

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: April 9, 2026

TIME: 7 - 8:15 P.M.

LOCATION: Mark Center Cafeteria, 4850 Mark Center Drive

1. Introductions (AHAAC Co-Chairs) 7:00 p.m.
2. Consideration of March 2026 Minutes (Co-Chairs) 7:03 p.m.
Action Requested: Review and Vote on March Minutes
3. FY2027-2031 Consolidated Plan and FY2027 Annual Action Plan 7:05 p.m.
Public Hearing (Kim Cadena)
4. Housing 2040 Update (Tamara Jovovic) 7:30 p.m.
5. ARHA Update (Mike Butler) 7:45 p.m.
6. Housing Alexandria Update (Jon Frederick) 7:50 p.m.
7. Information Items (Staff) 7:55 p.m.
 - Budget updates
 - FY2027 AHAAC Updates
8. Meetings and Announcements 8:10 p.m.

[ARHA Redevelopment Work Group Meeting](#)

April 16, 5:30-7 p.m.

ARHA Headquarters, 401 Wythe St.

[FY2027 Budget Add/Delete Public Hearing](#)

April 18, 9:30-11:30 a.m.

Del Pepper Center, 4850 Mark Center Drive

[Duke Street Land Use Plan Community Meeting](#)

April 22, 6:30 – 8:30 p.m.

Virtual (Zoom)

[FY2027 Budget Adoption](#)

April 29, 6-8 p.m.

Del Pepper Center, 4850 Mark Center Drive

[May AHAAC Meeting](#)

May 7, 7-9 p.m.

Virtual (Zoom)

9. Adjournment

8:15 p.m.

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Virtual | March 5, 2026

	Members Present	Members Absent	Staff
1	Todd Perry		Aspasia Xypolia, Deputy Director
2	Annabell Bivens		Jose Gonzalez, Housing Program Manager
3	Michael Butler		Tamara Jovovic, Housing Program Manager
4	Joseph Dammann		Christopher Do, Housing Analyst
5	Michael Doyle		Kenny Turscak, Planning & Zoning
6	Betsy Faga		Catherine Miliaras, Planning & Zoning
7	Jon Frederick		
8	Carlos Bethencourt		
9	Jan Macidull		
10	Shelley McCabe		
11	Melissa Sathe		
12	Anderson Vereyken		
13	Sean Zielenbach		
14		Stephon Hill	
15	Cesar Madison		
16		Rachel Dixon	
17	Unique Coleman		
18	Andrea Ponsor		
	Helen McIlvaine*, Housing		
		Ali Coleman Tokarz*, DCHS	
Guests			
1	Ken Wire	Wire & Gill	
2	Jack Lester	EYA	
3	Mika Gelfond-Gross	EYA	
4	Matthew Rhodes	Housing Alexandria	
5	Maura Barry Garland	Housing Alexandria	
6	Mark Jinks	ARHA	
7	Sarra Mohammed	ARHA	
8	Melodie Seau	Member of the Public	

*non-voting

1. Introduction and Chair Remarks (Chairs)

Co-Chair Shelley McCabe welcomed the Committee and guests at 7:02 p.m. Christopher Do introduced Committee members, staff, and other panelists.

2. Consideration of February 5, 2026 Minutes (All)

Jan Macidull motioned to approve the February 5, 2026 minutes, Betsy Faga seconded the motion. The Committee voted to approve the February 5, 2026 minutes; Mike Butler, Sean Zielenbach, and Annabell Bivens abstained.

3. 333 N. Fairfax Street Affordable Housing Plan (Kenny Turscak)

Kenny Turscak presented the affordable housing plan for [333 N. Fairfax Street](#). The project proposes constructing 32 townhomes, two of which will be affordable for-sale units. The project will provide a \$330,000 voluntary monetary contribution. Ken Wire introduced himself, Jack Lester, and Mika Gelfond-Gross from EYA.

The two affordable for-sale units were not envisioned to include elevators, though the rest of the units in the project will have elevators. Helen McIlvaine asked for clarification if the elevators make the units accessible. Mr. Wire responded that the units are not accessible. The route into the home, the hallways, bathrooms, and kitchen counters do not meet accessibility requirements. The elevators are envisioned to be small, about 6 x 6 feet. Mr. Wire explained that buyers expect elevators at this price point. Mr. Wire proposed collaborating with future buyers to design the unit if they have accessibility needs. Ms. McIlvaine asked if the units could be retrofitted with elevators. Mr. Lester responded that they would need to evaluate the unit floor plans. Staff noted that the ANSI Type-A mobility unit at the Aidan did not have significant demand.

