

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Despite the disruption caused by the COVID-19 pandemic, the City of Alexandria utilized its federal Home Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) program funds along with other federal, state and local funds to meet its housing goals in City FY 2021. These goals were established to address the housing needs of the City's low- and moderate-income households as indicated in Fiscal Year 2021 Annual Action Plan, which is guided by the Five-Year Consolidated Plan. Some of the program and activity achievements are as follows:

#### **Rental Units (Preserving and Creating Affordable Rental Housing):**

- 100% accomplishment in preserving and maintaining the existing supply of 1,150 public housing and replacement units in the City, with six of those units in the new ARHA-owned Lineage at North Patrick Street;
- 119% accomplishment in creating new 97 affordable rental units in AHDC-owned The Bloom and an additional 46 units of affordable rental housing at the Lineage at North Patrick Street

#### **Homeowners:**

- 40% accomplishment in rehabilitating 4 homes through the Home Rehabilitation Loan Program (pandemic related supply chain issues delayed some projects)

#### **Homebuyers:**

- 100% accomplishment in assisting 10 first-time homebuyers purchase homes

#### **Non-Homeless Persons with Special Needs-Elderly and Frail Elderly Persons, and Persons with Physical and Sensory Disabilities:**

- 33% accomplishment in providing accessibility modifications to 1 rental unit for an extremely low-income household with mobility issues

through the Rental Accessibility Modification Program (one project was canceled)

**Homeless Persons and Persons at Risk of Homelessness:**

- 92% accomplishment in preventing 82 individuals from becoming homeless through the Transitional Assistance Program
- 82% accomplishment in sheltering 213 individuals through the Winter Shelter Program
- 166% accomplishment in providing rental assistance to 664 persons.

In response to the COVID-19 pandemic, the City was awarded a total of \$1,614,926 in CDBG-CV funding to prepare, protect against, and respond to the effects of the pandemic. This funding was awarded in two tranches: \$671,570 in City Fiscal Year (FY) 2020 and \$943,356 in FY 2021. The City used its FY 2021 funds to continue providing rental assistance to residents through its COVID-19 Emergency Rental Assistance Program, as well giving additional funding to the Transitional Housing Assistance Program and creating a utility assistance program.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homeless Intervention and Prevention Services	Homeless	CDBG: \$ / COVID-19 CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	82		400	664	166.00%

Homeless Intervention and Prevention Services	Homeless	CDBG: \$ / COVID-19 CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	8	0	0.00%			
Homeless Intervention and Prevention Services	Homeless	CDBG: \$ / COVID-19 CDBG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0		0		
Homeless Intervention and Prevention Services	Homeless	CDBG: \$ / COVID-19 CDBG: \$0	Homelessness Prevention	Persons Assisted	750	82	10.93%	89	82	92.13%
Improve Living Conditions / Maintain Affordability	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	4	10.00%	10	4	40.00%
Planning and Administration	General Management	CDBG: \$ / HOME: \$	Other	Other	18	0	0.00%	1	1	100.00%
Preserve and/or Create Affordable Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	0	0		120	143	119.17%

Preserve and/or Create Affordable Rental Housing	Affordable Housing	HOME: \$	Other	Other	175	0	0.00%			
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	15	1	6.67%	3	1	33.33%
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Other	Other		0				
Provide Affordable Ownership Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	35	10	28.57%	10	10	100.00%
Provide Fair Housing Testing	Fair Housing	CDBG: \$	Other	Other	5	1	20.00%	1	1	100.00%
Provide Shelter Facility for Homeless Households	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0		

Provide Shelter Facility for Homeless Households	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1200	213	17.75%	260	213	81.92%
Provide Shelter Facility for Homeless Households	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The highest priority of the 2021 Action Plan was homelessness prevention through the provision of emergency rental assistance to low-income renters whose income had been reduced because of the COVID-19 pandemic. Funding for the Emergency Rental Assistance Program came from CDBG-CV funding and CARES Act funding provided to the City by the state. CDBG-CV funds were originally only targeted to renters in non-profit-owned affordable housing units, but the program was later expanded to include any city resident at imminent risk of eviction. CDBG-CV funds were also used to supplement the CDBG funds normally allocated to the Transitional Assistance Program (TAP), which provides security deposit and first month's rent payments to households at risk of homelessness.

Other priorities in the Annual Plan were the production and preservation of affordable units, programs to help low- and moderate-income homeowners stay in their homes, and programs to assist first-time homebuyers purchase homes.

