

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE  
MEETING**

**DATE: April 3, 2025**

**LOCATION: City Hall Room 1900**

**TIME: 7:00-9:00 P.M.**

*\*Spanish interpretation will be provided\**

**AGENDA**

- |  |           |
|--|-----------|
| 1. Introductions (AHAAC Co-Chairs)   | 7:00 p.m. |
| 2. Consideration of March 6, 2025 Minutes (Co-Chairs)<br><i>Action Requested: Review and Vote on February Minutes</i>                                      | 7:03 p.m. |
| 3. FY 2026 Annual Action Plan – Public Hearing (Kim Cadena)  | 7:05 p.m. |
| 4. Development Preview: The View (Kenny Turscak)   | 7:30 p.m. |
| 5. Introduction to Virginia Housing Lending Requirements for Affordable Housing (Helen McIlvaine)  | 7:45 p.m. |
| 6. DCHS Video on Unhoused Alexandrians and 2025 Point-in-Time (PIT) Count Update (DCHS)  | 8:00 p.m. |
| 7. Housing 2040 Update: <ul style="list-style-type: none"><li>a. Preservation</li><li>b. Principles and Goals</li></ul>                                    | 8:10 p.m. |
| 8. ARHA Updates (Michelle Krockner)  | 8:40 p.m. |
| 9. Housing Alexandria Updates (Jon Frederick)  | 8:45 p.m. |
| 10. Staff Updates (Staff) <ul style="list-style-type: none"><li>• Budget Update</li><li>• Federal Funding and Policy Changes: Impacts on Housing</li></ul> | 8:50 p.m. |
| 11. Information Items: <ul style="list-style-type: none"><li>a. Financial Report</li></ul>   | 8:55 p.m. |
| 12. Announcements and Upcoming Housing Meetings (Staff)  | 8:58 p.m. |

[FY 2026 Budget Add Delete Public Hearing Meeting](#)

April 8: 6:00 p.m. – 7:00 p.m.

Council Chambers, City Hall, 301 King Street

[ARHA Redevelopment Work Group Meeting](#)

April 17: 5:30 p.m. – 7:00 p.m.

Council Work Room, City Hall, 301 King Street

Housing Preservation Panel

April 29: 6:30 p.m. – 8:30 p.m.

Hybrid: In-person at Charles Houston Recreation Center ([register here](#))

[Virtual option](#)

FY 2026 Budget Adoption/Tax Rate Adoption

April 30: 6:00 p.m. – 8:00 p.m.

Council Chambers, City Hall, 301 King Street

13. Adjournment (Chair)

9:00 p.m.

City of Alexandria, Virginia

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | March 6, 2025

	Members Present	Members Absent	Staff
1	Aschalew Asabie		Eric Keeler, Housing Deputy Director
2		Yeshewase Ayele	Tamara Jovovic, Housing Program Manager
3		Felicia Brewster	Christopher Do, Housing Analyst
4	Annette Bridges (Zoom)		Jose Gonzalez, Housing Program Manager
5	Michael Butler		Kim Cadena, Housing Analyst
6	Joseph Dammann		Maya Contreras, Planning & Zoning
7		Michael Doyle	Stephanie Sample, Planning & Zoning
8	Betsy Faga		Catherine Miliaras, Planning & Zoning
9	Jon Frederick		Margaret Cooper, Planning & Zoning
10	Michelle Krocke		Kenny Turscak, Planning & Zoning
11	Coss Lumbé (Zoom)		Mayra Jordan, Landlord-Tenant
12	Jan Macidull (Zoom)		Aysha Sarwar, DCHS
13	Shelley McCabe		
14	Melissa Sathe		
15		Peter Sutherland	
16	Anderson Vereyken		
17	Sean Zielenbach		
	Helen McIlvaine*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests	Affiliation	
1	Ken Wire	Wire Gill LLP	
2	Megan Rappolt	Wire Gill LLP	
3	Patrick Bloomfield	Blooms Development	
4	Jerry Ricciardi	Blooms Development	
5	Shahin Yavari	Monday Properties	
6	Genee Hayes	Good Shepherd Housing	

\*non-voting

## **1. Introduction and Chair Remarks (Chairs)**

Chair Sean Zielenbach called the meeting to order at 7:00 p.m. The Chair welcomed guests and Committee members.

## **2. Consideration of February 6, 2025 Minutes (Chris Do)**

Jon Frederick motioned to approve the February 6, 2025 Minutes; Betsy Faga seconded the motion. The Committee voted unanimously to approve the February 6, 2025 minutes.

## **3. Consideration of an Affordable Housing Plan for 808 & 802 North Washington (Ken Wire/Kenny Turscak)**

Ken Wire presented the Affordable Housing Plan for 808 & 802 North Washington Street. The project proposes 49 condominium units on the site of the former Towne Motel. The project will provide one affordable homeownership unit in exchange for Section 7-700 bonus density.

One member asked about the difference in affordability between committed affordable rental units versus committed affordable homeownership units. Eric Keeler explained that 60% AMI is the threshold for rental units, but 70-100% AMI is the range for homeownership based upon the set purchase price.

Jon Frederick motioned to approve the affordable housing plan; Michelle Krockner seconded the motion. The Committee voted unanimously to approve the Affordable Housing Plan.

## **4. Consideration of an Affordable Housing Plan for 1900 North Beauregard (Kenny Turscak)**

Kenny Turscak presented the affordable housing plan for 1900 North Beauregard. The developer proposes constructing 345 rental units with above grade parking on the site of an existing medical office building. The project is located in the AlexWest Small Area Plan and is part of the Adams Neighborhood.

The project will provide 35 committed affordable rental units in excess of the 12 affordable units required consistent with the Rezoning Housing Contribution policy. The required yield reflects the revised interpretation that the OC zone provides a base density of 1.25 FAR notwithstanding that CDD #21 does not allow any residential density on the site.

One member commented that they did not interpret Section 5-608 of the Zoning Ordinance to bestow underlying zoning to all CDDs in the City and thus, the contribution of 35 units would be mandatory, not voluntary. The member asked what changed in the interpretation of the base zoning for the project and how this interpretation can impact other CDDs. One member noted that it is unlikely to impact the entirety of AlexWest but will affect Monday properties.

One member noted that 35 affordable units were required under the City's original interpretation that CDD #21 provided no base residential density for the project. The member emphasized that this project will establish a precedent that will undermine the ability to generate more affordable housing in AlexWest through CDDs. The member highlighted that AHAAC had submitted comment letters during the AlexWest planning process flagging that underlying zoning could be a potential issue. Another member emphasized that AlexWest envisioned the CDD as a tool to maximize the affordable housing contribution in these commercial areas.

Another member pointed out that the Blake, the property adjacent to this project, provided fewer affordable units under the expectation that more affordable units would be provided in later phases after the Blake catalyzed development.

One member asked what other community concerns had been raised with the project. Mr. Wire responded that neighbors were concerned about the building setback and shadowing of areas behind it. Another member asked about the plans for the park on the site. Mr. Wire noted that the park will be dedicated to the City and the City will determine what is designed on the site.

Ali Coleman Tokarz asked if the set-aside units will prioritize City employees. Ms. McIlvaine explained that the units will be advertised on AlexNet, but will be open for everyone, not just City employees.

Bety Faga motioned to approve the affordable housing plan for 1900 N. Beauregard. Jon Frederick and Anderson Vereyken abstained; Annette Bridges voted in opposition. The remainder of the Committee voted to approve the affordable housing plan.

Subsequent to the vote, the Committee continued to discuss the project. The Co-Chairs clarified that the vote was to approve the project as presented because it proposed to provide 35 affordable rental units. Co-Chair Zielenbach expressed that the Committee had concerns with the interpretation of the base density and the CDD zoning, especially with how it could reduce the affordable housing contribution for future projects.

Michelle Krockner motioned to authorize the Co-Chairs to draft a letter summarizing the Committee's concerns about the interpretation of the underlying zoning and its implications on affordable housing provision in other CDDs. All Committee members voted in favor.

## **5. Public Hearing on Section 108 (Kim Cadena)**

Kim Cadena presented on Section 108. Michelle Krockner motioned to open the public hearing; Betsy Faga seconded the motion. The purpose of the public hearing was to provide an opportunity for the public to provide feedback on the Section 108 application to the Department of Housing and Urban Development. Section 108 is a provision that allows the City to borrow up to five times the amount of its annual Community Development Block Grant (CDBG) allocation. The City proposes a \$5.5 million Section 108 loan to help fund land acquisition for the Sansé affordable housing

project. This loan would be part of the funding package already approved for the Sansé and Naja. The interest rate would be based on the 6-month Treasury Note and would be fixed over 20 years.

One member asked what would be used to repay the loan if CDBG funding is cut. Eric Keeler responded that the City's dedicated affordable housing funds would cover loan repayment in the event CDBG funding is cut.

Mike Butler motioned to close the public hearing; Michelle Krocker seconded the motion. The Chairs closed the public hearing on Section 108.

## **6. Consideration of Loan Request to Good Shepherd Housing (Jose Gonzalez)**

Genee Hayes, the Executive Direct of Good Shepherd Housing, presented a loan request to the Committee. Good Shepherd Housing, an affordable housing non-profit, is seeking a loan of \$195,000 from HOME funds to purchase and preserve a one-bedroom condominium unit in the Park Condominiums. The unit will need an estimated \$7,500 in repairs.

Good Shepherd Housing will provide wraparound services for the resident(s) of the unit. The unit is currently occupied by a voucher holder, who will remain in the unit. Should the existing tenant move out, the rent will be the lesser of 30% of the adjusted income of a household earning 65% AMI or the fair market rent limit for the area.

One member asked if the City owns the unit or if it has a Right of First Refusal. Mr. Keeler explained that the City has the Right of First Refusal and would transfer ownership to another nonprofit if Good Shepherd Housing were unable to maintain ownership of the unit.

One Committee member asked if this loan is the best use of HOME funds to purchase a single unit. Ms. McCabe responded that HOME funds have many restrictions that limit how they can be used. Mr. Keeler added that the cost of acquiring and preserving the unit is significantly less than the cost of building a new unit.

Another Committee member asked if the voucher covers special assessments and HOA fees. Ms. Hayes noted that it does not, but Good Shepherd Housing has reserves and fundraising to cover those costs. Another member asked if the City will find a replacement tenant if the existing tenant moves out. Ms. Hayes explained that Good Shepherd Housing has a long waiting list for units to be filled, but the City can provide referrals.

The Committee voted unanimously to recommend approval of the loan to Good Shepherd Housing. Two Committee members commented that they are hopeful that the scattered site model of affordable housing will expand affordable housing options in the City.