A Committee member commented that the Committee does not want to set a precedent that affordable housing units do not have the same amenities as market-rate units in a project. Other Committee members expressed reservations about the cost of maintaining elevators for affordable homebuyers. Another Committee member asked if the City has programs to assist low-income homebuyers, which Christopher Do explained that there is a Home Rehabilitation Loan Program for homeowners at or below 80% AMI.

Another Committee member asked about the selection process for these affordable units and how they are marketed. Tamara Jovovic explained that there is a lottery for eligible homebuyers after the Office of Housing markets the units. There will likely be a minimum household size requirement due to the size of the units.

The Committee voted to approve the affordable housing plan with the condition that the option to provide elevators in the affordable units will be explored. The Committee voted unanimously to approve the affordable housing plan as amended, with Mike Doyle and Andy Vereyken abstaining.

4. Housing Opportunity Fund Loan Request (Aspasia Xypolia and Jon Frederick)

Aspasia Xypolia presented the [Naja request from the Housing Opportunity Loan Fund](#). The project is seeking a \$4 million loan from the Housing Opportunity Fund, plus \$400,000 for a pilot rental assistance subsidy for eight units over five years. The project is also seeking a Section 108 loan of \$5.3 million, which will be tied to the next five years of CDBG funding. Ms. Xypolia introduced Maura Garland and Matthew Rhodes from Housing Alexandria, who provided an update on Sanse construction and Naja's proposed development of 79 committed affordable units plus community space.

Ms. McIlvaine explained that the project is applying for the Virginia Housing Tax Credit (HOTC) program, among other sources of funding being pursued to lower the amount requested out of the Section 108 loan. Ms. Xypolia explained that the first three years of payment are interest-only and will be paid for by the project. Subsequent payments will be partially covered by project cash flow. The remaining balance will be the City's responsibility, likely drawing from CDBG funds. The City receives an annual allocation of about \$1 million from CDBG. Housing Alexandria will use \$350,000 of their developer fee to help pay for repayment of the Section 108 loan.

A Committee member emphasized that this loan was included in the comfort letter that the City provided for the project during its initial approval and is only a portion of the \$10 million set aside for this phase. A Committee member asked about cash flows from Sanse. Mr. Frederick noted that the Sanse portion is under budget and on time. Another Committee member asked when the \$350,000 developer fee comes in. Mr. Frederick responded that it comes in upon completion, usually when converting to permanent financing.

5. Section 108 Loan Public Hearing (Aspasia Xypolia)

Andrea Ponsor motioned to open the public hearing, Sean Zielenbach seconded the motion. The Committee voted all in favor of the motion with Jon Frederick abstaining.

Ms. Xypolia explained that City Council would approve use of the Section 108 loan. For recipients of CDBG funds, HUD allows loans that amount to five years-worth of CDBG allocation for eligible uses. The loan is must-pay debt for the City, though the project borrowing the money does not have must-pay obligations to the City. Ms. McIlvaine

noted that the docket item will be circulated to AHAAC once it is presented to City Council.

Betsy Faga motioned to close the public hearing, Sean Zielenbach seconded the motion. The Committee voted unanimously in favor to close the public hearing, with Jon Frederick abstaining.

Mike Doyle motioned to approve the \$4 million Housing Opportunities Fund loan, \$400,000 rental subsidy request for eight units, and Section 108 loan request; Andy Vereyken seconded the motion. The Committee voted unanimously to approve the loan requests, with Jon Frederick abstaining.

6. AHRA Updates (Mark Jinks)

Mark Jinks, the new ARHA Board Commissioner, presented the ARHA update. The newly appointed ARHA Board members bring an array of experiences. The Board has dedicated time to understanding how ARHA operates and has formed committees to tackle issues and improve processes for redevelopment, operations and resident experiences, and finances and audits. The ARHA Board is committed to transparency and working with City Council using the ARHA Redevelopment Work Group in compliance with open meeting policy and FOIA laws.

ARHA is currently working with residents to address overdue rent balances and develop a long-term capital improvement plan for ARHA units. The Ladrey rehabilitation is underway and the building is now 100% empty after existing tenants were relocated primarily to the Alate. Samuel Madden's construction of the North building is underway. Cameron Valley is next to be redeveloped, and the Duke Street Land Use Plan is setting up the framework for the project.

