


*City of Alexandria, Virginia*

## MEMORANDUM

DATE: MAY 28, 2008

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: CONSIDERATION OF THE ALEXANDRIA COMMUNITY SERVICES BOARD'S FY 2009 - FY 2010 HOUSING PLAN

---

**ISSUE:** Consideration of the Alexandria Community Services Board's FY 2009 - FY 2010 Housing Plan.

**RECOMMENDATION:** That City Council approve the Alexandria Community Services Board proposed FY 2009 - FY 2010 Housing Plan and authorize the Board to seek funding to implement the plan subject to City Council approval of any effort to seek such funding.

**BACKGROUND:** The Alexandria Community Services Board (Board) conducts a City-wide review every five years to determine housing needs for Alexandrians with mental illness, intellectual disability or substance abuse problems and to establish a new housing plan. The current housing plan, covering FY 2004 through FY 2008, was approved by City Council on June 24, 2003. The plan identified four types of housing needed to serve these Alexandrians: safe havens, group homes, condominiums or apartment units, and Section 8 certificates. During the period of FY 2004 through FY 2008, the Board began planning a Safe Haven facility and added 25 Housing Choice vouchers.

The Board approved changing the Housing Plan from five years to two years to synchronize it with the City of Alexandria's Consolidated Plan that expires June 30, 2010, and make reporting more efficient and coordinated. The new Board Housing Plan will cover the time period from July 1, 2008, through June 30, 2010 (FY 2009-2010). The subsequent Board Housing Plan will be for five years beginning July 1, 2010, through June 30, 2015 (FY 2011-2015) and will coincide with the City of Alexandria Consolidated Plan for FY 2011-2015.

**DISCUSSION:** A Board ad hoc housing committee oversaw a needs determination process to develop the proposed housing plan, which provided the Board an analysis of a variety of data and stakeholder feedback. After reviewing the key findings of the needs determination, the Board developed the following recommendations:

1. Continue all current CSB supportive residential services, as long as they continue to meet existing consumers' needs.

2. Require all future housing and residential services expansion to be congruent with best practice whenever possible, i.e., housing should not be contingent upon receiving treatment services and consumers should be able to exercise choice to the greatest extent possible in deciding where they live. To operationalize this best practice, the CSB must shift from buying and directly operating homes and other properties to providing services to consumers in their own affordable housing.

The Board identified the following specific priorities to meet identified housing and supportive service needs:

- Increase access to affordable housing for Board consumers who need it.
- Within their own affordable housing, provide supportive services to Board consumers with a mental illness and/ or substance use disorder. For every 15-20 consumers who want supportive services, an additional full-time direct support staff member is needed.
- Add one group home to serve individuals with a mental illness or co-occurring substance use disorder who require intensive supervision or who may also be medically fragile and not eligible for nursing home placements.

To achieve the priorities, the Board developed the following strategies:

- Increase the Board's advocacy role with existing affordable housing groups (e.g., Alexandria Housing Action, Alexandria's Affordable Housing Advisory Committee, etc.).
- Work closely with private affordable housing providers and ARHA to ensure that consumers have access to affordable housing units available through such providers.
- Maximize revenue sources for residential services.
- Explore options for funding additional group home.

#### Preferred Locations of Future Board Housing

The Board seeks to balance the value of openness and public awareness of Board actions with the protection of the rights of persons with disabilities to live and work without discrimination. Board-owned or controlled housing should be located throughout the City in order to maximize housing choices and to ensure compliance with the intent and requirements of the federal Fair Housing Act.

When siting new residential programs, the Board's Policy 13 stipulates that the Board consider: (a) financial and physical criteria that must be met by the intended housing, and (b) the location within the City. The Board uses eight Board Planning Areas<sup>1</sup> that are based on a combination of the Small Area Plans used by the City's Department of Planning and Zoning.

---

<sup>1</sup> The Board combined several of the City's 15 Small Area Plans into eight Board Planning Areas. However, Board Planning Areas I, II, VI, and VII correspond directly to the City's Small Area Plans. Board Planning Area III combines Northridge/Rosemont and Fairlington/Bradlee. Board Planning Area IV includes the City's Small Area Plans of Old Town and Southwest Quadrant. Board Planning Area V covers the City's Small Area Plans of Braddock Rd Metro; Northeast; Old Town North and Potomac Yards/ Potomac Greens. Board Planning Area VIII includes Taylor Run; King St. Metro/Eisenhower Ave.; and Eisenhower East.