Despite the challenges caused by the pandemic, the City fulfilled its goal of producing and preserving affordable units through a combination of HOME funding for The Bloom and City loans to the Lineage at North Patrick Street. Other priorities in the plan were funded through CDBG. The allocation of CDBG funds reflects this, with most of the funds being allocated toward the Home Rehabilitation Loan Program and the Rental Accessibility Modification Program, which help low-income homeowners and renters remain in their homes by funding repairs and accessibility modifications. The Flexible Homebuyer Assistance Program received a smaller amount of CDBG funding, but this was supplemented with HOME funds, as well as program income.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	146	8
Black or African American	367	9
Asian	49	5
American Indian or American Native	8	0
Native Hawaiian or Other Pacific Islander	5	0
<b>Total</b>	<b>575</b>	<b>22</b>
Hispanic	316	2
Not Hispanic	648	34

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

Over two-thirds of the persons assisted this year using CDBG or CDBG-CV funds received emergency rental assistance. While many of them identified as Black or African-American, a large portion chose not to identify with traditional racial categories. The Race table does not include 17 person who identify as American Indian or Native Alaskan and White or 372 persons who identify as other multiracial who were assisted by CDBG programs or 15 multiracial persons assisted by the HOME program. The Ethnicity table includes these persons.

The COVID-19 pandemic and the emergency rental assistance program created in response to it not only increased the number of persons assisted by CDBG program, but also increased the diversity of the persons assisted. The number of Hispanic persons assisted rose dramatically, as did the number of Asians, American Indian or Alaska Natives, and other multiracial persons. In addition to emergency rental assistance, the households and individuals assisted by CDBG funds received help from various programs such as the Home Rehabilitation Loan Program; the Rental Accessibility Modification Program; the Transitional Assistance Program; and the Winter Shelter Program. The recipients of these programs were more likely to identify with traditional racial categories, with Blacks or African-Americans and whites making up the primary groups assisted.

The households assisted under the HOME program either received loans from Flexible Homeownership Assistance Program or moved into a new HOME-assisted unit. Homebuyers were white, Black or African-American, and Asian, while renters were Black or African-American, multiracial, or declined to state a racial identity.

Individuals who declined to identify their race were included in the “other multiracial” category.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,478,145	876,783
HOME	public - federal	2,549,335	1,190,035
Other	public - federal	1,329,285	886,707

**Table 3 - Resources Made Available**

### Narrative

In City FY 2020, over \$3.0 million in CDBG funding was made available to the City (carryover and new grant and program income). \$1,309,061 in grant was used and \$223,472 in program income was utilized for expenditures. Similarly, the City had \$2,359,696 in HOME funds in FY 2020 (carryover and new grant, match and program income) and used \$479,409 in grant, \$764,185 in program income and \$115,028 in matching funds.

#### CDBG Expenditures:

- \$165,737 in Program Administration
- \$35,100 for the Fair Housing Testing Program
- \$849,578 for the Home Rehabilitation Loan Program
- \$73,999 for the Winter Shelter and Transitional Assistance Program
- \$66,986 for the Rental Accessibility Modification Program
- \$341,131 for COVID Rent Relief Program (CDBG CV)

#### HOME Expenditures:

- \$425,000 for the Homeownership Assistance Program
- \$900,000 for The Spire
- \$33,621 for Program Administration

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Alexandria	100	100	

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

The City's CDBG projects, especially its Home Rehabilitation Loan Program and Rental Accessibility

Modification Program activities, are spread throughout the city based on resident requests. Therefore, the target area for investments is the entire city.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City used program income to support the Home Rehabilitation Loan Program, construction of new affordable rental units at The Spire, and the Flexible Homeownership Assistance Program. This program income supplemented the HOME and CDBG grant monies used to fund these programs.

In multifamily projects HOME funds are leveraged with local dollars at a one-to-ten basis with additional funding often provided by LIHTC and Virginia Housing Development Authority (VHDA) funds. For the homeownership program the HOME funds are leveraged at a one-to-three basis and additional funding is provided through VHDA Community Homeowner Revitalization Program (CHRP) funds, which reduce the interest rates on VHDA mortgage loans by 1% below VHDA's First-Time Homebuyer mortgage interest rate.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	101,269
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	101,269
4. Match liability for current Federal fiscal year	101,269
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Waypoint	07/27/2020	101,269	0	0	0	0	0	101,269

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
121,319	625,603	746,922	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	270	213
Number of Non-Homeless households to be provided affordable housing units	570	664
Number of Special-Needs households to be provided affordable housing units	3	1
<b>Total</b>	<b>843</b>	<b>878</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	400	278
Number of households supported through The Production of New Units	120	143
Number of households supported through Rehab of Existing Units	13	5
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>533</b>	<b>426</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The production of new units was consistent with what was anticipated because of the completion of The Bloom and the Lineage at North Patrick Street.