A committee member asked what the plans are for finding a permanent CEO. Mr. Jinks responded that ARHA has waited for a full board to be appointed and now will likely form a search panel comprised of a variety of stakeholders.

Another Committee member asked about the Alate and what units need to be filled. The building is about 90% occupied, but many existing residents of the building left. The first batch of residents relocated from Ladrey will file for Housing Choice Vouchers, with a second batch anticipated in March.

Ms. McIlvaine explained that ARHA and City staff are working collaboratively. In addition to the Redevelopment Work Group meetings, there is a monthly staff-to-staff

meeting and a biweekly call with senior management. Mary Horner and Aspasia Xypolia also attend the ARHA Board meetings.

7. Housing Alexandria Update (Jon Frederick)

Jon Frederick announced that Housing Alexandria has closed on the first townhouse at the Seminary Road/Cardinal Path development on Monday. The rest of the homes will close in the next four weeks.

8. Housing 2040 Update (Staff)

Tamara Jovovic provided an update on Housing 2040. The February 28 Housing 2040 Open House was successful, and Ms. Jovovic thanked the AHAAC members who attended. The public comment period for the draft Housing 2040 recommendations will close on March 22.

A Committee member asked if staff could evaluate condo sizes and see which ones are more affordable. Another Committee member commented that the plan should address how to handle resource allocation, especially with limited resources and competing priorities. The Committee member also recommended adding outcomes and targets to guide decision-making as the draft recommendations are process-oriented. Another Committee member echoed the importance of having numbers to make the plan actionable.

Another Committee member commended staff on being comprehensive in the Housing 2040 recommendations. The Committee member highlighted that the plan could use two different approaches to targets: what can be accomplished with funding constraints or what housing is needed. Another Committee member highlighted the importance of communicating the plan, including key takeaways, priorities, and the urgency of affordable housing needs.

9. Financial Report (Staff)

Staff did not report on this item.

10. Announcements and Upcoming Meetings (All)

[ARHA Redevelopment Work Group Meeting](#)

April 16, 5:30 – 7 p.m.

ARHA Headquarters, 401 Wythe St.

[FY2027 Budget Add/Delete Public Hearing](#)

April 18, 9:30 – 11:30 a.m.

Del Pepper Center, 4850 Mark Center Drive

[FY2027 Budget Adoption](#)

April 29, 6 – 8 p.m.

Del Pepper Center, 4850 Mark Center Drive

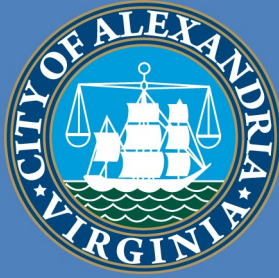
[May AHAAC Meeting](#)

May 7, 7 – 9 p.m.

Virtual (Zoom)

12. Adjournment (Co-Chairs)

Jon Frederick motioned to adjourn the meeting; the Co-Chairs adjourned the meeting at 9:08 p.m.



March 23, 2026

FISCAL YEAR 2027-2031 CONSOLIDATED PLAN

FOR HOUSING AND COMMUNITY DEVELOPMENT

Prepared by
The City of Alexandria Office of Housing

100 N Pitt St, Ste 425
Alexandria, VA 22314
alexandriava.gov/Housing

Table of Contents

Executive Summary.....	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	4
The Process	6
PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b).....	6
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	8
PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)	14
Needs Assessment	15
NA-05 Overview	15
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	18
NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2).....	27
NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b) (2).....	30
NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2).....	33
NA-35 Public Housing - 91.205 (b)	35
NA-40 Homeless Needs Assessment - 91.205 (c).....	41
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	44
NA-50 Non-Housing Community Development Needs - 91.215 (f).....	46
Housing Market Analysis.....	48
MA-05 Overview	48
MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2).....	49
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	52
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	55
MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)	58
MA-25 Public And Assisted Housing - 91.210(b).....	61
MA-30 Homeless Facilities and Services - 91.210(c).....	67
MA-35 Special Needs Facilities and Services - 91.210(d).....	70