## **7. Housing 2040 Updates (Staff)**

Tamara Jovovic reminded the Committee of the upcoming March 18 Community Meeting. Ms. Jovovic also highlighted the Housing 2040 projects that will be brought back to AHAC this spring.

## **8. ARHA Updates (Michelle Krocker)**

Michelle Krocker provided an update on ARHA. Erik Johnson is currently looking at staffing at ARHA and systems at the agency. ARHA plans to host an event focused on public housing in the City.

## **9. Housing Alexandria Updates (Jon Frederick)**

Jon Frederick provided an update on Housing Alexandria. Mr. Frederick anticipates that they will begin selling units at Seminary Road in July. Housing Alexandria is working with ARHA on homeownership vouchers. Housing Alexandria will also bring in two properties under its in-house property management which will not impact rental assistance placements.

## **10. Staff Updates (Staff)**

Eric Keeler provided an update on the FY 2026 Budget process. Housing will continue to receive its Meals Tax allocation, which is slightly below the projected amount. Ms. McCabe noted that it is hard to ask for more funding from City Council given the economic uncertainty. Instead, Ms. McCabe plans to highlight alternative tools that could finance affordable housing projects.

## **11. Information Items (Eric Keeler/Staff)**

Staff did not report on information items.

## **12. Announcements and Upcoming Meetings**

### [FY 2026 Budget Add Delete Public Hearing Meeting](#)

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### [ARHA Redevelopment Work Group Meeting](#)

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FY 2026 Budget Adoption/Tax Rate Adoption

April 30: 6:00 p.m. – 8:00 p.m.

Council Chambers, City Hall, 301 King Street

**13. Adjournment (Chair)**

The Committee voted to adjourn the meeting at 9:15 p.m.

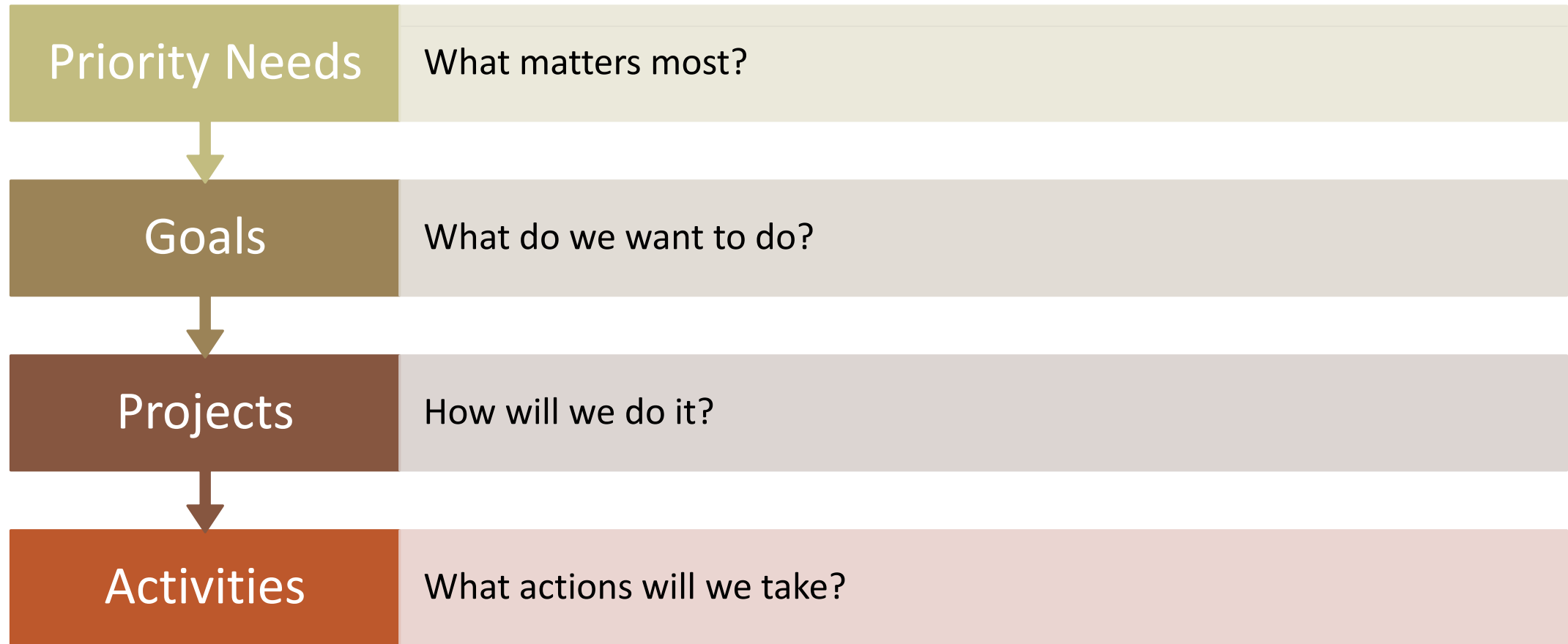


# Draft FY 2026 Annual Action Plan

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FOR HOUSING AND COMMUNITY DEVELOPMENT

# Consolidated Plan Format



# Priority Needs and Goals

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## Equitable Access to Housing

- Housing Affordability
- Housing Accessibility

## Prevent and End Homelessness

- Homelessness Prevention
- Homeless Services

## Maintain Housing Stability

- Support Low-Income Renters
- Support Low-Income Homeowners

# Community Development Block Grant & Home Investment Partnership Program

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## **CDBG**

- Intended for community development projects and services
- Must be targeted at low- or moderate-income people
- Can be used for housing rehabilitation and housing related services, but not new housing construction
- 15% cap on funds used for public services
- City focuses funds on rehab projects

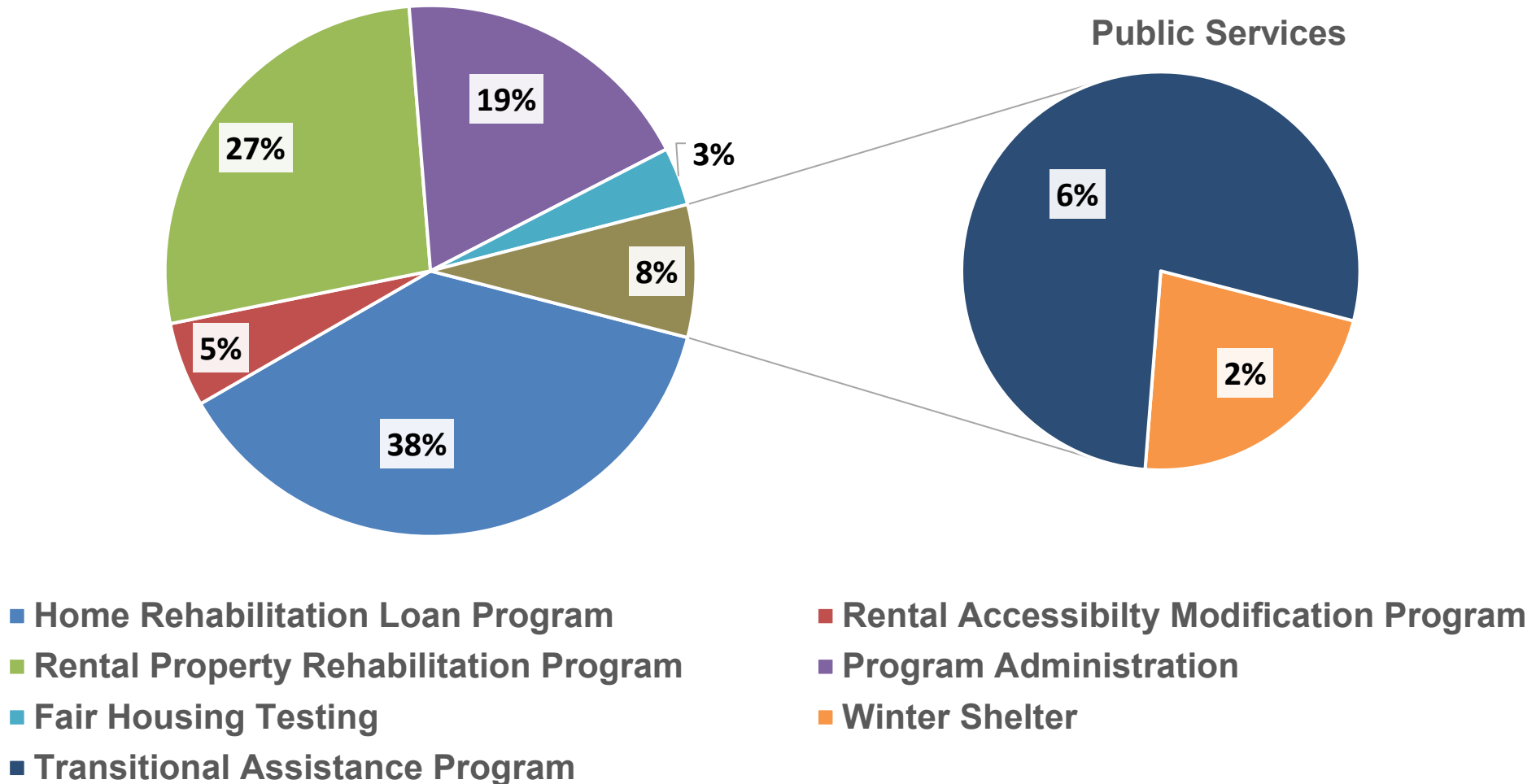
## **HOME**

- Only for funding housing programs
- Can be used for both rental and homeownership construction or rehab
- Can also be used for down-payment and closing cost assistance
- Income restrictions on both rental and homeownership programs; rent limits for HOME units
- Homeownership units have resale restrictions to keep them affordable to future buyers

Program	Proposed FY 2025 Estimated Federal Funding	Estimated FY 2026 Performance Measure
Equitable Access to Housing		
Housing Opportunities Fund (HOF)	\$302,054 (New HOME—\$241,643 HOME Match—\$60,411)	Construction will continue on a new 474-unit project
Flexible Homeownership Assistance Program	\$300,000 (HOME Program Income - \$250,000 CDBG Program Income - \$50,000)	8 New Homeowners
Alexandria Neighborhood Stabilization Program	<i>HOME funding revolves within the program.</i>	4 New Homeowners (counted in FHAP total)
Fair Housing Testing	\$39,600 (New CDBG)	One Round of Testing
Prevent and End Homelessness		
Transitional Assistance Program	\$70,000 (New CDBG)	50 People
Winter Shelter	\$20,000 (New CDBG)	200 People
Maintain Housing Stability		
Rental Accessibility Modification Program	\$57,500 (New CDBG)	2 Units Modified
Rental Property Rehabilitation Program	\$300,000 (New CDBG)	10 Renters Assisted
Home Rehabilitation Loan Program	\$1.4M (New CDBG - \$419,689; Program Income - \$325,000; Carryover—\$360,000; New HOME \$300,000 Match—\$75,000)	5 Homes Rehabilitated
Program Administration (staff costs to manage, monitor, and track use of federal program funds)	\$261,280 (New CDBG - \$208,613; New HOME - \$52,667)	n/a