The provision of rental assistance was a priority FY21 goal because of economic impacts of the COVID-19 pandemic on low-income renters. The City was successful in providing rental assistance to 663 persons in FY 2021 using CDBG-CV funding as well as providing eviction prevention services for tenants.

The City was on track to meet its goal of rehabilitating existing homeowner and rental units; however, the pandemic resulted in projects being delayed or canceled. These projects have now resumed and despite pandemic related supply chain issues, they should be completed in FY 2022.

**Discuss how these outcomes will impact future annual action plans.**

It is unknown how long the impact of the COVID-19 pandemic will last. The City will continue to provide eviction prevention services and additional Transitional Assistance funds into at least FY 2022.

The City remains committed to its goal of creating 2,000 units with new affordability by 2025 through its programs as targeted in the 2013 Housing Master Plan. The goals outlined in future action plans will remain consistent with the objectives of the Housing Master Plan.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	814	1
Low-income	159	35
Moderate-income	0	2
<b>Total</b>	<b>973</b>	<b>38</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The Office of Housing directly administers three programs which require information on income by family size to determine eligibility: Flexible Homeownership Assistance Program, Home Rehabilitation Loan Program, and Rental Accessibility Modification Program. In FY 2021, it also administered the COVID-19 Rent Relief Assistance Program. All of these programs require recipient households to be under the HUD low-income limit by household size. 518 persons helped by the Rent Relief Assistance Program were extremely low income and 145 were low-income. 4 low-income persons received HRLP assistance as well as on extremely-low income person. The single-person household who received RAMP assistance was low income.

All of the households served by HOME programs were below the low-income limit of 80% AMI but only one was below the extremely low-income limit of 30% of AMI.



## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During FY 2021, the Alexandria Department of Community and Human Services (DCHS) continued to employ one full-time worker through the Projects for Assistance in Transition from Homelessness (PATH) program. The PATH worker's primary duty is to conduct routine community outreach targeted at engaging individuals experiencing homelessness in mental health treatment and housing services. Outreach occurs throughout the 15 square miles of the City with specific attention to areas where individuals experiencing homelessness are known to sleep and/or spend their days (e.g. near the Potomac River waterfront, bridges, parks and libraries). The PATH worker also conducts in-reach services at local shelters, drop-in centers, free meal sites, churches, and other agencies, and works with various partners such as the local police, various first responders, and mental health workers to identify potential PATH candidates and recruit their involvement in the PATH program. In order to improve community awareness of the program, the PATH worker disseminates business cards and the City of Alexandria Community Resource cards to first responders, local businesses, librarians, and the community at large.

The current Homeless Outreach/PATH Coordinator has worked for DCHS providing case management to individuals with serious mental illness, co-occurring substance misuse disorders, and experiencing homelessness since 2002. Prior to working for DCHS he worked at a local homeless shelter for over three years. The PATH Coordinator has lived experience and is a subject matter expert on homelessness having served on the Commonwealth of Virginia's Policy Academy Team in 2003 and working on the Governors Policy Council until 2007. In 2004, he was a presenter at the Virginia PATH Training Conference where he provided a presentation titled, "MH/SA Hard to Reach." He was also a speaker at the 2007 state housing conference where he presented, "CSB's & Supportive Housing". The PATH Coordinator is a member of the Homelessness Resource Center Advisory Board, was a board member of The National Coalition for the Homeless from 2003-2007 and has been a member of the National Coalition's Faces of Homelessness Speakers Bureau from 2003 to present, where he speaks to thousands of people each year on issues of homelessness and poverty.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

CDBG funds were used to support the Carpenter's Shelter's Winter Shelter Program which, through a contract with the City, provided seasonal shelter, workshops, and connections to community services from November 1 to April 15 to protect 213 persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

Local and private funds were used to support the following programs:

- Community Lodgings, Inc. provided six homeless families, many of whom are leaving emergency shelters, with transitional housing, case management, education and other supportive services.
- ALIVE! House provided transitional shelter and supportive services for three families.
- The Alexandria Community Shelter, a City-owned emergency shelter operated by Volunteers of America Chesapeake, had 64 shelter beds available year-round.
- The Carpenter's Shelter had 60 emergency shelter beds available year-round.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

State CARES Act funding was used to support the COVID-19 Emergency Rent Relief Assistance Program, which helped 1,606 low- and moderate-income households whose incomes were affected by the COVID-19 pandemic pay almost five million dollars in rent directly to landlords.