MA-40 Barriers to Affordable Housing - 91.210(e).....	73
MA-45 Non-Housing Community Development Assets - 91.215 (f).....	74
MA-50 Needs and Market Analysis Discussion.....	81
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	85
Strategic Plan	86
SP-05 Overview	86
SP-10 Geographic Priorities - 91.215(a)(1)	87
SP-25 Priority Needs - 91.215(a)(2).....	89
SP-30 Influence of Market Conditions - 91.215 (b).....	92
SP-50 Public Housing Accessibility and Involvement - 91.215(c).....	105
SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h).....	106
SP-60 Homelessness Strategy - 91.215(d)	107
SP-65 Lead-based Paint Hazards - 91.215(i)	109
SP-70 Anti-Poverty Strategy - 91.215(j)	111
SP-80 Monitoring - 91.230	112
Expected Resources	113
AP-15 Expected Resources - 91.220(c)(1,2)	113
Annual Goals and Objectives	116
AP-35 Projects - 91.220(d)	119
AP-38 Project Summary	120
AP-50 Geographic Distribution - 91.220(f)	124
Affordable Housing	125
AP-55 Affordable Housing - 91.220(g)	125
AP-60 Public Housing - 91.220(h)	126
AP-65 Homeless and Other Special Needs Activities - 91.220(i)	127
AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)	130

AP-85 Other Actions - 91.220(k) 131
Program Specific Requirements..... 134

DRAFT

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan (the Plan) is a comprehensive planning document identifying the housing and community development needs of the City of Alexandria (The City) and its extremely low- to moderate-income, homeless, and special needs populations, and outlining strategies to meet those needs over a five-year period. Activities to be undertaken each year during this period are described in the One-Year Action Plans. These Plans are submitted to the Department of Housing and Urban Development (HUD) prior to the beginning of the City's fiscal year. HUD requires the consolidated plans and the action plans to receive federal entitlement grants and loan funds. Entitlement grants and loan funds are provided to specific states and localities on the basis of a formula prescribed in legislation or regulation. These federal entitlement grants and loan programs are as follows:

- Community Development Block Grant (CDBG), used to develop viable urban communities by providing decent housing and a suitable living environment, and to expand economic opportunities for low- and moderate-income persons.
- HOME Investment Partnerships Program (HOME) grant, used to provide decent and affordable housing, for low- to moderate- income households. Program activities that can be used under HOME include rehabilitating, acquiring, and/or developing rental or homeownership housing, or providing rental assistance to low-income households.
- Section 108 loan fund, used for activities allowed by both the CDBG and HOME programs and repaid through proceeds from supported projects, other program income received by the City, City funds, or future CDBG or HOME allocations.

This Plan is for the period July 1, 2026-June 30, 2031, or City Fiscal Years 2027-2031 and Federal Fiscal Years 2026-2030. City Fiscal Years will be referenced in the Plan.

2. Summary of the objectives and outcomes identified in the Plan

The City's priority needs in the 2027-2031 Consolidated Plan period are Attainable Housing, Maintaining Housing Stability, and Enhanced Community Services. To meet these needs, the City intends to create more rental housing, continue and expand its first-time homebuyer assistance program, provide support for those at risk of eviction both through rental assistance and rapid rehousing programs, provide shelter for unhoused persons during the winter, assist low-income renters and homeowners with home rehabilitation and accessibility modifications, and provide employment training for youth.

3. Evaluation of past performance

During the period 2022-2025, Alexandria rehabilitated 152 affordable rental units, far above its goal, provided winter shelter to 1252 persons and helped 241 persons avoid homelessness. The City also helped 26 first-time homebuyer households become homeowners. It fell short of its goal to construct 300 new affordable rental units but anticipates at least 495 new units to be completed during the 2027-2031 Consolidated Plan cycle.

4. Summary of citizen participation process and consultation process

Citizen participation was solicited through English and Spanish advertisements in the Alexandria Times and El Tiempo Latino as well as an announcement to the Affordable Housing eNews mailing list and multiple social media posts. A public display with information on the Consolidated Planning process was provided at the City's Housing 2040 Community Open House on February 28, 2026. A public hearing will be held at the April 9, 2026, Alexandria Housing Affordability Advisory Committee (AHAAC) meeting. Community groups were consulted via email.