# Community Development Block Grant

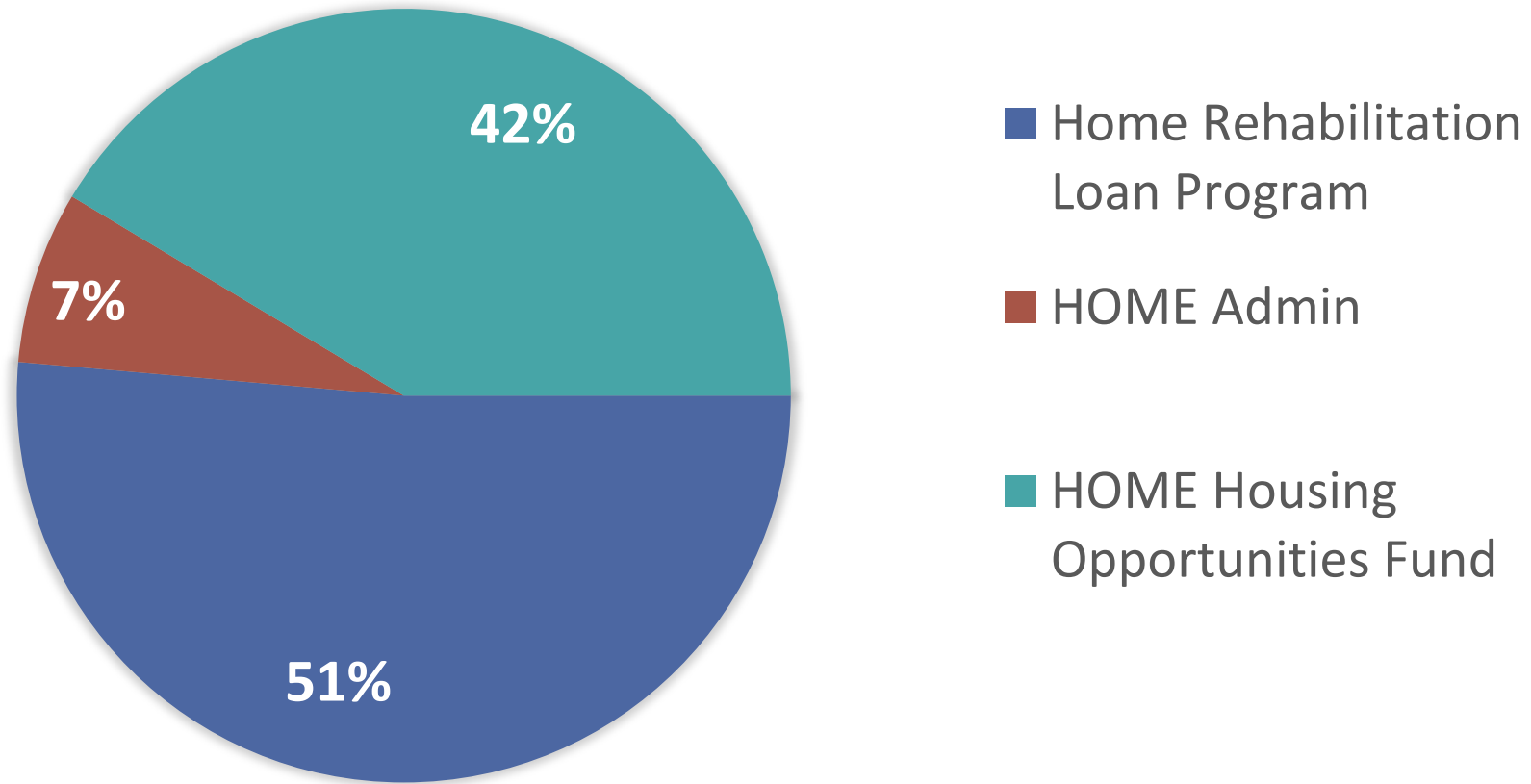
## Proposed CFY26 CDBG Allocation Funding Distribution



# Home Investment Partnership Program

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## PROPOSED CFY26 HOME ALLOCATION FUNDING DISTRIBUTION



# Sansé

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- Under construction - leasing will start in fall of 2026
- City will use Section 108 loan of \$5.5 million as part of funding package
- Section 108 loan not dependent on federal budget
- \$1.5 million federal earmark committed to project





# Seminary Road Townhouses

- Units anticipated to deliver in summer 2025
- City will use HOME funds and program income for downpayment assistance to buyers
- Affordability will be preserved with “shared equity” model
- Restricted to 80% AMI and below



## Next Steps

The Public Comment period ends April 16

The City Council will vote on the Draft Action Plan at their April 22 Legislative Session

Comments can be submitted via email to [kimberly.cadena@alexandriava.gov](mailto:kimberly.cadena@alexandriava.gov) or via postal mail to:

Office of Housing

ATTN: Kim Cadena

421 King Street, Suite 215

Alexandria, VA 22314

# Questions?

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# Draft Annual Action Plan

**For Housing and  
Community  
Development**

## *Resident Summary*

### *What is the Annual Action Plan?*

The Annual Action Plan is the City's application to the Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds. The Annual Action Plan explains how the City will use the funds it receives from HUD in City Fiscal Year (FY) 2026 to address Alexandria's housing and community development needs. It is guided by the Priority Needs established in the FY 2022-2026 Consolidated Plan.

### *How does it work?*

In the FY 2022-2026 Consolidated Plan, the City identified Equitable Access to Housing, Preventing and Ending Homelessness, and Maintaining Housing Stability as Priority Needs. It established Goals it wanted to accomplish to address these Priority Needs.

Each year, the City reviews its five year Goals and the progress it has made toward them in the previous year. It then sets annual goals for the progress it wants to make in the upcoming year.

To accomplish these goals, it develops Projects. Projects can be designed to fulfill one or more goals and are the basis for Activities, which are specific actions funded by CDBG or HOME funds. Activities can be anything from funding the operation of a homeless shelter to helping a low-income homeowner repair their roof. Completing Activities helps the City meet its Goals.

The Needs, Goals, Projects, and Activities in the Annual Action Plan are shown on the following pages.



# Equitable Access to Housing

*Ensuring every Alexandria resident can access and afford housing that fits their needs*

## HOUSING AFFORDABILITY

Housing should be affordable to renter households at all income levels and homeownership should be attainable to moderate income households.

### CREATE AFFORDABLE RENTAL HOUSING

The Housing Opportunities Fund supports the development of affordable rental housing. It provides funds to developers for activities such as acquisition, rehabilitation, predevelopment, development, and construction for affordable rental housing projects.

**In FY 2026, construction will continue on a 474-unit project**

### HOMEOWNERSHIP ASSISTANCE

The Flexible Homeownership Assistance Program provides down payment and closing cost assistance to qualified low- and moderate-income first-time homebuyers who live or work in Alexandria. The homes are resale-restricted to other qualified buyers to maintain their affordability.

**FY 2026 Goal: 8 New Homeowners Assisted**

### SEMINARY ROAD TOWNHOUSES

In FY 2026, Housing Alexandria will deliver the first townhouses in its Seminary Road development, giving low-income first time homebuyers a path to homeownership through Shared Equity Homeownership. The City will assist these buyers with downpayments and closing costs.

## HOUSING ACCESSIBILITY

No one should experience housing discrimination because of membership in a protected class

### FAIR HOUSING

The Office of Housing conducts yearly Fair Housing Testing to ensure housing providers are not discriminating against housing consumers. It also investigates Fair Housing violations and educates housing consumers and providers about Fair Housing requirements

**FY 2026 Goal: 1 round of Fair Housing Testing**



# Prevent and End Homelessness

*Providing shelter to every Alexandrian and giving them access to supportive services and a safe, stable home*

## REHOUSING

The Transitional Assistance Program helps households at risk of homelessness pay security deposits and first month's rent so they can move into permanent, stable housing.

**FY 2026 Goal: 50 Persons Assisted**



## HOMELESSNESS PREVENTION

Households at risk of homelessness should be supported so they can remain in their current homes or quickly be placed in new stable housing.

## WINTER SHELTER

From November 1 to April 15, the Winter Shelter Program provides overnight shelter to unhoused people in Alexandria, as well as workshops and linkages to community services. The Winter Shelter Program is administered by Carpenter's Shelter.

**FY 2026 Goal: 200 Persons Sheltered**

## HOMELESS SERVICES

Unhoused persons should have access to shelter and services that will help them achieve permanent housing.

# Maintain Housing Stability

*Keeping low- and moderate-income Alexandrians in their homes*

## SUPPORT LOW-INCOME RENTERS

Low-income renters should receive services that will help them stay in their homes.

### LOW-INCOME RENTER SUPPORT

The Rental Property Rehabilitation Program will provide no-interest deferred loans to owners of non-profit affordable rental properties to rehabilitate common areas and building infrastructure, extending the usable life of the property.

**FY 2026 Goal: 10 units rehabilitated**

### DISABLED RENTER SUPPORT

The Rental Accessibility Modification Program (RAMP) funds the modification of rental units for low-income tenants with disabilities. These modifications can include installing grab bars, replacing bathtubs with walk-ins showers, and adding ramps.

**FY 2026 Goal: 2 rental units modified**

## SUPPORT LOW-INCOME HOMEOWNERS

Low-income homeowners should receive services that will help them stay in their homes.

### REHABILITATE OLDER HOMES

The Home Rehabilitation Loan Program helps low-income homeowners make repairs to their homes, extend the usable life of the property, and add accessibility features. It provides no-interest loans to pay for construction-related costs. The loans are not due until the property is sold.