Local and private funds were used to support the following programs:

- Friends of Guest House provided transitional housing and supportitive services to 78 female ex-offenders to help them achieve self-sufficiency.
- Christ House provided rental assistance to 159 families and utility assistance to 119 families.
- The Alexandria Domestic Violence Safe House provided a safehouse stay to 75 individuals, including 42 women, 1 man, and 32 children.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

CDBG and CDBG-CV funds were used to support the Transitional Assistance Program, which provides security deposits and rental assistance to low-income households experiencing or at-risk of homelessness. Eighty-two individuals were helped by this program.

The following activities were undertaken by service providers using local and private funds:

- Christ House provided 13 men with transitional housing, intensive case management, job training, and employment search assistance to facilitate their transition to independent living. 10 of those men lost employment because of the economic effects of the COVID-19 pandemic but have since regained employment.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

#### **Public Housing Conversion**

In 2020, with the support of the City, the Alexandria Redevelopment and Housing Authority (ARHA) continued to pursue a transition from Section 9 (public housing) to Section 8 subsidies (RAD and project based vouchers) for multiple properties through HUD's Section 18 and RAD conversion processes. Operating revenue generated by converting units from a public housing operating subsidy to a Project Based Section 8 subsidy will allow the housing authority to increase project income and apply those funds to address numerous capital items and deferred maintenance repairs in many of its housing developments. ARHA will be able to leverage these increased operating revenues with private and other public capital resources. ARHA is currently working with HUD to transition two Section 18 awarded properties – Park Place and Saxony Square – to project based vouchers. ARHA is also working with HUD on six Rental Assistance Demonstration (RAD) applications for converting the operating subsidies of the Old Dominion, West Glebe, James Bland I and II, Chatham Square, and Braddock-Whiting-Reynolds developments from public housing to Section 8.

#### **Resyndication**

The 100 public housing units built in 2005 across the Chatham Square and Braddock, Whiting, Reynolds (BWR) sites are at the end of their 15 year LIHTC compliance period. In early 2021 ARHA's Limited Partners exited from the BWR properties. ARHA is also working with the Limited Partners of Chatham Square to exit the project in September 2021. Once ARHA has full ownership and control over the 100 units represented in these two projects, they expect to re-syndicate with new tax credits. During the resyndication process, ARHA will also convert these units to RAD subsidy and modernize the units.

#### **The Lineage at North Patrick Street**

ARHA completed construction of the Lineage at North Patrick Street, which replaces Ramsey Houses, in March 2021. The Lineage at North Patrick Street has thirty-seven new units affordable at 60% AMI, 9 units affordable at 30% AMI, and 6 replacement public housing units. The building was fully occupied in April 2021.

#### **Mixed Income Redevelopment**

In early 2021, ARHA issued a Request for Proposals to three developers to bid on the Samuel Madden property. The three developers were chosen from ARHA's short list of development partners procured and qualified from the 2020 Request for Qualifications evaluation process. ARHA anticipates choosing a development partner for the Samuel Madden site in the fall of 2021.

ARHA will issue another RFP later in 2021 to procure a Development Partner for the Ladrey site, which

was awarded 170 Section 8 vouchers through a Section 18 award in 2020.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

ARHA staff meets at least twice a year with each housing development's community. Topics discussed include building and unit maintenance, community safety, new services offered, any applicable property re-development and rules and regulations affecting both the Agency and residents. During the meetings, residents are encouraged to speak, suggest improvements, and ask questions. During the COVID-19 pandemic shut-down, on-site meetings were replaced with virtual meetings (ZOOM, conference calls, etc.). However, "in-person" meetings have resumed.