5. Summary of public comments

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

DRAFT

The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

The Office of Housing serves as the lead agency to prepare the City’s Five-Year Consolidated Plan, Action Plans, and the Consolidated Annual Performance Reports (CAPERs). The development of the 2027-2031 Consolidated Plan is a joint effort in coordination with staff from other City departments, the Alexandria Redevelopment and Housing Authority (ARHA) and local private and public organizations that provide affordable housing and homeless and community services to extremely low-to moderate-income households and persons with special needs. Departments and organizations include the City’s Department of Community and Human Service (DCHS); the Department of Planning and Zoning; and the Partnership to Prevent and End Homelessness in the City of Alexandria. The Office of Housing implements CDBG and HOME programs and, upon City Council approval, awards these funds to sub-recipients or individuals in the form of loans and grants through an application process. The funds assist local agencies and non-profit organizations in providing and preserving affordable housing or to administer eligible public service programs. State, local, and private funds are spent in conjunction with the federal entitlement grants for housing and community development activities. The Office of Housing has the primary responsibility of monitoring sub-recipients to ensure they comply with all applicable program requirements.

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

As a member of The Partnership to Prevent and End Homelessness (the Partnership), which serves as the local Continuum of Care (CoC), the City’s Office of Housing staff meets with the Partnership Governing Board members to determine the allocation of ESG funding and provides 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 (VDHCD) through a competitive grant process. As part of the funding allocation process, VDHCD encourages Continuum of Care input into allocation of all grant funding, including ESG. Performance Standards and Outcomes. The Partnership has adopted written performance standards and outcomes for programs funded by ESG such as the 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.

Consolidated Plan Public Contact Information

Kim Cadena
100 N Pitt Street, Suite 425
Alexandria, VA 22314
kimberly.cadena@alexandriava.gov

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

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 City 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 and Alexandria Redevelopment and Housing Authority (ARHA) staff meet monthly to discuss issues of interest to both agencies and senior staff of both ARHA and the City’s Office of Housing meet regularly. Topics include how the City can best support ARHA's efforts to reposition and modernize its housing stock, ARHA's future repositioning and redevelopment plans, and City planning efforts that might affect ARHA residents.

A major reorganization of ARHA’s staff and Board of Directors began in 2025 and is currently underway. The Board of Directors, with nine new members, is now chaired by a former Alexandria City Manager with decades of experience in planning, developing, and financing affordable and publicly assisted housing in Alexandria and Arlington County. The new Board includes extremely well-qualified real estate and finance professionals with years of experience in developing and financing affordable housing. In addition, three of the new board members have lived experience as residents of housing owned or assisted by ARHA.

The reorganization has produced a much more collaborative working relationship between the City and ARHA. The ARHA Redevelopment Work Group is a City Manager-convened body that coordinates affordable housing strategies between the City Council, the ARHA Board, and the Planning Commission. It focuses on sustaining, improving, and redeveloping public housing, including projects like the redevelopment of the Samuel Madden Homes, to create mixed-income communities.

Non-profit Affordable Housing Providers. The City works with Housing Alexandria (formerly the Alexandria Housing Development Corporation), Community Lodgings, Inc. (CLI), Wesley Housing Development Corporation (Wesley Housing), Affordable Homes and Communities (AHC), Community Housing Partners (CHP), Good Shepherd Housing (GSH), 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 rental apartments affordable for households with incomes at or below 60% of the area median income (AMI). Since the submission of the last Consolidated Plan, the City has made deeper affordability a priority, resulting in the production of units affordable to households at 30%, 40%, and 50% (AMI).

Private and Governmental Health, Mental Health, and Service Agencies Providers.

The Alexandria Health Department partners with the Alexandria Neighborhood Health Services, Inc. (ANHSI) to provide outpatient health care to low-income Alexandrians. Some public health clinic functions are provided by ANSHI and some are provided by a City-owned facility which administers health care services. Care includes behavioral health and dental services, adult and pediatric care, and HIV/AIDS case management services.

The City's Department of Code Administration works closely with the Office of Housing to inspect and evaluate all properties in the City to ensure that they are constructed and maintained in compliance with Uniform Property Maintenance and Building Codes. This collaboration seeks to ensure that housing for all residents of Alexandria, including the City's low-income and special needs households, is decent, safe, and sustainable housing.

State Government.

Virginia Housing and the Virginia Department of Housing and Community Development (DHCD) have partnered with the City to provide financial support for the City's first-time homeownership and special needs housing constructed by the City's non-profit partners. The Office of Housing staff stays abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels.

Since FY 2022, the City has administered the State Rental Assistance Program (SRAP) funded through the Virginia Department of Behavioral Health and Developmental Services (DBHDS). SRAP provides state-funded vouchers for persons with intellectual disabilities who are capable of independent living. Residents pay 30% of their income in rent and will be able to lease an apartment up to 50% AMI; the rest is subsidized.

