

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: MAY 15, 2009

TO: INTERESTED ORGANIZATIONS AND INDIVIDUALS

FROM: MILDRILYN STEPHENS DAVIS, DIRECTOR, OFFICE OF HOUSING

SUBJECT: NOTICE OF 7-DAY COMMENT PERIOD ON THE PROPOSED PROGRAM AMENDMENT TO THE CITY'S FY 2009 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT TO APPLY FOR FEDERAL STIMULUS FUNDING UNDER COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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The City of Alexandria is accepting public comments regarding a program amendment to the City's FY 2009 Action Plan for Housing and Community Development to apply for federal stimulus funding under the Community Development Block Grant Program (CDBG-R). The attached draft program amendment (Attachment) reflects the proposed allocation of \$335,003 in CDBG-R funds. The CDBG-R funds are a direct allocation to the City under the federal American Recovery and Reinvestment Act. The program amendment for CDBG-R funds have seven day public comment which was reduced by U.S. Department of Housing and Urban Development (HUD) from the standard 30-day comment period. The proposed program amendment will be docketed for a City Council consideration at the Council meeting to be held Tuesday, May 26, 2009. Upon approval by Council, the proposed amendment will be submitted to HUD by the June 5, 2009 deadline.

Copies of the draft program amendment may be reviewed or picked up, at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday. Both documents will be available on the City's Web site (<http://alexandriava.gov/city/housing>) and for review at the City libraries.

The document will be in a format accessible to persons with disabilities, upon request. Written comments may be sent or delivered to the Office of Housing, Suite 200, 421 King Street, Alexandria, Virginia 22134 or emailed to [eric.keeler@alexandriava.gov](mailto:eric.keeler@alexandriava.gov). Comments will be accepted until 5 p.m., Tuesday, May 26, 2009.

For further information or requests for reasonable accommodations, please call Eric Keeler or Lucinda Metcalf at the Office of Housing at (703) 746-4990, or TTY (703) 838-5056 for the hearing impaired.

CDBG-R  
Program Amendment

Jurisdiction/Grantee Name: City of Alexandria		CDBG-R Fomula Grant Amount: \$335,003				Date: May 13, 2009	
Activity Name	Activity Description	Eligibility (Regulatory or HCDA Citation)	National Objective Citation	CDBG-R Project Budget (\$)	Additional Recovery Funds (\$)	Other Leveraged Funding (\$)	Total Activity Budget
Lacy Court Rehabilitation Project	Funds will be provided to RPJ Housing Development Corporation for renovation work to improve energy efficiency and preserve/create new jobs including new roofing, exterior doors, Energy Star-rated appliances, bike racks, and exterior lighting. Project Location for Lacy Court Apartments: 1502, 1506, 1512, and 1516 Commonwealth Avenue, and 4, 6, and 8 West Nelson Avenue, Alexandria, VA.	570.202(a)(3)	Low/Mod Housing	335,003	TBD \$ (Workforce Investment Act and VA-funded employment programs) <sup>1</sup>	HOME \$105,000 <sup>2</sup> ; HOME \$1,776,243 <sup>3</sup> ; and City (G.O. Bonds) \$4,838,757	335,003
	<b>Footnote 1:</b> Workforce Investment Act Funds (including Dislocated Worker, Adult Training and Youth Employment Funds) as well as VA program funds such as VIEW (Virginia Initiative for Employment not Welfare and VA Refugee and Resettlement) are currently being deployed by JobLink to train individuals for potential green employment opportunities on projects like the Lacy Court renovation.						
	<b>Footnote 2:</b> HOME funds of \$105,000 were awarded by the City in 2007 to install new windows at Lacy Courts Apartments						
	<b>Footnote 3:</b> In 2006, the City provided a loan comprised of HOME funds and General Obligation Bond monies to assist RPJ Housing in acquiring Lacy Courts Apartments to preserve low and moderate income housing in Alexandria						
	<b>General Note:</b> Future leverage of federal funds through Low Income Housing Tax Credits is an anticipated outcome of this activity.						

**City of Alexandria, VA**  
**Community Development Block Grant Program Amendment Information for**  
**Funding Under the American Recovery and Reinvestment Act of 2009**

A. Fostering Energy Independence

The Community Development Block Grant Recovery (CDBG-R) funds will be used to renovate Lacy Court Apartments a 44-unit affordable housing complex for limited income individuals and families. Renovation will include new Energy Star membrane roofing, Energy Star kitchen appliances, Energy Star washers and dryers, and installation of R-30 insulation in the attic of the buildings. Investment in these upgrades to the apartment buildings will help conserve energy, provide clean energy, and save money on utility bills.

Heat and UV rays from the sun have contributed to damage and deterioration on the black roofs of the Lacy Court Apartment buildings. Replacing the existing roofs with an Energy Star qualified roofing systems (a white roof surface) will help the roof surface stay cooler, reduce the amount of air conditioning needed, reduce energy bills, and increase the service life of the building.

Old refrigerators will be replaced with Energy Star-rated refrigerators to reduce energy consumption. Energy Star refrigerators use high efficiency compressors to enhance temperature and defrost mechanisms, and use less energy than required by current federal standards. New Energy Star washers and dryers will be installed in the laundry rooms. The Energy Star washers and dryers will reduce the amount of hot water used in a wash cycle, as well as the energy needed to heat it.

New R-30 insulation in the attic will help preserve heat in the building by securing heat that currently leaks out through the roof, yielding utility savings.

B. Preserving and Creating Jobs and Promoting Economic Recovery

It is anticipated that renovation at the Lacy Court Apartments may create jobs in the construction and support services/trades industry. In addition to employing contractors who will be able to perform work under the CDBG-R requirements, it is hoped that individuals currently being trained by Joblink in emerging weatherization and energy audit technologies, as well as those being prepared for new “green” jobs within the skilled trades (carpentry, heating, ventilation, air conditioning, plumbing) may find employment opportunities with subcontractors associated with the project. Improvements to the Lacy Court Apartment buildings will help utilize renewable energy and promote economic recovery by reducing the development’s overall consumption of resources, and yielding savings that can be applied by RPJ to other building improvements and/or to providing programs and services which benefit its residents.

C. A Description of the Activities that will be Carried out with CDBG-R Funds that Promote Energy Conservation, Smart Growth, Green Building Technologies, or Reduced Pollution Emissions.

Energy Star-rated products and appliances were designed to help save money and protect the environment through increased energy efficiencies and decreased consumption. Education and training for residents in the appropriate use and benefit of these products will promote more conscientious energy practices among consumers. It is hoped that the use of CDBG-R funds to renovate the Lacy Court Apartment buildings will also provide opportunities for those currently being trained in skill required to support energy-related jobs and in green building technologies to obtain employment with local subcontractors.

D. Information on how to Contact Grantee Program Administrators, so that Citizens and Other Interested Parties Know who to Contact for Additional Information

City of Alexandria

Office of Housing

Eric Keeler, Division Chief for Program Administration

421 King Street, Suite 200

Alexandria, VA 22314

Phone: 703.746.4990

E-mail: [eric.keeler@alexandriava.gov](mailto:eric.keeler@alexandriava.gov)