**FY 2026 Goal: 5 homes rehabilitated**

# Draft FY 2025 Annual Plan

*Activities to be undertaken in FY 2026, estimated funding amounts, and performance goals*

Program	FY 2026 Estimated Federal Funding	FY 2026 Performance Measure
<b>Equitable Access to Housing</b>		
<b>Housing Opportunities Fund (HOF)</b>	\$302,054 (New HOME—\$241,643 HOME Match—\$60,411)	Construction will continue on a new 474-unit project
<b>Flexible Homeownership Assistance Program</b>	\$300,000 (HOME Program Income - \$250,000 CDBG Program Income - \$50,000)	8 new homeowners
<b>Alexandria Neighborhood Stabilization Program</b>	<i>HOME funding revolves within the program.</i>	4 new homeowners (counted in FHAP total)
<b>Fair Housing Testing</b>	\$39,600 (New CDBG)	One round of testing
<b>Prevent and End Homelessness</b>		
<b>Transitional Assistance Program</b>	\$70,000 (New CDBG)	50 people assisted
<b>Winter Shelter</b>	\$20,000 (New CDBG)	200 people sheltered
<b>Maintain Housing Stability</b>		
<b>Rental Accessibility Modification Program</b>	\$57,500 (New CDBG)	2 units modified
<b>Rental Property Rehabilitation Program</b>	\$300,000 (New CDBG)	10 units rehabilitated
<b>Home Rehabilitation Loan Program</b>	\$1.4M (New CDBG - \$419,689; Program Income - \$325,000; Carryover—\$360,000; New HOME \$300,000)	5 homes rehabilitated
<b>Program Administration (staff costs to manage, monitor, and track use of federal program funds)</b>	\$261,280 (New CDBG - \$208,613; New HOME - \$52,667)	n/a

## SECTION 108 LOAN FUNDS

The Section 108 loan program allows CDBG and HOME grantees to supplement local loan funds to support community development, economic development, and housing projects in their jurisdictions. The City plans to borrow up to \$5,472,415 to support the creation of deeply affordable units in Arlandria. The loans will be repaid with proceeds from the project, with the City providing a guarantee of its future CDBG allocations in case of default. Until the project has stabilized and is producing cash flow, the City will subsidize the interest on the loan using CDBG funds.

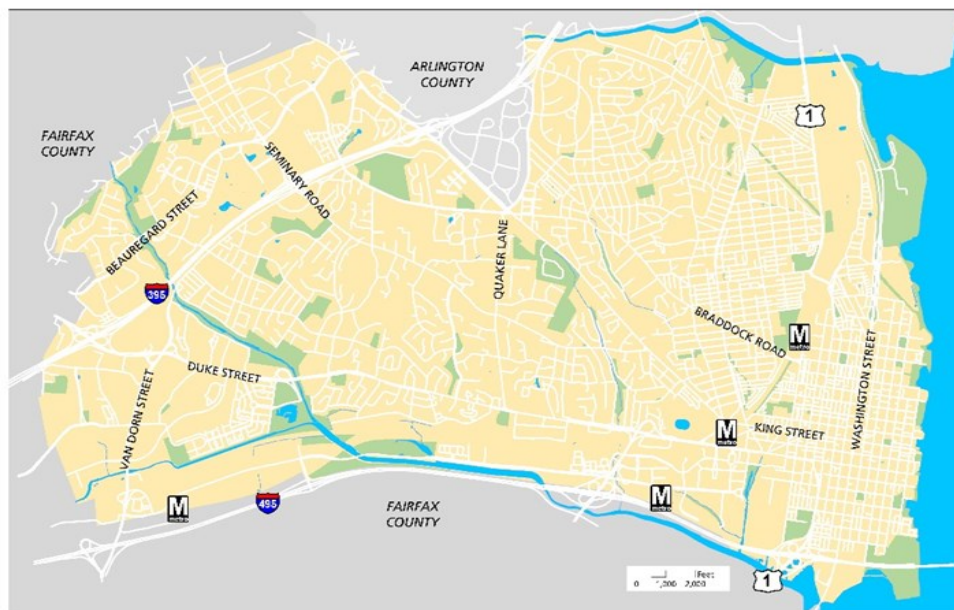


CITY OF ALEXANDRIA FY2026

# Draft Annual Action Plan

## *What areas does the Annual Action Plan serve?*

The geographic area served by programs supported with CDBG and HOME funds during the FY 2026 Annual Action Plan will be the entire City, which includes areas of concentrated poverty and minority populations.



## *How can I comment on the Annual Action Plan?*

The Draft FY 2026 Annual Action Plan and Draft Resident Summary will be made available for public comment from Monday, March 17, 2025 through Wednesday, April 16, 2025. During the 30-day comment period copies of the Draft Annual Action Plan and Draft Resident Summary will be made available at the Office of Housing, 421 King Street, Suite 215 from 9 am to 5 pm, Monday through Friday, at City libraries, and on the Office of Housing's website ([www.alexandriava.gov/Housing](http://www.alexandriava.gov/Housing)). Copies will also be mailed via USPS upon request.

Persons wishing to comment may do so by providing testimony at the regular Thursday, April 3, 2025 Alexandria Housing Affordability Advisory Committee meeting at 7pm in Room 1900, Alexandria City Hall, 301 King Street. Written comments should be sent via email to [kimberly.cadena@alexandriava.gov](mailto:kimberly.cadena@alexandriava.gov) or postal mail to Kim Cadena, 421 King St., Suite 215, Alexandria, VA, 22314. Comments on the Draft Annual Action Plan will be accepted until 5 p.m. on Wednesday, April 16, 2025.

Translated copies of the Draft Annual Action Plan and copies of the Draft Annual Action Plan accessible to persons with disabilities are available upon request.



# DRAFT CFY 2026 ANNUAL ACTION PLAN

For Housing and Community Development



Prepared by the Office of Housing  
421 King St, Suite 215, Alexandria, VA 22314  
[alexandriava.gov/Housing](http://alexandriava.gov/Housing)

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## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In its 2022-2026 Consolidated Plan, the City identified Priority Needs of Equitable Access to Housing, Preventing and Ending Homelessness, and Maintaining Housing Stability. The projects proposed by the City in this City Fiscal Year 2026 (Federal Fiscal Year 2025) Draft Annual Action Plan (Draft Plan) will fulfill these needs through:

##### **Equitable Access to Housing**

- Construction will continue on a 474-unit development in which one-quarter of the units will be reserved for households at or below 40% Area Median Income
- 8 low- or moderate-income first-time homebuyers will receive downpayment and closing cost assistance
- 1 round of fair housing testing will be conducted

##### **Prevent and End Homelessness**

- 200 individuals will be provided with overnight shelter during the winter months
- 50 individuals will receive assistance with security deposits and first month's rent, allowing them to move into stable housing

##### **Maintain Housing Stability**

- 5 low-income homeowners will have their homes rehabilitated to increase the life of the property and allow them to remain in their homes
- 2 disabled low-income renters will have accessibility modifications made to their units to allow them to remain in their homes
- 9 extremely low-income renters will have their building and rental units rehabilitated, extending the usable life of the building and preventing them from being displaced
- 8 low-income tenants will have their current units rehabilitated

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Alexandria intends to continue its legacy projects such as the Home Rehabilitation Loan Program (HRLP), the Rental Accessibility Modification Program (RAMP), the Transitional Assistance Program (TAP), and the Winter Shelter Program from previous years as there remains a demand for those activities. Because of a temporarily reduced demand for single family home rehabilitation, the City intends to widen the scope of its rehabilitation program to include funding for capital repairs on committed affordable multifamily buildings, extending their useful life and preserving their affordability.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Draft Plan and a Resident Summary of the Draft Plan synthesizing the intended Priority Needs, Goals, and Projects will be made available on the City's website, at the Office of Housing, and in City libraries. There will be a 30-day public comment period and a public hearing will be held during the regular meeting of the Alexandria Housing Affordability Advisory Committee. The Draft Plan will also be shared with community partners, organizations serving low- and moderate-income people, non-profits with an interest in housing and community development, and community housing development organizations.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public comment period is ongoing.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

The public comment period is ongoing.

### **7. Summary**

## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	ALEXANDRIA	
CDBG Administrator	ALEXANDRIA	Office of Housing
HOPWA Administrator		
HOME Administrator	ALEXANDRIA	Office of Housing
ESG Administrator		

**Table 1 – Responsible Agencies**

### **Narrative (optional)**

### **Consolidated Plan Public Contact Information**

Kim Cadena  
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Alexandria, VA  
703.746.4990  
kimberly.cadena@alexandriava.gov  
alexandriava.gov/Housing

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

In accordance with the City's 2023 Citizen Participation Plan, the City consulted with designated agencies, groups, and community organizations during the public comment period. These consultations were conducted via email.

The City consulted with the following community groups and organizations:

- ACT for Alexandria
- Affordable Housing Affordability Advisory Committee
- African Communities Together
- Alexandria Chapter of the NAACP
- Alexandria Commission for Women
- Alexandria Commission on Aging
- Alexandria Commission on Employment
- Alexandria Commission on Persons with Disabilities
- Alexandria Community Policy and Management Team
- Alexandria Community Services Board
- Alexandria Council of Human Service Organizations
- Alexandria Economic Development Partnership
- Alexandria Redevelopment and Housing Authority Resident Council
- Casa Chirilagua
- Children, Youth, and Families Collaborative Commission
- Christ House
- Economic Opportunities Commission
- Social Services Advisory Board
- Tenants and Workers United

It also consulted with the agencies, groups, and organizations listed in the table below.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The Office of Housing hosts quarterly meetings between public and non-profit housing providers and government health, mental health, and service agencies. These meetings usually have a central topic, such as resident services or environmental sustainability, as well as an open discussion period where participants can share questions, concerns, and issues and receive advice and support from each other.

These meetings allow participants to connect with each other regarding topics and programs of mutual interest.

The City also participates in the following activities to enhance coordination between public and private housing and service providers and private and governmental health, mental health and service agencies:

Public and Assisted Housing Providers City staff and the staff of the Alexandria Redevelopment & Housing Authority (ARHA) meet monthly to discuss issues of mutual interest to both agencies. Topics include how the City can best support ARHA's efforts to reposition and modernize its housing stock, ARHA's housing programs and future redevelopment plans, and City planning efforts that might affect ARHA's housing portfolio and its residents. The City hosts a monthly meeting of the ARHA Redevelopment Work Group where City Council members and ARHA Board members discuss local and federal housing policy, ARHA's redevelopment projects and development pipeline, and ARHA's subsidy repositioning activities.

Non-profit Affordable Housing Providers. The City works with Housing Alexandria (formerly Alexandria Housing Development Corporation), Community Lodgings Inc, Wesley Housing Development Corporation, AHC, Inc., and other non-profit organizations, to identify and develop opportunities for affordable housing preservation and production within the City. These organizations operate mixed-use projects and/or several affordable rental apartments affordable for households with incomes at or below 60% of the area median income (AMI).

Private and Governmental Health, Mental Health, and Service Agencies Providers The Alexandria Health Department has partnered with the Alexandria Neighborhood Health Services, Inc. (ANHSI) to provide outpatient health care to low-income Alexandria residents. The City shifted some of its public health clinic functions to ANSHI and provided the organization a City-owned facility to administer health care services. Care includes behavioral health and dental services, adult and pediatric care, and HIV/AIDS case management services.