The City also has a small, local pilot rental subsidy program to enhance deep affordability for some households in City-supported nonprofit-sponsored development. Currently 46 households receive assistance to supplement tax credit rents.

In FY2024, Alexandria received funding from DBHDS to partner with the Office of Housing and the Department of Community and Human Services (DCHS) to implement a permanent supportive housing (PSH) program, expanding current programming throughout the City. The funding is ongoing. This rental assistance program benefits individuals with severe mental illnesses. Residents pay 30% of their income in rent and will be able to lease an apartment up to 50% AMI; the rest is subsidized. Seven staff positions have been created to operate and manage the program, including placement and case management of qualified participants to help them successfully maintain their housing across Alexandria rental market. Up to 35 households will be served as the program is established.

In addition, in FY 2026, the City received a grant of \$3.8 million for the construction and long-term operation of five PSH units to be owned and operated by Sheltered Homes of Alexandria (SHA) at Housing Alexandria's Seminary Road project. These units are anticipated to be delivered in early 2027 as part of the development's condominium project. The affordability term for the PSH units to be owned and operated by SHA is 40 years.

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. 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 also works closely with the DCHS, which administers eviction prevention programs and a CDBG-funded program that provide assistance with security deposits and first month's rent to eligible households.

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

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

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 (VDHCD) through a competitive grant process. As part of the funding allocation process, VDHCD encourages CoC input into allocation of all grant funding, including ESG.

Performance Standards and Outcomes. The Partnership 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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?

Table 2 – Agencies, groups, organizations who participated

Consultation is ongoing.

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

NA

DRAFT

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?
Housing 2040 -Housing Master Plan	Office of Housing	The Housing 2040 initiatives include identifying zoning, land-use tools, financial tools, and strategies to incorporate affordable housing in the development and redevelopment efforts in the City. The data and feedback gathered during the Housing 2040 process informed the needs and goals in the Strategic Plan.
Continuum of Care	The Partnership to Prevent and End Homelessness	The Partnership's Plan is called the Strategic Plan to Prevent and End Homelessness in Alexandria (PPEH) 2023-2028. The PPEH goals are to increase economic and health security, increase community support and funding for housing affordability and housing stability services, and increase access to affordable housing. These goals are incorporated into the Strategic Plan.
ARHA Strategic Plan	Alexandria Redevelopment and Housing Authority	The goals of the Strategic Plan and ARHA both aim to meet affordable housing and related needs of the community.
Age Friendly Plan For A Livable Community 2026 – 2030	Commission on Aging	Key focus areas include affordable housing, improved transportation, and community services for very low-income elderly and frail elderly residents of the City of Alexandria

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Alexandria cooperates and coordinates with various public entities in the implementation of the Consolidated Plan.

The Metropolitan Washington Council of Governments (MWCOCG) is a regional organization comprised of representatives of local governments in the Washington D.C. metropolitan area, as well as members of the Maryland and Virginia legislatures and Congress. MWCOCG works on regional matters concerning transportation, the environment, land use planning and housing, homelessness, and public safety and health. Alexandria City Council members serve on various committees such as the Public Safety and Human Services Committee, Air Quality Committee, and the Board of Directors, and coordinate with other public entity administrators to deal with various issues affecting the region, including barriers to affordable housing. Alexandria's Housing Director and its Planning Director serve on COG advisory groups.

Virginia Housing is a non-profit organization created by the Commonwealth of Virginia to help Virginians attain affordable housing. The City's Office of Housing deputy director serves on the Northern Virginia Advisory Council, which is made up of affordable housing stakeholders whose primary market area of operation is the Virginia Capital Beltway area of the Washington DC Metropolitan Area. The group members coordinate meetings on a regular basis to discuss issues relating to both rental and ownership housing. The City uses Virginia Housing's REACH funding to assist with the creation and preservation of affordable housing, including to amplify related community outreach, engagement, and planning efforts.

The Northern Virginia Regional Commission (NVRC) is made up of 13 localities in the Northern Virginia suburbs of Washington DC including Alexandria. NVRC's primary duty is to encourage and facilitate local government cooperation in addressing regional problems of greater than local significance. Two Alexandria Council members serve on the NVRC Board of Commissioners.

The City also cooperates and coordinates with other public entities. For example, City staff works with the Virginia Department of Historic Preservation and the Virginia Department of Environmental Quality to identify any potential environmental impacts that would result from federally-funded activities in the city.

