annual 14(D), 30(E) 12(E, starting FY2007) 5-Year 144	
Total Goals					5-Year 409
Total 215 Goals					Annual 31 (A,B,C) 5-Year 220
Total 215 Renter Goals					Annual 41(A,B) 5-Year 205
Total 215 Owner Goals					Annual 3(C) 5-Year 15

Federally-funded NEW (not continuing) assistance only: A-Housing Development Program; B-Home Repair; C-Home Rehabilitation/Repair; D-Supportive Housing; E-Subsidized Housing

** Priority level assigned in this table reflect the likelihood and number of households in need of assistance from federal funds to address the housing needs of the specified target group based on the HUD database. Percentages are percentage of area median income used to reflect the following income categories: 0-30% for one person, 31-50% for two person, 51-80% for three or more person households. Households in the 0-30% income category are those that are less than 30% of area median income. Data are presented in this table based on HUD's methodology of data processing. HUD's methodology is not intended to be used for other purposes.

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HUD Table 2C
Summary of Specific Housing/Community Development Objectives

Obj	Specific Objectives	Performance Measure	Expected Units
RENTAL HOUSING OBJECTIVES			
1	Preserve and maintain the existing supply of 1,150 public housing and replacement public housing units for households at or below HUD's moderate-income limits.	Units	Annual: 1,150 5-Year: 1,150
2	Subject to the availability of resources, preserve and maintain the existing supply of approximately 2,114 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits.	Units	Annual: 2,114 5-Year: 2,114
3	Provide tenant-based rental housing subsidies to an estimated 1,700 households per year that are at or below HUD's moderate-income limits.	Households	Annual: 1,700 5-Year: 1,700 per year
4	Provide 500 rental housing units affordable to households at or below the limit used for the Low Income Housing Tax Credit Program of 60% of area median income through new development or preservation of existing affordable market rate rental housing.	Units	Annual: 100 5-Year: 500
5	Secure 50 affordable rental units in new developments pursuant to the City's Affordable Housing Policy.	Units	Annual: 10 5-Year: 50
OWNER HOUSING OBJECTIVES			
1	Provide financial assistance to 250 households meeting income and other eligibility criteria to secure ownership housing.	Units	Annual: 50 5-Year: 250
2	Educate 2,250 prospective low- and moderate-income homebuyers on the home purchase process.	Households	Annual: 450 5-Year: 2,250
3	Provide no-interest rehabilitation loans to 50-75 homeowner households with incomes at or below HUD's moderate-income limits.	Units	Annual: 10 5-Year: 50-75
4	Provide modest, free repairs or renovations to 200 owner-occupied housing units for households at or below HUD's moderate-income limits.	Units	Annual: 40 5-Year: 200
5	Reduce the property tax burden for an estimated 700 income-eligible households per year to promote housing affordability.	Households	Annual: 700 5-Year: 700 per year
COMMUNITY DEVELOPMENT OBJECTIVES			
1	The City's Code Enforcement Bureau undertakes aggressive monitoring of properties throughout the City for compliance with building, fire and maintenance code.	City-wide	City-wide
INFRASTRUCTURE OBJECTIVES			
1	Address ADA requirements regarding wheelchair ramps at intersections throughout the City.	City-wide	City-wide
PUBLIC FACILITIES OBJECTIVES			
1	Provide recreational and cultural programming to residents in areas of the City with high concentrations of households with incomes at or below HUD's moderate-income limits through the operation of three recreation centers.	Facilities	Annual: 3 5-Year: 3 per year
PUBLIC SERVICES OBJECTIVES			
1	Maintain or improve the physical and/or psychosocial functioning of 450 elderly and frail elderly City residents per year.	Persons	Annual: 450 5-Year: 450 per year
2	Provide an estimated 55,000 taxi and wheelchair accessible van trips each year through paratransit programs.	Trips	Annual: 55,000 5-Year: 55,000 per year
ECONOMIC DEVELOPMENT OBJECTIVES			
1	Provide job training to citizens including persons with incomes at or below HUD's moderate-income limits.	People	Annual: 2,000 5-Year: 10,000
OTHER OBJECTIVES			