State Government Virginia Housing (VH) and the Virginia Dept. of Housing & Community Development (DHCD) have partnered with the City to provide financial support for the City's first-time homeownership and neighborhood stabilization programs. The Office of Housing staff stays abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. In addition, VH administers federal Low Income Housing Tax Credits (LIHTC) which fund most of the City's new affordable rental development and also provides below-market loans and/or grants to mitigate housing impacts related to economic development. DHCD administers state and federal housing trust funds which are competitively awarded to housing projects serving low- and moderate-income households, including persons experiencing or at risk of homelessness.

The Office of Housing administers the State Rental Assistance Program (SRAP) in Alexandria on behalf of the Virginia Dept. of Behavioral Health & Developmental Services, which funds the program. SRAP



provides eligible individuals with developmental disabilities rental assistance so that they can live independently.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), which functions as the Continuum of Care (CoC), collaborates with community providers to submit the annual HUD CoC Competition application and the Virginia Department of Housing and Community Development Housing Solutions Grant. Funded programs provide housing and services for individuals and families experiencing or at risk of homelessness. The Office of Housing coordinates its efforts to aid homeless persons and persons at risk of homelessness by having a member of its staff serve on The Partnership's Governing Board. The Office of Housing also works closely with the Department of Community and Human Services (DCHS), which administers eviction prevention programs and programs providing assistance with security deposits and first month's rent to eligible households.

Through memorandums of understanding (MOUs), The Partnership coordinates housing services with various private and public institutions to prevent individuals from being discharged into homelessness. Housing needs are assessed through the Centralized Assessment System operated by DCHS. Appropriate placement is made with a homeless services provider.

The Office of Housing is also a member of the Alexandria Eviction Prevention Partnership (AEPP). AEPP brings together staff from the Office of Housing, DCHS, Legal Services of Northern Virginia, the Alexandria Sheriff's Office, and local non-profit and faith-based organizations to keep persons at risk of eviction and homelessness in their homes.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

As a member of The Partnership, the City's Office of Housing staff meets with the Partnership Governing Board members to determine the allocation of ESG funding and provide input on developing performance standards and policies and procedures governing the administration of Homeless Management Information System (HMIS). ESG recipients are monitored and a report of program progress toward The Partnership's strategic plan goals is submitted to The Partnership members. The Partnership's Gaps & Needs Committee reviews HMIS data and monitors HMIS procedures. Funding may be reallocated as needed.

ESG Allocation The City and local nonprofits receive ESG funds from the Virginia Department of Housing and Community Development (DHCD) through a competitive grant process. As part of the funding allocation process, DHCD encourages CoC input into allocation of all grant funding, including ESG.

Performance Standards and Outcomes The Partnership members have adopted written performance standards and outcomes for programs funded by ESG such as rapid rehousing, emergency shelter, and homeless prevention programs. Quarterly reports generated through the HMIS are submitted to VDHCD to provide program specific performance outcome information.

HMIS Policies and Procedures The Partnership designated the City's DCHS as the HMIS Lead Agency. DCHS staff developed an HMIS Policy and Procedures manual, which was approved by The Partnership. Members of The Partnership that receive federal or state funding to provide homeless services must meet the minimum HMIS participation standards as defined in the manual.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
2	<b>Agency/Group/Organization</b>	ALIVE! House
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
3	<b>Agency/Group/Organization</b>	Alexandria Housing Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
4	<b>Agency/Group/Organization</b>	AHC, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Education Services-Employment Services - Narrowing the Digital Divide Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
5	<b>Agency/Group/Organization</b>	Carpenter's Shelter
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.

6	<b>Agency/Group/Organization</b>	Department of Community and Human Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
7	<b>Agency/Group/Organization</b>	Community Lodgings, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.

9	<b>Agency/Group/Organization</b>	Friends of Guest House
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
11	<b>Agency/Group/Organization</b>	Legal Services of Northern Virginia
	<b>Agency/Group/Organization Type</b>	Regional organization Services - Legal
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
12	<b>Agency/Group/Organization</b>	Northern Virginia Regional Commission
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.

13	<b>Agency/Group/Organization</b>	Rebuilding Together
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
14	<b>Agency/Group/Organization</b>	Alexandria Public Health Agency
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Health Agency Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
15	<b>Agency/Group/Organization</b>	Northern Virginia Affordable Housing Alliance
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.

16	<b>Agency/Group/Organization</b>	Wesley Housing Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.
17	<b>Agency/Group/Organization</b>	SHELTERED HOMES OF ALEXANDRIA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Plan will be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period. It is intended that groups will provide suggestions, comments, and corrections during this period.

### **Identify any Agency Types not consulted and provide rationale for not consulting**

The Northern Virginia Urban League and Homes for America were not consulted because they did not provide the necessary contact information for consultation.



### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	The Partnership to Prevent and End Homelessness	One of the highest priorities of the COC Plan is the creation of deeply affordable housing units, which the City identified as a Priority Need in the 2022-2026 Consolidated Plan.
Housing Master Plan	City of Alexandria Office of Housing	The Housing Master Plan set a goal for the creation or preservation of 2,000 units of low-income units by 2025. Using HOME and CDBG funding, the City is on track to reach this goal. The Housing Master Plan is currently being revised and a new Housing Master Plan will be completed in FY 2026.
The Future of Housing in Greater Washington	Metropolitan Washington Council of Governments (MWCOG)	MWCOG set a goal for the creation or preservation of an additional 2,250 units affordable to low-income households by 2030. Alexandria's Strategic Plan calls for it to use its HOME allocation to create new low-income units, helping it to reach the goal set by MWCOG.

**Table 3 – Other local / regional / federal planning efforts**

### Narrative (optional)

AHC Inc. is working to bridge the digital divide by providing their residents with free wifi services and devices to allow them better internet access. The City of Alexandria has partnered with Ting Internet to install fiber internet infrastructure across the city and provide no cost internet service to residents of select affordable housing units. The Alexandria Library loans out devices such as wifi routers to anyone with an Alexandria library card.

The City of Alexandria Department of Transportation and Environmental Services received a \$750,000 Community Project Funding grant from HUD to address urban flooding issues and is applying for additional grants to expand its flood mitigation efforts. T&ES and Alex Renew, the City's sewer authority, are jointly working on a project to replace a combined sewer system with separate sanitary and stormwater systems, which will reduce flooding by increasing the amount of stormwater that can drain at one time. This project is predicted to be completed in FY2026. The City also provides grants to homeowners who install measures to floodproof their homes and reduces stormwater fees for homeowners who take actions to reduce runoff from their properties.

## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

The Draft Plan and a Resident Summary of the Draft Plan synthesizing the intended Priority Needs, Goals, and Projects will be made available on the City's website, at the Office of Housing, and in City libraries. There will be a 30-day public comment period from March 17 to April 16 and a public hearing will be held on April 3. The public comment period and public hearing were announced in two local newspapers of general circulation, one in English and one in Spanish, and advertised on the City's website.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing will be held at the April 3 Alexandria Housing Affordability Advisory Committee (AHAAC) meeting.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish	An ad was placed in El Tiempo Latino, a Spanish-language paper in general circulation in Alexandria. The ad specified how to access copies of the Plan and the date and time of the AHAAC Public Hearing.			
3	Internet Outreach	Non-targeted/broad community	Social media posts were made linking to the Plan.			
5	Newspaper Ad	Non-targeted/broad community	An ad was placed in the Alexandria Times, an English-language paper in general circulation in Alexandria. The ad specified how to access copies of the Plan and the date and time of the Public Hearing.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The following table shows the amount of HOME and CDBG funds expected to be available in year five of the Consolidated Plan. The amounts are based on the current federal funding allocations and projected allocations for the next year. These may change depending on changes in federal budget priorities.

The table also shows the amount of Community Project Funding and HOME-ARP grant funds that have been awarded to the City.

The amount of Section 8 and competitive McKinney-Vento Homeless Assistance Act funds available over the next year is unknown. Because of this, the amounts given are the ones from CFY 2025 and may change depending on the final enacted federal budget.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,114,668	375,000	360,000	1,849,668	2,318,888	CDBG funds will be used to support community development programs for low to moderate income households. Programs include: Home Rehab Loan Program; Winter Shelter program; the Transitional Assistance Program; and multifamily rehabilitation projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	594,309	250,000		844,309	1,117,653	HOME funds will be used to serve persons with low and moderate incomes. Programs include Flexible Homeownership Assistance Program; and development or preservation of affordable units through acquisition/rehabilitation or new construction.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Public Services	876,519			876,519		
Section 108	public - federal	Acquisition	5,577,000			5,577,000		The Section 108 loan will go to support acquisition costs related to the construction of a multifamily rental project. The loan will be repaid using a portion of future CDBG allocations and residual receipts from the project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
Section 8	public - federal	TBRA	25,945,485			25,945,485		This budget is for 1/1/2024-12/31/2024 and was drawn from the HCV Data Dashboard. <a href="https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard">https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard</a>
Other	public - federal	Multifamily rental new construction Multifamily rental rehab	2,350,000		0.00	2,350,000		The City of Alexandria received a Community Project Funding grant to assist in the construction of a new 474-unit affordable multifamily rental development. The City also received a CPF grant to assist in the rehabilitation of a historic rooming house which now provides housing to extremely-low income individuals
Other	public - federal	Multifamily rental rehab	1,200,000			1,200,000		The City received approximately \$2.2 million in HOME-ARP funding which it is using to rehabilitate a rental property. \$1.2 million remains to be spent in FY 2026

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

HOME match requirements will be satisfied with local resources such as the City General Fund and the City's Housing Trust Fund. The City matches all HOME grant funds as they are drawn; however, program income is not matched as it is drawn from local interest-bearing accounts set up in accordance with federal regulations. Because program income is not drawn from Alexandria's HOME Investment Trust Fund Treasury account it is not subject to 24 CFR 92.218. The City projects the amount of program income it will receive in a given fiscal year and uses those resources prior to drawing HOME funds.

Virginia Housing will also provide funds to support the construction and/or acquisition of affordable rental projects as well as provide interest rate reductions for mortgages for first-time homebuyers. This will provide leverage for the HOME and CDBG funds the City invests in the construction and/or acquisition of affordable rental projects, as well as providing further reducing costs for the first-time homebuyers supported by the City's HOME and CDBG homeownership assistance programs.