The City collaborates with other jurisdictions in the region to host the Northern Virginia Housing Expo. The Expo is hosted on a rotating basis among the participating jurisdictions. In February 2026, the Expo was held in Fairfax City. State, local, and private organizations and housing providers have booths designed to help first-time homebuyers or renters learn about affordable rental and homeownership assistance and opportunities throughout the region. Workshops provide information on topics such as understanding and repairing credit, personal finance, and preparing to rent or own a home. These Sessions are conducted in English and Spanish. A digital version of the Expo is online year-round for those who cannot attend the Expo in person.

Narrative (optional)

PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)

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

The public comment period is ongoing.

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)
	Community Open House for the Housing 2040 Draft Plan	Citywide	Two comments were received	Comments received included adding more shelter space beds to extend shelter capacity limits	NA	
	Public Hearing	Citywide		Meeting is yet to be held	Meeting is yet to be held	
		Citywide				

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

NA-05 Overview Needs Assessment Overview

The Needs Assessment will help determine housing problems for households in the City of Alexandria based on statistical data provided by HUD through the 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) and the 2015-2019 American Community Survey (ACS). Although data from CHAS is now dated, it provides a glimpse of the housing needs within the City.

Because CHAS data are derived from American Community Survey data, Census definitions dictate the definitions of the variables discussed in the tables below:

Small Family Household: A household with 2-4 members

Large Family Household: A household with 5+ members

Elderly: Ages 62-74

Frail Elderly or Extra Elderly: Ages 75+

Household: All people living in a housing unit. Members of a household can be related or unrelated.

Family: Related individuals living in the same unit

Nonfamily: Unrelated individuals living in the same unit

The four housing problems outlined in the data and narrative below are defined in narrow terms as follows:

1. **Substandard Housing:** Lacking complete kitchen facilities (a sink with a faucet, a stove or range, and a refrigerator)
2. **Substandard Housing:** Lacking complete plumbing facilities (hot and cold running water, a flush toilet, and a bathtub or shower)
3. **Cost Burden:** Cost burden > 30% of income
4. **Overcrowding:** 1+ person/room

The four severe housing problems are similar, but have two distinct differences in the definitions of cost burden and overcrowding:

1. **Cost Burden:** Cost burden > 50% of income
2. **Overcrowding:** 1.5+ persons/room

NA-10 Housing Needs Assessment

- The number of new housing units created has not kept pace with population growth.
- Cost burden and crowding are the largest housing problems in the City.

NA-15 Disproportionately Greater Need: Housing Problems

- Extremely low-income Hispanic people experience housing problems at a disproportionately greater amount than other groups

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Extremely low-income Hispanic people experience severe housing problems at a disproportionately greater amount than other groups

NA-25 Disproportionately Greater Need: Housing Cost Burdens

- Hispanic and Black people experience disproportionately greater housing cost burdens than other racial or ethnic groups.

NA-35 Public Housing

- ARHA opened its Public Housing and Housing Choice Voucher waiting lists last opened to online applications for three days in early 2021 and received 45,000 applications.
- ARHA has 8,698 families on the wait list for public housing and 10,585 families on the Housing Choice Voucher waiting list. Both lists are closed and will remain closed through at least FY 2026.

NA-40 Homeless Needs Assessment

- The 2025 Winter Point-in-Time Count showed a total of 166 homeless persons.

NA-45 Non-Homeless Special Needs Assessment

- The city has a shortage of living facilities for low-income seniors, especially assisted living and memory care facilities
- There is a shortage of permanent supportive housing units for individuals with mental illness, substance abuse disorders, and intellectual/developmental disabilities

NA-50 Non-Housing Community Development Needs

- Future City capital needs include school construction, expansion, and modernization, the replacement or modernization of four fire stations. The City will continue to improve its stormwater infrastructure and replace combined sewers over the life of the Plan.

	Extremely Low- Income (30% AMI)	Very Low Income (50% AMI)	Low Income (80% AMI)	Area Median Income (AMI)
Household size				
1	34,450	57,400	74,800	114,800
2	39,350	65,600	85,450	131,200
3	44,250	73,800	96,150	147,600
4	49,150	81,950	106,800	163,900
5	53,100	88,550	115,350	177,100
6	57,050	95,100	123,900	190,200

DRAFT

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Since 2019, the City of Alexandria has decreased in population slightly (2%), while the number of households increased by 7%, and household median income increased 13%.