- To assist public housing families navigate through the COVID-19 pandemic, ARHA hosted monthly town hall meetings between public housing residents and the Director of the City of Alexandria Health Department. During these meetings the Director provided accurate and timely information to help residents remain safe. These sessions led to very successful vaccination drives and allowed public housing residents to have access to testing and vaccinations to ward off the devastating impacts of COVID-19.
- ARHA has frequently met with residents in preparation for the significant changes and benefits that will result from Section 18 and RAD subsidy conversion of public housing properties. Citywide meetings to review the ARHA Annual Plan and its amendments have been well attended, with vocal resident participation. To prepare for the conversion, ARHA met with the residents of Park Place and Saxony square to notify residents of the modernization plans for their units and the impact of the subsidy change. During all resident meetings, participants are encouraged to ask questions and to comment.
- Residents are also encouraged to participate in management decisions via Resident Surveys. This tool has been used to assess resident needs and interest in specific issues such as the quality of maintenance provided by ARHA and the redevelopment of public housing properties. ARHA expects to carry out a citywide Resident Survey in FY 2022.
- ARHA resident associations, such as the ARHA Resident Association (ARA) and Resident Advisory Board (RAB), continue to be active in the community and with ARHA management. ARHA resident associations elect their officers and meet on a monthly basis to discuss issues that affect ARHA residents and their communities. Monthly, they bring their concerns to ARHA management and to ARHA's Board of Commissioners where Board members and the CEO can hear, respond, and follow up on issues raised by resident representatives. In addition, ARHA's resident associations review and comment on the Annual Agency Plan, Five Year Plan, and all significant amendments to ARHA's housing programs that are submitted to HUD.
- ARHA continues to administer its Homeownership Voucher Program. Currently 18 voucher families own their home. ARHA hopes to once again partner with the Office of Housing to aid residents with

downpayment and closing cost assistance.

- ARHA is in the process of establishing working parameters to partner with the Neighborhood Assistance Corporation of America (NACA). NACA's established Homeownership program will be a great benefit to ARHA's residents who are interested in purchasing a home whether it be using a voucher or moving forward into self-sufficiency without monthly subsidized support.
- ARHA continues to make resident self-sufficiency one of its top priorities. It has provided financial literacy and credit counseling workshops, resume writing assistance, and job fairs to public housing residents and program participants. ARHA has also provided regular information on homeownership opportunities to its residents. ARHA works towards increasing residents' job skills through the Social Services, Resident Opportunity & Self-Sufficiency (ROSS), and Family Self Sufficiency (FSS) programs.

### **Actions taken to provide assistance to troubled PHAs**

The Alexandria Redevelopment and Housing Authority is not a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

One of the greatest regulatory barriers in developing affordable housing in the City may be State restrictions that prohibit the City from requiring mandatory contributions from developers to affordable housing in new developments. A bill has been proposed in the Virginia Legislature to change this and the City strongly supports it. Currently, all affordable housing contributions from developers are voluntary, except where the City provides the option to use Section 7-700 of the City's Zoning Ordinance, allowing an increase in density or height for housing development projects in exchange of the provision of affordable housing units. In 2019 the City convened a Housing Contributions Work Group, including a wide range of stakeholders (housing advocates, developers, land use counsel, representatives of special populations) to update its current procedures and, generally, raise levels of contributions, including onsite units, in planning and development that provides additional density. While work on this project was delayed by the COVID-19 pandemic, it was not halted completely and the Workgroup's recommendations were adopted by City Council in December 2020.

The City also initiated a study of accessory dwelling units (ADUs) to determine if allowing ADUs by-right would increase housing accessibility and affordability in the city and what kind of regulation of such ADUs would be necessary. Despite the COVID-19 pandemic disrupting planned public outreach like in-person community meetings, information about the study was shared via the City's website and virtual community meetings. Web surveys were also used to solicit feedback from the public. The City Council approved an ordinance allowing the construction of ADUs in March of 2021.

In March 2021, the City began community engagement regarding a new Co-living Initiative. Co-living would allow for smaller units with shared facilities and with lower average rents. Draft recommendations will be presented to City Council in October 2021.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The COVID-19 pandemic highlighted underserved needs throughout Alexandria. While the need for affordable housing is a well-known issue in the city, the lack of internet access and food insecurity challenges of low-income households were not as prominent. The need for childcare emerged as an issue as well. The City responded to these challenges by establishing community food distributions in collaboration with local non-profits and providing temporary childcare programs. The City also added wireless access points in public places and the Alexandria Library increased the number of wireless routers and other equipment available for public borrowing.

In FY 2021, the City expanded its *All Alexandria* citywide racial and social equity initiative to train

and engage City employees on the *All Alexandria* policy and initiated a staff-level process to review City policies, programs, and its allocation of resources to reduce and eliminate disparities experienced by Alexandria residents. It has also convened numerous subject area committees to focus on affordable housing, communications, and data, among others, to develop Equity Indicators and other tools to identify and redress inequity across the city.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City commissions a Certified Risk Assessor and Certified Lead-based Paint Inspector to conduct a Risk Assessment and Lead-based Paint Testing for all Home Rehabilitation Loan Program and Rental Accessibility Modification Program projects if the structures were constructed before 1978 and when any painted surfaces are likely to be disturbed during the proposed rehabilitation work. The City funds the costs for the risk assessments and lead-based paint testing and for soil analysis when necessary. The results of these risk assessments are provided to the owner(s) and the assigned project architects. The project architects, based on the level of assistance being provided at a project, will incorporate the appropriate level of hazard abatement required to meet the requirements of the Title X regulations. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