In addition, it is projected that funding provided by Amazon will be used to support the preservation or construction of affordable rental units. Amazon funding provides leverage early in the acquisition and/or construction of a development allowing projects to proceed.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City as a policy will also consider the co-location of affordable housing with other City facilities as opportunities arise.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Affordability	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$50,000 HOME: \$241,643 Section 108: \$5,577,000 Community Project Funding: \$1,500,000	Direct Financial Assistance to Homebuyers: 8 Households Assisted
2	Maintain or Improve Living Conditions	2021	2025	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Equitable Access to Housing Maintain Housing Stability	CDBG: \$1,462,189 HOME: \$300,000 Community Project Funding: \$850,000 HOME-ARP: \$1,000,000	Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Homeless Services	2021	2025	Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$20,000	Homeless Person Overnight Shelter: 200 Persons Assisted
4	Homeless Intervention and Prevention Services	2021	2025	Affordable Housing Homeless	City of Alexandria	Prevent and End Homelessness Maintain Housing Stability	CDBG: \$70,000	Homelessness Prevention: 50 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Ensure Equal Access to Housing	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$39,600	Other: 1 Other
6	Planning and Administration	2021	2025	General Management	City of Alexandria	General Management	CDBG: \$208,613 HOME: \$52,667	Other: 17 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Increase Housing Affordability
	<b>Goal Description</b>	<p>Through the Housing Opportunities Fund and the Section 108 loan program, the City will preserve and/or construct affordable sales and rental housing using federal dollars, along with City General Fund and monies from City Housing Trust Fund. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development (including site preparation), development, and construction activities (including infrastructure).</p> <p>Using CDBG and HOME funds, the City will assist low- and moderate-income first-time homebuyers with down payments and closing costs to make homeownership more affordable.</p>
2	<b>Goal Name</b>	Maintain or Improve Living Conditions
	<b>Goal Description</b>	<p>Through the Home Rehabilitation Loan Program, eligible homeowners may receive zero-interest, deferred payment rehabilitation loans to cover costs associated with bringing their homes up to code, extending the useful life of their homes, or increasing accessibility for themselves or a member of their household. 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.</p> <p>The Rental Accessibility Modification Program (RAMP) assists eligible renter households to make accessibility modifications to their units. While landlords are required to allow accessibility modifications under the American with Disabilities Act, they are not required to pay for the modifications. RAMP provides funds for these modifications, allowing tenants to remain safely in their units.</p> <p>The City will also be using CDBG funds to support the rehabilitation of multifamily affordable properties. Properties can apply to the City's Housing Opportunities Fund for funding, which will be provided in the form of a loan to the property.</p> <p>HOME-ARP funds will be used to rehabilitate a rooming house which houses nine individuals with incomes at or below 20% AMI. These individuals were formerly homeless.</p>
3	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	<p>Through the Winter Overflow Shelter program, coordinated by Carpenter's Shelter, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.</p>

4	<b>Goal Name</b>	Homeless Intervention and Prevention Services
	<b>Goal Description</b>	Through the Transitional Assistance Program, the City provides security deposit and rental assistance to households experiencing or at-risk of homelessness.
5	<b>Goal Name</b>	Ensure Equal Access to Housing
	<b>Goal Description</b>	Conduct one round of yearly fair housing testing to determine the presence of discrimination in the local housing market, as has been conducted annually for the past three decades.
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	General management, oversight, and coordination of all CDBG and HOME program-funded activities and programs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Below is a summary of the eligible CDBG and HOME projects that will take place during the program year that address the City's priority needs. Specific objectives are detailed in the individual project descriptions below.

#### Projects

#	Project Name
1	Fair Housing
2	Homeless Services
3	Program Administration
4	Rehousing
5	Disabled Renter Support
6	Homeownership Assistance
7	Home and Building Rehabilitation
8	Affordable Rental Housing

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Alexandria is rapidly becoming unaffordable to low- and moderate-income households, both renters and potential homebuyers. The City prioritizes the creation of more affordable rental housing, assisting more households to become homeowners, and keeping residents in their homes. Rehousing has also become a priority in response to the housing crisis exacerbated by the pandemic.

The greatest obstacle to addressing underserved needs is a lack of financial resources to fully fund affordable housing preservation and production in the city.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Ensure Equal Access to Housing
	<b>Needs Addressed</b>	Equitable Access to Housing
	<b>Funding</b>	CDBG: \$39,600.00
	<b>Description</b>	Testing and enforcement of fair housing laws in Alexandria.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All households in Alexandria seeking housing will benefit from the fair housing testing program.
	<b>Location Description</b>	The project will occur in different locations around the city during the fair housing testing. Exact locations cannot be provided because of the need for anonymous testing.
2	<b>Planned Activities</b>	The Office of Housing will, with the help of a contractor, conduct fair housing testing across the City to ensure housing providers in the city are complying with fair housing laws.
	<b>Project Name</b>	Homeless Services
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$20,000.00
	<b>Description</b>	Through the Winter Overflow Shelter program, coordinated by a non-profit provider, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
	<b>Target Date</b>	4/17/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 extremely low-income people will benefit from the Winter Shelter Program, some of whom are chronically unhoused.
	<b>Location Description</b>	Winter Shelter program activities will occur at the Alexandria Community Shelter at 2355-B Mill Road and Carpenter's Shelter at 930 N Henry Street.
	<b>Planned Activities</b>	Through the Winter Overflow Shelter program, coordinated by a nonprofit provider, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
<b>3</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	General Management
	<b>Funding</b>	CDBG: \$208,613.00 HOME: \$52,667.00
	<b>Description</b>	Program administration and general management activities for the HOME, HOME-ARP, and CDBG programs.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No households will directly benefit from the proposed activities; all of the households served by the other projects in this Annual Action Plan will indirectly benefit from the proposed activities.
	<b>Location Description</b>	The activities will occur at the Office of Housing's offices at 421 King St, Suite 215, Alexandria, VA.
	<b>Planned Activities</b>	The Office of Housing will manage, monitor, and track the use of federal program funds.
<b>4</b>	<b>Project Name</b>	Rehousing
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Homeless Intervention and Prevention Services
	<b>Needs Addressed</b>	Prevent and End Homelessness

	<b>Funding</b>	CDBG: \$70,000.00
	<b>Description</b>	CDBG funds will be used to provide subsidies for rapid rehousing, security deposits, first month's rent, and transitional housing for households at-risk of homelessness or exiting homelessness.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 extremely low- and very low-income individuals will be provided with security deposits and first month's rent so they can enter stable housing.
	<b>Location Description</b>	The project activities will take place throughout the city, depending on where the beneficiaries choose to live.
	<b>Planned Activities</b>	Provide subsidies for rapid rehousing, security deposits, first month's rent, and transitional housing for low-income households at-risk of homelessness or exiting homelessness.
5	<b>Project Name</b>	Disabled Renter Support
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Maintain or Improve Living Conditions
	<b>Needs Addressed</b>	Maintain Housing Stability
	<b>Funding</b>	CDBG: \$57,500.00
	<b>Description</b>	Modify rental units and rental developments to create greater accessibility for disabled low-income renters.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two low-income households with disabled household members will benefit from this activity.
	<b>Location Description</b>	The rental units to be modified could be located anywhere in the city depending on need.
6	<b>Planned Activities</b>	The City will provide up to \$50,000 in accessibility modifications for income-qualified renter households with a disabled household member.
	<b>Project Name</b>	Homeownership Assistance
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Increase Housing Affordability

	<b>Needs Addressed</b>	Equitable Access to Housing
	<b>Funding</b>	:
	<b>Description</b>	Assist first-time low- and moderate-income homebuyers with the purchase of a home, including homes that have been renovated through the Alexandria Neighborhood Stabilization Project.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight low- and moderate-income first-time homebuyer households will receive downpayment and closing cost assistance.
	<b>Location Description</b>	Home purchases will take place in all areas of the city.
	<b>Planned Activities</b>	HOME carryover funds will be used to assist first-time low- and moderate-income homebuyers with down payments and closing costs to purchase a home, including homes that have been renovated through the Alexandria Neighborhood Stabilization Project.
7	<b>Project Name</b>	Home and Building Rehabilitation
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Maintain or Improve Living Conditions
	<b>Needs Addressed</b>	Maintain Housing Stability
	<b>Funding</b>	CDBG: \$419,689.00 HOME: \$300,000.00 Community Project Funding: \$5,000,000.00
	<b>Description</b>	Provide home rehabilitation loans to low-income homeowners and/or rehabilitate multifamily affordable rental housing providers to extend the lives of their properties and increase accessibility.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five low-income homeowners will benefit from the rehabilitation of their homes. Ten extremely low-income renters will benefit from the rehabilitation of their building and units.
	<b>Location Description</b>	The home rehabilitation projects will occur throughout the city. The rental rehabilitation project will occur at 1022 Pendleton St.
	<b>Planned Activities</b>	The City will assist 5 low-income homeowners to extend the lifespan of their homes through rehabilitation work. It will also completely rehabilitate a historic rooming house occupied by 10 tenants.



8	<b>Project Name</b>	Affordable Rental Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Housing Affordability Maintain or Improve Living Conditions
	<b>Needs Addressed</b>	Equitable Access to Housing Maintain Housing Stability
	<b>Funding</b>	HOME: \$241,643.00
	<b>Description</b>	The Housing Opportunities Fund supports the development of affordable sales and rental housing. Funds are provided to developers for activities such as acquisition, rehabilitation, predevelopment, development, and construction for affordable rental housing projects. The required match for HOME funds will be from the City Housing Trust fund in the amount of at least \$60,411. At least \$36,247 of HOME funding will be provided to a CHDO.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight low-income families will have their units rehabilitated.
	<b>Location Description</b>	2801 Seay St Alexandria, 22314
	<b>Planned Activities</b>	Eight rental units will be rehabilitated.

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

100% of funds will be targeted citywide.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Alexandria	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Unless otherwise indicated in the Annual Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire city of Alexandria. Certain City projects, such as the Home Loan Rehabilitation Program and the Rental Accessibility Modification Program, serve households across the city, so targeting funds in areas of minority concentration would prevent households outside of these areas from benefiting from these projects. 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 91% of the City's CDBG and HOME beneficiaries for the program year ending June 30, 2024. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries over the next year.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City supports affordable housing in Alexandria both through services that enable households to access housing and through the construction and rehabilitation of housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	23
Special-Needs	2
Total	25

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	25
Acquisition of Existing Units	8
Total	33

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

From projects that meet the HOME definition of affordable rental or ownership housing:

Ten extremely low-income individuals will be supported by the total rehabilitation of their current rental building. Eight low-income households will be supported through the renovation of their current units. Five low-income homeowners will receive assistance with home rehabilitation and two low-income renters with special needs will have their units modified to increase accessibility.

Eight income-qualified first-time homebuyers will receive downpayment and closing cost assistance to purchase affordable homeownership units.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Alexandria Redevelopment and Housing Authority (ARHA) offers 1,150 Public Housing/Replacement units to extremely low-to moderate-income households in the City. The City's and ARHA's primary objective for affordable rental units is to maintain the supply, at a minimum, of the 1,150 publicly assisted rental units as required by the joint City/ARHA Resolution 2876.