HUD Table 1C
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units
HOMELESS OBJECTIVES			
1	Provide a Safe Haven facility to shelter homeless persons with mental illness and possibly a co-occurring substance abuse problem, including the chronically homeless, who are unable to conform to standard emergency shelter, transitional housing and supportive housing programs.	Facilities	Annual: Not Applicable 5-Year: 1
2	Provide 21 facility-based and 40 tenant-based transitional housing placements per year.	Households	Annual: 61 5-Year: 61 per year
3	Identify resources to increase transitional housing capacity to former caseload levels by adding 8 placement options.	Households	Annual: Not Applicable 5-Year: 8
4	Develop affordable housing for single adults with incomes at or below HUD's extremely low-income limit (e.g., single room occupancy or SRO style housing).	Facilities	Annual: Not Applicable 5-Year: 1
* Added in FY07			
*5	Provide safe and dignified shelter and services to homeless persons unwilling to adjust to a structured case management program during a time of the year when living outdoors presents a serious health hazard through exposure.	Persons	Annual: 350 5-Year: 350 per year
*6	Provide for the transportation and storage of possessions of households that are about to be evicted and lack a suitable place to store them.	Persons	Annual: 150 5-Year: 150 per year
*7	Provide financial assistance to homeless and overcrowded low-income households who need an affordable residence in order to make the transition from emergency shelter to self-sufficiency.	Persons	Annual: 190 5-Year: 190 per year
SPECIAL NEEDS OBJECTIVES			
1	Develop or support the development of an assisted living facility which can accommodate elderly persons with incomes at or below HUD's moderate-income limits who are unable to live independently in the community.	Facilities	Annual: Not Applicable 5-Year: 1
2	Improve living conditions for 225 elderly homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications.	Units	Annual: 45 5-Year: 225
3	Relieve the housing cost burden for over 900 income-eligible elderly renters and/or homeowners per year.	Households	Annual: 900 5-Year: 900 per year
4	Improve living conditions for eight non-elderly disabled homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications.	Units	Annual: 2 5-Year: 8
5	Support accessibility modifications in 15 existing privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.	Units	Annual: 3 5-Year: 15
6	Relieve housing cost burden for 70 income-eligible non-elderly disabled renters and/or homeowners per year.	Households	Annual: 70 5-Year: 70 per year
7	Continue to provide a continuum of residential treatment services to individuals with mental health, mental retardation and/or substance abuse problems.	Persons	Annual: 239 5-Year: 239 per year
8	Develop four new group homes with an estimated total capacity of 24 beds to provide permanent residential treatment services for persons with mental health, mental retardation and/or substance abuse problems.	Units	Annual: Not Applicable 5-Year: 4
9	Develop 15 supervised apartments with an estimated total	Units	Annual: Not Applicable

	capacity of 45 beds to provide permanent residential treatment services for persons with mental health, mental retardation and or substance abuse problems.		5-Year: 15
10	Provide 10 tenant-based rental vouchers through the Section 8 Housing Choice Voucher Program to enable more individuals with mental health, mental retardation and or substance abuse problems to secure affordable permanent supportive housing within the City.	Households	Annual: 10 5-Year: 10 per year
11	Maintain 10 tenant-based rental housing vouchers to provide rent subsidies to income-eligible persons living with HIV/AIDS and their families.	Households	Annual: 10 5-Year: 10 per year

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 2008 Action Plan began on Tuesday, April 3, 2007 and ended on Wednesday, May 2, 2007. 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 21, 2006, 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 was held before City Council during the regular City Council public hearing on Saturday, April 14, 2007.

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. **Al Smuzynski, President of Wesley Housing Development Corporation (Public Hearing #1).** Mr. Smuzynski encouraged the City to skew local housing dollars more toward rental housing rather than homeownership, and recommended that a rental subsidy fund be created to assist low-income households in obtaining rental housing. He further recommended that the City support Wesley Housing and RPJ Housing in administrative costs through the use of CDBG funds or other funding. In addition, he expressed a preference for the housing authority structure utilized in a neighboring jurisdiction, where the housing authority is staffed by County employees, in favor of Alexandria's structure, where the City and ARHA are legally separate entities.

City Response: With general obligation bonds and dedicated real property tax monies being spent primarily for rental housing, the City is now spending more for rental housing than homeownership. The appropriate balance of funding between rental housing and homeownership is one of the subjects under review by the Affordable Housing Initiatives Work Group, and will be addressed over the next several months. While the City has chosen, with limited exceptions, to focus its housing funds on one-time, project specific costs rather than provide general operating support for non-profit housing development organizations, this subject will also be addressed by the same Work Group. The City acknowledges that different jurisdictions utilize different

organizational structures for carrying out public housing authority functions. The operation and preservation of public and publicly-assisted housing subject to City Council Resolution 830, described on page 34, is also a topic of discussion by the Affordable Housing Initiatives Work Group.