General Contractors awarded contracts for Home Rehabilitation Loan Program or Rental Accessibility Modification Program projects that contain lead-based paints are required to possess an EPA Toxic Substances Control Act (TSCA) Section 402 Certification. The General Contractors receive a copy of the project specific lead-based paint report identifying the location(s) of known lead-based paints at the residence. At all times during rehabilitation, the General Contractor is required to ensure that prior to any renovation or demolition activity that could disturb lead-based paints on interior or exterior components, engineering controls described in HUD Guidelines and Virginia, EPA, and OSHA regulations are implemented to prevent the migration of lead-based paint contaminated dust and potential exposure to occupants or contractors performing the work at the property. When a project's scope of work includes lead-based paint abatement activity - which exceeds the General Contractor's license and certification limits - General Contractors are required to obtain the services of a Lead Abatement Contractor who are licensed by the Commonwealth of Virginia and certified by the Board for Asbestos, Lead, and Home Inspectors to complete the lead abatement work at the project. The costs for lead-based paint hazard abatement are included as part of the homeowner's loan provided through the City's Home Rehabilitation Loan Program and the grant provided through the Rental Accessibility Modification Program.

At the conclusion of a Home Rehabilitation Loan Program project in which lead-based paint hazards and/or lead-based paints were present, a Certified Lead-based Paint Inspector conducts a clearance test to ensure the rehabilitated unit is safe for the occupants to resume use of the home.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**



The most important action the Office of Housing undertook to reduce the number of poverty-level families in FY 2021 was provide emergency rental assistance to households whose incomes were affected by the pandemic. While this action alone could not prevent households from falling into poverty, the rental subsidies prevented evictions. As the Virginia Rent Relief Program (RRP) increased its capability to provide emergency rental assistance payments, the Office of Housing transitioned from providing direct aid to households to assisting tenants and landlords with the RRP application process.

Prior to the onset of the COVID-19 pandemic, the City supported housing programs intended to promote housing opportunities for households with low incomes and persons who are homeless and supported transitional programs designed to improve households' economic status through mental health services, education, training, and job placements. These programs continued during the pandemic and were supplemented by programs provided by other City departments and non-profit organizations. The Workforce Development Center created new programs to retrain workers who were affected by pandemic related layoffs, while the Alexandria City Public Schools coordinated with DCHS to provide meal distributions to children who were eligible for free or reduced lunches. These meal distributions evolved into a larger food distribution program open to all Alexandria households.

The City's housing programs were often coordinated with anti-poverty services. A primary example of this coordination is the Partnership to Prevent and End Homelessness (PPEH)'s case management process for homeless persons. The PPEH works to ensure shelter, transitional housing, and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans. Another example is the Alexandria Redevelopment and Housing Authority (ARHA) provision of self-sufficiency programs to promote the economic wellbeing of tenants in the agency's public housing, Section 8, and other assisted housing. ARHA also works with the Department of Community and Human Services and private agencies to help educate disabled seniors and adults on financial management.

Federal and state programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as Head Start for low-income children and Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits to children, elderly persons, disabled adults, and pregnant women; the Workforce Development Center, which is the City's one stop center for Workforce Investment Act service delivery, and the Virginia initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients. These programs and services were supplemented by City and non-profit programs such as food pantries, free or reduced-cost childcare programs, mentoring programs for low-income youth, and educational support programs offered by Alexandria City Public Schools.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The organizational structure for carrying out the City's affordable and supportive housing strategy is well developed and involves a variety of public and private entities. This established structure is very effective in implementing activities and programs to meet community needs. The City, public agencies such as ARHA, and the network of private and non-profit provider agencies, which offer housing and/or supportive services in collaboration with public agencies, actively pursue opportunities to provide additional resources for steps on the continuum of care services.

In FY 2021, the City continued working with public, private, and non-profit provider agencies to offer housing and/or supportive services to low-income households in Alexandria. The City also worked with local lenders, realtors, developers, architects, contractors and its state government who were essential in assisting the City in completing affordable housing projects and implementing programs to meet the needs of low-income and moderate-income households.

The ARHA Redevelopment Work Group resumed meeting in October 2020 utilizing the Zoom platform to conduct virtual meetings. The Work Group brings together ARHA leadership with City leadership to coordinate ARHA's efforts to redevelop and modernize its housing stock.