### **Actions planned during the next year to address the needs of public housing**

The City plans to:

- Support ARHA's community engagement process regarding its planned redevelopments
- Support ARHA's applications for Low-Income Housing Tax Credits for the redevelopment and rehabilitation of its developments
- Work with ARHA to minimize administrative delays during building rehabilitations and construction
- Collaborate with ARHA and the Alexandria Eviction Prevention Partnership Program to reduce evictions at ARHA properties
- Assist with the Environmental Review of ARHA's 5-Year Capital Plan and any capital projects or undertakings

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

ARHA engages with its residents and asks for their involvement in the following ways:

- Encourage residents to participate in the management of their communities and with ARHA. Bi-annually (unless needed more frequently), ARHA management holds regular, well attended (some meetings are mandatory) resident meetings for each Public Housing community. During these meetings, management discusses with the residents new rules and regulations and any community specific issues. At each meeting, residents are encouraged to provide comment, make recommendations, and ask questions.
- Encourage residents to participate in management decisions via Public Housing resident surveys. This tool will continue to be used when ARHA management needs to assess residents' needs and interest in specific issues such as the redevelopment of Public Housing developments. After analyzing the data, ARHA will hold community meetings to discuss survey results.
- Encourage the ARHA Resident Association, Resident Association Board, and Ladrey Resident Council to comment on all ARHA Annual, Five-Year, and Administrative Plans. These three associations are independent organizations that elect their own officers, and all serve as a liaison between Public Housing residents and ARHA management. Association representatives

meet regularly with ARHA upper management to discuss Public Housing resident issues and concerns. The President of the ARHA Resident Association also serves on ARHA's Board of Commissioners to provide a voice for residents.

Currently, only voucher holders may participate in ARHA's Homeownership Program. However, all families graduating from the Family Self Sufficiency program and all residents that are interested are encouraged to consider Homeownership. To facilitate this, ARHA continues to collaborate efforts with the City Office of Housing to use Virginia Housing's Sponsoring Partnerships and Revitalizing Communities (SPARC) program, which reduces mortgage interest rates by 1%, and the City's Down Payment Assistance program to expand ARHA residents access to homeownership.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

ARHA is not troubled PHA

**Discussion**

The City will also continue to coordinate with ARHA through the ARHA Redevelopment Work Group, a five-member body made up of the Mayor, one City Councilmember, the Chair and Vice-Chair of the ARHA Board of Commissioners, and one member of the Planning Commission. City and ARHA staff will meet monthly to discuss current and upcoming action items.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City's public and private homeless service providers offer a comprehensive array of services and facilities through a continuum of care system designed to address the needs of persons in the City who are homeless or threatened with homelessness. The goal is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness.

Each year, The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership) members participate in a HUD Continuum of Care (CoC) program competition to obtain grant funding for projects that provide housing and services to individuals and families experiencing homelessness. This grant opportunity requires the submission of a collaborative application for the funding of programs that fit within specific eligibility guidelines. The Commonwealth of Virginia has also adopted a collaborative process for all homeless service funding.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

During CFY 2026, the City's Department of Community and Human Services (DCHS) will continue service delivery through outreach, assessment, case management, mental health emergency services, emergency shelter, domestic violence shelter, and counseling services. Services in the City will continue to operate in conjunction with the Alexandria Health Department and Neighborhood Health.

Through the Projects for Assistance in Transition from Homelessness (PATH), the City will also provide community-based outreach, mental health, substance abuse, case management and other supportive services, and housing services to unsheltered adults with serious mental illness.

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

The following emergency shelters and transitional housing programs will be provided to address the needs of homeless persons in the City in FY 2026:

Carpenter's Shelter will provide 60 beds in its emergency shelter, and provide case management, community case management and supportive services to homeless families. It will also provide 10 transitional housing units in The Bloom residential community, which is co-located with Carpenter's Shelter.

The Alexandria Community Shelter, a City-owned, 64 bed emergency shelter operated by Carpenter's Shelter will provide temporary emergency shelter to homeless families and single adults.

The Alexandria Women's Shelter, under DCHS, provides emergency shelter to victims of domestic violence.

The City's Winter Shelter Program, through a contract with Carpenter's Shelter, which receives City funds and CDBG and ESG funding. The Winter Shelter Program provides seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

**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**

Community Lodgings, Inc. will provide homeless persons, many of whom are leaving emergency shelters, with transitional housing, case management, education and other supportive services.

The City's Transitional Assistance Program, which uses CDBG funds and is administered by DCHS, will provide security deposits and first months' rent to qualified households exiting homelessness or at risk of homelessness in order for them to move into independent living.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Guest House will provide 30 transitional housing beds in a group home setting along with supportive services to help female ex-offenders re-entering the community after incarceration transition to self-sufficiency.

## **Discussion**

In FY2026, sitework will continue on a project that will provide twelve units of housing to individuals with special needs. The units will replace a previous group home that served six individuals, increasing the capacity by six individuals. The project is expected to deliver the units in FY 2027.

During the development approval process, the City works with developers of assisted living and memory

care communities to secure Auxiliary Grant units for extremely low-income elderly persons. These units are subsidized by the state.

The HOPWA program in the city is administered by the Northern Virginia Regional Commission.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

**Actions it planned 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**

One of the greatest regulatory barriers to the development of affordable housing may be restrictions by the State of Virginia 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 City continues to lobby for the removal of these state restrictions.

During FY 2026, the City will continue its Housing Master Plan Update process. The Plan will include principles, goals, and strategies that will guide housing policy in the City over the next fifteen years. As part of the update process, the City will review and consider best practices from other jurisdictions such as tax abatements, inclusionary zoning, and community land trusts. Based on this review, City Council may enact changes that will reduce barriers to affordable housing.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As noted in the City’s Housing Master Plan, the City has identified programmatic, zoning, and funding tools that could be implemented to address obstacles in meeting underserved needs and fostering and maintaining affordable housing. While several identified tools could be implemented immediately, some tools will require additional study, community processes, and amendments to state law to enable the City to enact legislation to encourage or require affordable housing development.

The City continues to work toward implementing recommendations from the 2023 MWCOC Regional Fair Housing Plan, which analyzes barriers to fair housing in the metropolitan Washington D.C. region and provided goals and strategies for the City and other neighboring jurisdictions to use to affirmatively further fair housing.

### **Actions planned to address obstacles to meeting underserved needs**

The City continues to expand its outreach efforts to underserved communities, both through official channels and through partnerships with community organizations. The City is revamping its community engagement process and increasing the number of meetings where language translation or a non-English first format is available. These efforts are aimed at soliciting input from traditionally marginalized groups in Alexandria about their needs and community priorities. As an example, in the ongoing Housing 2040 Master Plan process, interpretation and translation of meetings and materials will be provided in five languages other than English, reflecting the city’s diverse population. The City continues to identify best practices in community engagement to improve its ability to recognize and address problems and concerns in underserved communities that may not have been apparent without improved outreach and engagement with those communities.

### **Actions planned to foster and maintain affordable housing**

A major City goal for rental housing is to preserve the supply of assisted rental housing, and to preserve and expand the supply of affordable rental housing and workforce housing. To do this, it uses its HOME allocation in conjunction with funds from the City’s Housing Trust Fund and a dedicated revenue stream from taxes on restaurant meals. It is also working to obtain funding from the Amazon Housing Equity Fund to preserve existing market affordable rental housing and construct new committed affordable rental housing. In addition, the City strongly supports the LIHTC applications of affordable developments in the city.

Another one of the City’s goals is to preserve the existing supply of public housing and replacement units covered by Resolution 2876. To do this, the City works with and supports ARHA in their redevelopment activities, such as the Samuel Madden Homes and the Ladrey Senior Apartments redevelopments. The Samuel Madden redevelopment project has received Planning Commission and

City Council approvals, as well as a \$22 million competitive LIHTC award from Virginia Housing. The project received Final Site Plan approval in February 2023 and plans to begin construction in Q2 2025. The City is providing the project with a \$3.1 million loan from local funds. In January 2024, the Planning Commission and City Council approved the redevelopment of the Ladrey Senior Apartments, which will create an additional 100 units for low-income seniors as well as replacing the existing 170 public housing units for seniors.

With regard to homeownership, the City intends to continue its programs to assist income-qualified first-time homebuyers purchase homes and to keep low-income homeowners in their homes by providing funds for repairs and accessibility modifications. In addition, the City will support the rehabilitation of affordable multifamily rental buildings to preserve their long-term affordability.

The City intends to provide downpayment and closing cost assistance to 31 first-time homebuyers during FY 2026 and beyond as new townhouses constructed by the City's CHDO, Housing Alexandria, are delivered.

### **Actions planned to reduce lead-based paint hazards**

During the Consolidated Plan period, the City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations on lead-based paint. All Flexible Homeownership Assistance Program (FHAP) and Alexandria Neighborhood Stabilization Program (ANSP) purchasers receiving federally funded home purchase loans will be provided with a copy of the Environmental Protection Agency pamphlet "Protect Your Family from Lead in Your Home" and will 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 Uniform Physical Condition Standards (UPCS) inspector trained in visual assessment.

For federally funded projects in which deteriorated paint surfaces are identified, the City will continue to require that such surfaces are 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 mitigation activities are complete. Prior to loan closing, and within 15 calendar days of the completion of lead hazard reduction activities, the homebuyer will be notified of the results of the clearance examination in a detailed report.

Assessments will also be conducted when painted surfaces are disturbed or replaced through the City's Home Rehabilitation Loan Program (HRLP) or Rental Assistance Modification Program (RAMP). 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 the HLRP program or paid by the City for RAMP. For these programs, the level of assistance being provided determines the actions that need to be taken to meet the requirements of the Title X regulations.

All testing and risk assessments, as well as clearance of any identified lead hazards, will be 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 will ensure 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 will continue to follow regulatory requirements regarding abatement and permanently remove lead-based paint hazards, often through paint and component removal and enclosure. In addressing these hazards, the City will continue to follow safe work practices for all work to be completed on lead-based paint surfaces.

The Health Department will continue its case management and investigation of abnormal lead levels in children (at a projected cost of \$6,200). Screening tests done by Alexandria's community health center and by private healthcare providers on children will be monitored and followed up on if they are above acceptable levels. The Health Department will recommend that children with screening (capillary) levels above 10 µg/dl 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 (e.g. lead-based paint analyzer) on suspect buildings where these children live or play. Children with marked elevations will receive case management for appropriate treatment and follow-up.

### **Actions planned 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 poverty level households by improving their economic long-term stability through education, job training and job placement, case management, and support with housing stability. Many of the supportive housing services for the extremely low- and low-income previously described in this Plan, especially those experiencing homelessness and other vulnerable persons, coincide with this strategy. The City also informs all its subrecipients of their Section 3 responsibilities and includes a Section 3 clause in contracts with them.