2. **Jack Sullivan, (Public Hearing #2).** Mr. Sullivan congratulated the City on its emphasis on the commitment to maintain public housing and preserve the existing rental stock. Mr. Sullivan expressed concerns about promoting density to developers to create affordable housing development. He urged the City to consider using density for transit as a new paradigm for development rights in Alexandria.

City Response: Over the past few the City has made a major effort to preserve the existing affordable housing stock and appreciates the public recognition of this accomplishment. Currently, the provision of density/height bonuses are the only tool by which the City can legally require the provision of affordable housing-in new development (as opposed to receiving such housing as a voluntary contribution), and it would not be prudent to give up that one available tool. However, the issue of affordable housing and the development process is also being examined by the Affordable Housing Initiatives Work Group mentioned above. The use of density in exchange for transit is beyond the scope of this report.

3. **Jeremy Flachs, Housing Action (written comments, September 2006).** Mr. Flachs made several comments with regard to the Consolidated Annual Performance and Evaluation Report (CAPER) that staff felt would best be addressed in the context of the FY 2008 Action Plan, as they are more appropriate for a planning document. Mr. Flachs suggested that the document should provide a breakdown of existing affordable housing units, tracking information on the expected duration of the affordability status for the largest affordable rental complexes, an inventory of undeveloped property, and an overview of where undeveloped property is located in Alexandria. Mr. Flachs also suggested that the document include the benefits of increasing density, allowed by current zoning, which gives developers an incentive to build more affordable housing. In addition, Mr. Flachs provided a statement advocating a comprehensive City-wide plan that would include implementing new and cutting edge strategies for maintaining and increasing the existing affordable housing stock.

City Response: The City either has or is in the process of developing most of the information suggested by Mr. Flachs. The Office of Housing maintains a list of assisted rental housing and applicable expiration dates for the assistance, and has made this list available to various interested parties and organizations. Housing staff also conducts an annual rent survey that is used for a variety of purposes, including determining the number of affordable private market rental units in the City. Staff does not believe the interest of preserving affordability of private market rental units would be served by publishing a list of complexes with such units, and such publication could result in higher prices to acquire such units. (Staff does, however, publish an annual Apartment Survey listing rents for all complexes.) Inventories of property suitable for affordable housing are currently in various stages of discussion/development.

This Action Plan describes the City's current practices with regard to the use of density as an incentive for the provision of affordable housing, and issues regarding the City's development process as it relates to affordable housing are being examined by the Affordable Housing Initiatives Work Group. Any new policies, procedures or programs implemented by the City following the conclusion of this group's work will be reflected in future Action Plans.

4. **Mary Riley, Chair of Alexandria Community Services Board (written comments, April 2007).** Ms. Riley requested clarification of the language, under the heading "Support for Applications by Other Entities," stating that such support 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 Action and Consolidated Plans and/or the Alexandria Community Service Board (CSB) Five-Year Housing Plan would be subject to City Council approval of specific locations for any new facilities.

City Response: The "Support for Applications by Other Entities" heading, which is included for each priority group, is a general statement of policy as to when the City will provide a Certificate of Consistency with the Consolidated Plan for HUD funding, or provide other evidence of City support for HUD or other funding. The Action Plan includes similar language regarding Council approval of locations of new facilities for the homeless and those threatened with homelessness, elderly persons, persons with physical disabilities, and persons with HIV/AIDS. Support for new affordable rental housing also calls for Council approval. As a general rule, Housing staff will not initiate a Certificate of Consistency or support letter for a new project without knowing that it has the support of City Council.

EXHIBIT NO. 1

City of Alexandria, Virginia

MEMORANDUM

5
4-14-07

DATE: APRIL 5, 2007

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER *J*

SUBJECT: PUBLIC HEARING ON THE ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR CITY FISCAL YEAR 2008

ISSUE: Public Hearing on the City's *Draft One-Year Action Plan for Housing and Community Development for FY 2008*.

RECOMMENDATION: That the City Council:

- (1) Conduct a public hearing on the Draft One-Year Action Plan for Housing and Community Development for FY 2008, which includes the City's application for Federal Fiscal Year (FFY) 2007 funding for \$1,280,565 in Community Development Block Grant (CDBG) monies and \$818,941 in Home Investment Partnerships Program (HOME) monies; and
- (2) Docket the *Draft One-Year Action Plan for Housing and Community Development for FY 2008* for final Council action on Tuesday, May 8, 2007.