In addition to these ongoing activities, the City's Ad Hoc Joint City-Schools Facility Investment Task Force explored ways the City could co-locate affordable housing, social services, and City services with new City facilities. This task force is intended to enhance cooperation between City Departments to better serve the needs of City residents.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The COVID-19 pandemic strengthened the relationships between the Department of Community and Human Services and affordable housing providers as the City provided necessary food and housing assistance to their residents. Non-profits such as ALIVE! and ACT for Alexandria also raised funds for rental assistance. The Office of Housing joined with other City departments and community partners such as the Department of Community and Human Services, Legal Services of Northern Virginia, and Christ Church to form the Eviction Prevention Task Force to work on short- and long-term strategies to prevent eviction and housing instability. The Task Force led to the creation of the Alexandria Eviction Prevention Partnership (AEPP), a collaboration between ALIVE!, Legal Services of Northern Virginia, the Northern Virginia Affordable Housing Alliance, and the Lazarus Ministry of Christ Church. AEPP works directly with Alexandria residents, assisting them with applying for rental assistance and navigating the eviction process.

The Partnership to Prevent and End Homelessness (The Partnership) coordinates the City's Continuum of Care services. It works with many different public and private entities to ensure that it has a broad, diverse active membership that is reflective of the Alexandria's community. The Partnership plans, coordinates, and implements an effective and efficient system-wide response to homelessness within the City. It also coordinates funding for efforts to rapidly rehouse homeless individuals and families;

promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

The Alexandria Council of Human Service Organizations (ACHSO) was formed to strengthen the human services network in the City, build relationships, and leverage resources. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs.

The Alexandria Redevelopment and Housing Authority (ARHA) and City agencies frequently, and informally, coordinate their efforts to serve public housing residents. The Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing and the Department of Planning & Zoning continue to provide support to ARHA's redevelopment efforts by collaborating with ARHA staff in planning, development, resident engagement, and program implementation.

The Office of Housing continues to work with various agencies such as Virginia Housing (formerly the Virginia Housing Development Authority) to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. The Office of Housing also collaborates with approved private lenders as part of its Flexible Homeownership Assistance Program which provides downpayment and closing cost assistance to eligible first-time homebuyers. Among the requirements, participating homebuyers must attend housing counseling classes sponsored by Virginia Housing before they can be approved for City downpayment and closing cost assistance.

#### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Office of Housing operates a Fair Housing Testing Program designed to identify discriminatory practices based on race/national origin, familial status, persons with disabilities, sexual orientation, and source of income in the rental housing, real estate sales and mortgage lending markets. The City trains and provides stipends to pairs of testers who conduct tests to identify evidence of discrimination in the provision of housing. Where testing has found some evidence of discrimination, a formal complaint of discrimination can be filed with the City's Human Rights Office. Following further investigation, the Human Rights Office prepares a decision determining whether discrimination occurred. The Human Rights Office then attempts to conciliate the case between the Fair Housing Testing Program and the respondent. The City's Human Rights Commission could ultimately be called upon to hold a public hearing on the case and make a final decision of discrimination.

The Fair Housing Testing Program for FY 2021 tested landlord compliance with Virginia's new law that made source-of-income a protected class. Out of 102 complexes tested, only six stated they would not take tenants with housing vouchers. When informed of the new law by representatives of the Office of

Housing, all six complexes agreed to send their staff to Fair Housing training conducted by the Office of Housing.

The City is also participating, through the Metropolitan Washington Council of Governments, in a Regional Analysis of Impediments to Fair Housing (RAI). HUD is providing technical assistance for this effort. The RAI is expected to be completed in November of 2021. It will include information on both regional impediments and those in Alexandria.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's Office of Housing is the lead office for ensuring that progress is made toward achieving goals established in the Consolidated Plan. The Office of Housing is also responsible for seeing that CDBG and HOME funded programs are administered in a manner consistent with program regulations. Any subrecipient that utilizes CDBG or HOME funds is subject to the requirements of a grant or loan agreement with the City, and is required to submit progress reports to the City on a regular basis. Housing staff conducts on-site and remote monitorings to determine if the subrecipients continue to comply program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed.

Normal on-site monitoring for this year was delayed due to the COVID-19 pandemic and resumed in late spring 2021.

The Office of Housing follows City of Alexandria RFP procedures when soliciting for RAMP and Home Rehabilitation projects. This RFP process includes regulations regarding minority business outreach. HOME and CDBG project activities carried out by contractors are subject to grant agreements mandating minority business outreach in accordance with federal law.