The COVID-19 pandemic shifted the City's approach to reducing poverty from improving the economic stability of households to supporting households through economic hardship, including unanticipated medical costs, loss of income, and increasing housing costs. Food distributions, rental assistance, and other support programs were established or expanded to provide for vulnerable households affected by the pandemic and rising inflation costs. Some of these programs are likely to last through 2026 as the economy continues to improve and workers are re-employed. For workers who were laid off either temporarily or permanently, programs like SkillUp and the Work Base Learning Program have been introduced to provide increase income for households. These programs are intended to provide support, training, and employment connections.

## **Actions planned to develop institutional structure**

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 provider agencies, which offer housing and/or supportive services in collaboration with public agencies, actively pursue opportunities to provide additional resources for particular steps on the continuum of care services.

**The Department of Community and Human Services (DCHS).** DCHS provides essential safety net services that improve or maintain the quality of life for Alexandria residents, including social services and public benefits assistance, and mental health, intellectual disability and substance abuse services. DCHS continues to promote affordable housing and improve services to homeless Alexandria residents by partnering and advocating with ARHA, Housing Alexandria, the Virginia Department of Behavioral Health and Development Services (DBHDS) and other housing organizations, community partners, and stakeholders to advocate for more affordable housing opportunities and funding for housing options. DCHS has recently moved to a new facility on the city's West End, where its services and those of many partner agencies will be consolidated in an area where demand for such services has been steadily increasing with the area's population.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

Office of Housing staff will continue to work in cooperation and meet with staff from the City's Department of Community and Human Services, and non-profit organizations to address affordable housing and supportive housing needs of the homeless and other persons with special needs.

**Partnership to Prevent and End Homelessness (The Partnership).** The Continuum of Care also known as The Partnership, consists of public and private homeless service providers, philanthropic organizations and other interested groups, that work together to implement the FY 2014-2025 City Council-approved Strategic Plan to Prevent and End Homelessness in the City. The Partnership ensures the planning, coordination and implementation of an effective and efficient system-wide response to homelessness within the City; 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 Eviction Prevention Partnership (AEPP)** is a group of non-profit and ecumenical organizations that work together with City departments to prevent evictions. AEPP assists tenants in understanding the eviction process and obtaining legal services which can help them in housing court. The Office of Housing meets regularly with the group for updates on their work and ways the Office can assist them.

**The Alexandria Council of Human Service Organizations (ACHSO)** is formed to improve human services through cross sector collaboration to benefit the entire Alexandria community, resulting in an innovative and integrated human services model. 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. A membership directory can be found on ACHSO's Web site at [www.alexandriava.gov/ACHSO](http://www.alexandriava.gov/ACHSO).

**The Alexandria City Council, the City Planning Commission, and the Redevelopment and Housing Authority (ARHA)** have formed the ARHA Redevelopment Workgroup to coordinate City policies and actions with ARHA's future plans and actions. The Work Group meets monthly and City and ARHA staff communicate frequently about Work Group activities.

The Office of Housing also works with various agencies such as **Virginia Housing (VH)** to access special funding opportunities for first-time homebuyers, as well as to monitor changes in mortgage financing that may impact households of various home levels. Ongoing VH workshops for first-time homebuyers have been provided by First Home Alliance, a HUD-approved housing counseling agency, working in partnership with the City.

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City will, on an as-needed basis and based on city program priorities, reprogram program income prior to the start of the next program year. All of its CDBG and HOME programs are targeted toward persons of low and moderate incomes.

The City targets 100% of its HOME, CDBG, and Section 108 funding towards low- and moderate-income persons. The City's program benefit years are 2025, 2026, and 2027.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

**Recapture Provision.** The City will provide home purchase assistance in the form of no interest, deferred payment, second trust loans up to the Flexible Homeownership Assistance Program's maximum loan limit (currently \$50,000). The sale 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:

- 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 available to the City.
- For sale of all HOME-assisted properties 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).
- Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.



3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME-assisted units are also resale-restricted based on program guidelines and are initially marketed to low- or moderate-income household for specific period of time. Funds are repaid and maybe recycled to the new purchasers if the household meets the program requirements. In all events funds are recaptured upon sale of the unit as outlined under number 2 above.

Additionally, units purchased through the City's Homeownerships program including those using City HOME-funded loans are subject to an equity share provision. This equity share provision is designed to allow the homeowner to receive a fair return on their investment. The property is appraised by an independent firm at initial sale and at resale and the appraisal takes into account improvements made by the homeowner. The difference between the resale price of the property and the initial sale price of the property is considered to be the market appreciation.

The equity share is determined by dividing the City loan amount by the initial purchase price of the property and multiplying the resulting fraction by the market appreciation. The cost of the unit at resale is discounted by the amount of the equity share, lowering the overall cost to the new buyer, creating more opportunities for affordability.

The equity share provision is an objective standard described in publicly available documents advertising the City's homeownership program and can be easily measured at the time of initial purchase and resale.

The City makes properties in the resale-restricted program available to any qualified low-income purchaser who will use the home as the household's principal residence. If the equity share provision does not result in a large enough discount to make the property affordable to qualified purchasers, the City will increase the City subsidy available to qualified purchasers to further lower the sales price.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific

category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

## **Discussion**

All HOME and CDBG program income as received is deposited into local accounts per federal guidelines and specifically an interest-bearing account for HOME program funds.

The City has an open application process for affordable housing development proposals. The City's Housing Opportunities Fund (HOF) is funded from the City's annual HOME grant. The HOF funding application can be found on the Office of Housing website <https://www.alexandriava.gov/housing-services/developer-resources>. Affordable housing development proposal applications to the HOF are accepted on a rolling basis. The City does not actively solicit HOF applications, but if approached by a developer with a proposal they will direct them to complete a pre-development application.

When an application is submitted, it is reviewed by staff, who consider the availability of City funds, the economic feasibility of the project, whether the project serves priority housing needs, and if the project is consistent with the goals and principles of the Housing Master Plan, the City Strategic Plan, and other local and regional plans before deciding if the application should move to the next step in the approval process. If staff determine the application is adequate it is submitted to the Alexandria Housing Affordability Advisory Commission (AHAAC) for consideration of the HOF loan request. If AHAAC recommends the HOF funding request for approval, it is docketed for City Council consideration of approval. If the application is denied by either AHAAC or City Council, staff will, at their discretion, work with the applicant to revise the application for resubmittal.

While regional or national non-profit developers will occasionally submit HOF applications to the City, development applications primarily come from local CHDOs who need additional subsidy to finance new affordable developments in the city. Because of the City's strong interest in creating new affordable housing, most or all of HOF funding is provided to CHDOs who successfully apply for HOF funds.

Applications for first-time homebuyer funds are also considered on a rolling basis. Potential homebuyers can find information about different City and state homebuyer programs on the Office of Housing's website: <https://www.alexandriava.gov/housing-services/homebuyer-resources>. The Flexible Homebuyer Assistance Program, which is funded using HOME program income, provides closing cost and down-payment assistance to low- and moderate-income households where at least one member of the household lives or works in Alexandria. Program participants must undergo first-time homebuyer

training and counseling prior to applying, as well as being approved for a mortgage note sufficient to cover the cost of the home they would like to purchase. Homes available for purchase are limited to those which are part of the City's affordable homeowner program and are marketed on the City's webpage, eNews mailing list, and Alexandria's public access Channel 70 television station. The maximum purchase price when HOME funds are used is equivalent to the HOME affordable homeownership limits for the area as provided by HUD.

# FY 2025 Affordable Housing Development Funds

## Financial Report

### March Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Multifamily Loan Repayments	Landmark Towers	Landmark Towers	\$50,000
Grand Total			\$50,000

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Grand Total			

New Transaction(s)	Fund	Date	\$ Amount
Pilot Rental Assistance			-\$43,301
Arlandria Chirilagua Housing Coop			-\$22,433
Grand Total			-\$65,734

Revenues

	2024						2025						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$140,952	\$26,429	\$211,429	\$79,712	\$0	\$26,429	\$0	\$0	\$0	\$0	\$0	\$0	\$484,951
Developer Contributions - Braddock SAP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000
New Revenue Allocated by City Council	\$11,418,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,418,000
ARPA CIP Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY Total	\$11,558,952	\$26,429	\$211,429	\$79,712	\$0	\$26,429	\$0	\$0	\$50,000	\$0	\$0	\$0	\$11,952,951

Balance  
Available  
\$662,951

Commitments and Reservations

The lifecycle of a project often spans more than a single FY. The “Start” column in the table below represents remaining monies already committed and/or reserved for a project on July 1 of the current FY.

Fund / Project	Start	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total	Grand Total
Housing Trust Fund															
Braddock SAP	\$23,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,273
Pilot Rental Assistance	\$1,155,399	-\$22,251	-\$24,512	-\$42,011	-\$27,472	-\$22,233	-\$36,336	-\$30,081	-\$6,410	-\$43,301	\$0	\$0	\$0	-\$254,607	\$900,792
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Total	\$1,178,672	\$27,749	-\$24,512	-\$92,011	-\$27,472	-\$22,233	-\$36,336	-\$30,081	-\$6,410	-\$43,301	\$0	\$0	\$0	-\$254,607	\$924,065
Housing Opportunity Fund															
AHDC - Arlandria	\$22,216,981	\$10,965,000	-\$9,476,580	\$0	-\$5,023,692	-\$4,203,327	-\$8,909,640	-\$916,833	\$0	\$0	\$0	\$0	\$0	-\$17,565,072	\$4,651,909
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$2,250,000	\$0	-\$468,577	-\$524,864	-\$952,957	-\$303,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,250,000	\$0
ARHA - Redevelopment and Repositioning	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
ARHA - Samuel Madden	\$3,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100,000
Arlandria Chirilagua Housing Coop	\$2,404,557	-\$14,365	-\$26,705	-\$21,119	-\$10,072	-\$370,746	-\$86,432	-\$394,535	-\$251,919	-\$22,433	\$0	\$0	\$0	-\$1,198,326	\$1,206,230
CHP - Witter Place	\$10,100,000	\$0	\$0	\$0	\$0	\$0	-\$10,100,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$10,100,000	\$0
CLI - Elbert Avenue	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000
EHIP	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Pendleton Street Project	\$1,950,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,950,000
Housing Opportunity Fund Total	\$42,495,537	\$11,225,635	-\$10,246,862	-\$545,983	-\$5,986,722	-\$4,877,674	-\$19,096,072	-\$1,311,368	-\$251,919	-\$22,433	\$0	\$0	\$0	-\$31,113,398	\$11,382,139