BACKGROUND: Since 1975, the City has received an annual entitlement grant under the CDBG program to be used for locally developed activities designed to benefit low-and moderate-income persons and neighborhoods. Since FY 1993, the City has also received annual allocations from the HOME Program, which provides additional resources for housing activities. The *Draft One-Year Action Plan for Housing and Community Development* has been prepared in accordance with regulations set forth by the U.S. Department of Housing and Urban Development (HUD). These regulations require that participants in certain HUD programs, including but not limited to the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs, develop and submit a one-year update to their *Five-Year Consolidated Plan for Housing and Community Development*. The City's current *Consolidated Plan*, which defines the City's strategy for addressing housing and community development needs from FY 2006 through 2010, was approved by Council on May 14, 2005.

DISCUSSION: An Executive Summary of the *Draft Action Plan* (attached document, pages i through xxxv) 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 third 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 which may be committed, during FY 2008, as well as the number of persons and/or households to be assisted with these funds. These items are summarized in the Executive Summary, and are discussed in detail in the *Draft One-Year Action Plan for FY 2008 (Attachment)*. Income limits applicable to FY 2008 activities supported with CDBG or HOME funds can be found on page 4 of the complete *Draft Plan*.

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., Wednesday, May 2, 2007. Council consideration of the *Action Plan* can then be docketed for Tuesday, May 8.

Although the *Five Year Consolidated Plan* calls for the development or preservation of at least 100 affordable units per year, the City's goal for FY 2007 was increased to call for the development or preservation of 150 to 200 units. During FY 2008, monies available from the Affordable Housing Initiatives Account and the Housing Opportunities Fund, assuming the authorization of general obligation bonds sufficient to fully leverage the dedicated real property tax revenues in the latter account, can support the preservation of 105 previously approved but not yet funded units, plus 75-100 additional units.

The CDBG and HOME budgets are summarized in Tables B and C of the Executive Summary. These figures are slightly different (as noted in the next paragraph) from the City Manager's proposed FY 2008 Operating Budget, reflecting final HUD grant amounts that had not been determined at the time the Proposed Budget was prepared. In the absence of Congressional approval of CDBG and HUD funding levels at that time, staff prepared the FY 2008 Proposed Budget reflecting no change from the levels budgeted in FFY 2007.

The City of Alexandria's FFY 2007 CDBG grant of \$1,280,565 represents a decrease of \$3,730 from the FFY 2006 allocation: this decrease was absorbed by the Home Rehabilitation Loan Program. The FFY 2007 grant will be augmented by an estimated \$495,239 in carryover monies, providing a total of \$1,775,804 in available CDBG funding for FY 2008. Of this total, \$1,653,804 is allocated to the Office of Housing, and the remaining \$122,000 is allocated to the Department of Human Services (DHS) to cover the operation of the Eviction Assistance, Winter Shelter and Transitional Assistance Housing Program. It should be noted that, in the FY 2008 Proposed Budget, the Office of Housing made additional resources available for direct assistance to citizens in the Homeownership Assistance Program (HAP) and the Home Rehabilitation Loan Program by eliminating two positions previously funded with CDBG grant and City monies.

The *Action Plan* funding table also includes estimated unscheduled program income of \$525,000 from loan repayments. These monies are not included in the FY 2008 Proposed Budget because their receipt cannot be predicted with certainty and are planned to be used for homeowner and rehabilitative loan programs. The City's FFY 2007 HOME award of \$818,941 represents a decrease of \$6,009 from the Proposed Budget, with this decrease absorbed by the Homeownership Assistance Program. The FFY 2007 grant will be augmented by an estimated \$294,982 in carryover monies, providing a total of \$1,113,923. The carryover monies include carryover funds from federal and non-federal sources needed to match carryover HOME grant. HOME funding available during FY 2007 will be \$1,298,285. The funding table also reflects an additional \$240,000 in estimated unscheduled program income not included in the Proposed Budget.

Given budget constraints, for FY 2008 the Office of Housing made the following other reductions in its activities: discontinuation of the employer-assisted housing program; limited funding to the transitional housing program administered by Northern Virginia Family Services to complete work with existing client-families only; and suspension of the seller incentive fund consistent with less competitive real estate market conditions.

FISCAL IMPACT: Upon approval of the Action Plan, HUD will appropriate a total of \$2,099,506 in new federal funding to the City for FY 2008, including \$1,280,565 in CDBG funds and \$818,941 in HOME Program funds.

ATTACHMENT: Draft One-Year Action Plan for Housing and Community Development for FY 2008

STAFF:

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