Every attempt is made to place new Board-owned and operated housing in Planning Areas with the lowest proportion of existing CSB housing. (Residential programs or facilities not owned or operated by the CSB or Sheltered Homes of Alexandria are not included in this plan.) If appropriate housing is not available in a Planning Area that is designated as having the lowest number of choices of CSB housing, the Board may search other Planning Areas, beginning with the Area having the next lowest number of CSB housing and so on.

For example, as shown in **Table 1**, the Board plans to begin its search for a new group home in Board Planning Areas IV or V. If appropriate housing is not available in Area IV or V, the Board will move its search to Areas III or VIII. If appropriate housing is not available in an Area with the lowest proportion of CSB housing, the Board may either: (i) request additional funds from City Council to purchase or lease appropriate housing in that Area, or (ii) seek housing in the Area with the next lowest proportion of special needs housing. **Table 1** shows, for each Board Housing Planning Area, the number of existing CSB group homes and apartment building sites and the proposed rank order for the siting of a new group home.

**FISCAL IMPACT:** Any expansion in residential programming under the proposed housing plan will have a fiscal impact on the City. Although expenses may be partially offset by fee revenues or increased funding from Federal or State sources, there is the probability that additional funds would be needed from the City to implement any expansion. The Board will request City Council approval if grant or other special revenue funding becomes available for additional housing services and/or units.

In order for a grant application to be considered and for the project to be funded, the Board will need to prepare a detailed budget and financing plan which indicates proposed operating and capital uses of funds, as well as the proposed revenue by specific source and amount. Any funding request that requires City funding will need to be considered as part of the annual budget process. It is going to be difficult to fund major new initiatives in FY 2010 given the economy-driven fiscal constraints that the budget will be pressured with.

**ATTACHMENT:** Alexandria Community Services Board's FY 2009 – FY 2010 Housing Plan

**STAFF:**

L. Michael Gilmore, Ph.D., Director, MH/MR/SA  
Judy Carter, Assistant Director, Extended Care Division, MH/MR/SA  
Jim Fleming, Department Fiscal Officer, MH/MR/SA  
Sandy Murphy, Management & Budget Analyst, OMB

Table 1: Concentration (Percentage) of All ACSB Housing Sites By ACSB Planning Area and Proposed Locations for New Group Home

Board Housing Planning Area	Group Homes for Persons with Mental Illnesses, Intellectual Disabilities or Substance Abuse	No. of Apartment Sites for Persons with Mental Illnesses, Intellectual Disabilities or Substance Abuse	Total ACSB Housing Sites in Board Planning Area	Percentage of All ACSB Housing Sites in Planning Area	Consumer CSB Housing Choices Available Compared to Average (12.5%)	Ranking of Placement of New Group Home
<b>I Alexandria West</b>	0	7	7	17.07%	Above Average Number of Consumer Choices	3
<b>II Landmark/Van Dorn</b>	0	7	7	17.07%	Above Average Number of Consumer Choices	3
<b>III Northridge/Rosemont; Fairlington and Bradlee</b>	1	2	3	7.32%	Below Average Number of Consumer Choices	2
<b>IV Old Town; Southwest Quadrant</b>	0	1	1	2.44%	Low Number of Consumer Choices	1
<b>V Braddock/Metro; Northeast; Old Town North; Potomac Yard/ Potomac Greens</b>	0	2	2	4.87%	Low Number of Consumer Choices	1
<b>VI Potomac West</b>	4	7	11	26.82%	High Number of Consumer Choices	4
<b>VII Seminary Hill</b>	4	3	7	17.07%	Above Average Number of Consumer Choices	3
<b>VIII Taylor ;King St. Metro/Eisenhower Ave; Eisenhower East</b>	1	2	3	7.32%	Below Average Number of Consumer Choices	2
<b>Total Units</b>	10	31	41	100%	Average 12.5% per Board Planning Area	