The City conducts environmental reviews of all the major projects it funds. These reviews include assessments of the projects' compliance with the City's Master Plan and Small Area Plans.

The Office of Housing was in the process of revising its reporting forms to better align with the information required by IDIS when the pandemic began. The revision process is underway and will be ready for use in FY 2022.

While the Office of Housing has used minority and women owned businesses as contractors on multiple projects, it does not track contracts with minority owned businesses separately from the overall contractor pool. The Office will work to develop a tracking system that meets Section 3 standards in FY 2022. It will also encourage the architects and general contractors who are on its current list of qualified bidders to contact minority businesses when hiring for a project.

The Consolidated Plan for 2022-2026 was submitted to HUD in May of 2021 and is awaiting approval.

**Citizen Participation Plan 91.105(d); 91.115(d)****Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Public comment on the FY 2021 CAPER was solicited in a variety of ways. Notices advertising the CAPER and the public comment period were published in two newspapers of general circulation, one of which was Spanish-language. Social media posts were made on the Office of Housing's Facebook and Twitter pages. The full CAPER was made available electronically on the Office of Housing's website and in hard copy at the Office's physical location (which is accessible via multiple bus routes) as well as libraries throughout the city. Accessible versions were available upon request. A public hearing with time for comment occurred during a regular meeting of the Alexandria Housing Affordability Advisory Committee on September 2, 2021.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

For most of CFY 2021 the City of Alexandria prioritized resources for eviction prevention to mitigate the economic impact of the COVID-19 pandemic. Using CDBG-CV funding awarded in May 2020, the City developed and administered the Emergency Rent Relief Program to pay outstanding rent balances owed by residents of City-supported affordable housing projects whose incomes had been affected by the pandemic. Between July-December 2020 City used CDBG-CV funds to expand its program to support households in any residential rental development and to provide deeper levels of support for households at at imminent risk of eviction. As these funds were depleted and the Virginia Rental Relief Program increased its outreach to landlords and tenants, the City phased out its program. The Landlord Tenant Division continues to provide Alexandria residents with eviction prevention services.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Because of the need to develop a virtual inspection protocol, HOME inspections were delayed until late in FY 2021. Of the five inspections due to be carried out in FY 2021, two have been completed and the remaining three will be carried out in early FY 2022. The inspected properties were Longview Terrace and The Nexus. The three remaining properties are The Station at Potomac Yard, Arbelo Apartments, and The Bloom. No issues were detected at the properties that have been inspected.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Private developers of HOME-funded affordable-housing units bear the primary marketing responsibility for rental HOME. The Office of Housing assists developers with marketing by publishing announcements on its website, via the City's eNews mailing list (which now has over 9,000 subscribers), and social media when project waitlists open. Information about open waitlists is also shared with housing officials in neighboring jurisdictions so they can inform their residents. Monthly, the Office of Housing publishes a list of available affordable rental units, based on anticipated vacancies, on the City's website. This list is also shared to the public via eNews email alert service.

HOME-funded ownership units are marketed using the City's eNews email alert service, City of Alexandria's public information cable channel 70, Office of Housing's webpage, information packets located at the Office of Housing, City of Alexandria's social media accounts (Twitter and Facebook), local realtors and real estate websites, and individual consultation with Office of Housing staff.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

\$452,000 in HOME program income was used to provide downpayment and closing cost assistance to ten low-income first-time homebuyers. The homebuyers were primarily single and fairly evenly split



between whites and people of color.

\$126,709.95 in CDBG program income was used to provide home rehabilitation loans to low-income homeowners to extend the life of their property and make accessibility modifications. These homeowners were primarily single and evenly split between whites and people of color. All of the homeowners were elderly and had special needs which required accommodation.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City used a mixture of federal and local funds to help moderate-income first-time homebuyers purchase homes through the Flexible Homeownership Assistance Program. Deed restrictions on these homes ensure they will be resold to other income-qualified homebuyers, preserving their affordability in the future.

ARHA completed the redevelopment of Ramsey Homes, now known as the Lineage at North Patrick Street. The Lineage at North Patrick Street has 52 units, 6 of which are public housing replacement units. The remaining 46 units are affordable at 30%, 50%, and 60% AMI. The Lineage at North Patrick Street was completed in April 2021.

The City used HOME funds to support the construction of The Bloom/Carpenter's Shelter, a 97-unit affordable housing development built atop a new homeless shelter facility. This shelter will provide case management services to homeless individuals and 10 units in the development are reserved for formerly homeless individuals who will continue to receive supportive services. The project opened in November 2020.