According to the 2018-2022 HUD Comprehensive Housing Affordability Strategy (CHAS) data, the City is comprised of 75,349 households. Approximately 13% of Alexandria’s households have incomes below 30% AMI; 9% between 31% and 50%; 7% between 51% and 80%; 9% between 81% and 100%.

The Housing Needs tables below show the percentage of renters and owners in all income categories that experience at least one or more of the four housing problems such as lacking substandard housing (lacking kitchen facilities or complete plumbing); overcrowding; severe overcrowding; or cost burden and severe cost burden.

HUD tables 5 through 12 below provide an overview and breakdown of the City’s population by size, income, age and housing needs. Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

Demographics	Base Year: 2019	Most Recent Year: 2023	% Change
Population	157,613	155,230	-2%
Households	70,598	75,349	7%
Median Income	\$100,939.00	\$113,638.00	13%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	9,485	6,960	4,960	6,860	46,555
Small Family Households	2,740	2,505	1,575	1,660	16,840
Large Family Households	500	500	190	285	1,345
Household contains at least one person 62-74 years of age	1,425	1,495	920	1,325	7,665
Household contains at least one person age 75 or older	1,440	704	420	300	3,020
Households with one or more children 6 years old or younger	1,814	1,010	690	530	4,935

Table 6 - Total Households Table

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

DRAFT

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	60	0	30	180	10	10	10	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	350	285	210	165	1,010	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	335	285	125	135	880	10	0	25	45	80
Housing cost burden greater than 50% of income (and none of the above problems)	935	2,410	1,590	1,845	6,780	200	630	700	485	2,015
Housing cost burden greater than 30% of income (and none of the above problems)	5,550	1,875	200	85	7,710	950	365	300	120	1,735

Table 7 – Housing Problems Table

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments: Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,260	4,915	2,125	2,265	16,565	1,175	1,005	1,035	655	3,870
Having none of four housing problems	720	605	1,150	2,900	5,375	330	435	650	1,040	2,455

Table 8 – Housing Problems 2

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments: Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,420	1,990	630	5,040	110	185	190	485
Large Related	355	279	25	659	20	10	35	65
Elderly	1,565	780	175	2,520	760	625	335	1,720
Other	2,780	1,700	995	5,475	285	180	470	935
Total need by income	7,120	4,749	1,825	13,694	1,175	1,000	1,030	3,205

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments: Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,010	650	70	2,730	75	100	45	220
Large Related	0	4	340	344	20	0	15	35
Elderly	1,260	370	45	1,675	630	175	225	1,030
Other	2,540	880	85	3,505	235	90	20	345
Total need by income	5,810	1,904	540	8,254	960	365	305	1,630

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	655	525	245	280	1,705	10	0	29	35	74
Multiple, unrelated family households	15	55	0	0	70	0	0	0	10	10
Other, non-family households	20	0	65	65	150	0	0	0	0	0
Total need by income	690	580	310	345	1,925	10	0	29	45	84

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

Table 12 – Crowding Information – 2/2

	Renter					Owner				
	<= 30% AMI	>30% to <=50% AMI	>50% to <=80% AMI	>80% to <=100% AMI	Total	<= 30% AMI	>30% to <=50% AMI	>50% to <=80% AMI	>80% to <=100% AMI	Total
Households with Children Present	1,750	920	660	430	3,760	64	90	30	100	284

Data Source
2018-2022 CHAS

Comments:

Describe the number and type of single-person households in need of housing assistance.

Data on the number of single-person households in Alexandria with incomes at or below HUD’s moderate-income limits are not available.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

DCHS reports that Housing Services were provided to victims of Domestic Violence or Sexual Assaults as follows:

Calendar Year (CY) 2023, 88 adults received housing services and 103 individuals (adults and children) were housed in the City’s Safehouse.

CY 2024 136 adults received housing services and 100 individuals (adults and children) were housed in the Safehouse.

CY 2025 138 adults received housing services and 92 individuals (adults and children) were housed in the Safehouse.

What are the most common housing problems?

Based on HUD's 2019-2023 CHAS (Tables 7, 8, 9, and 10), the most common housing problems in Alexandria are cost burden and overcrowding. While cost burden is a problem shared by both renters and homeowners, overcrowding is mainly an issue experienced by renters. Increasing rents have led to a decrease in market affordable rental units, forcing households to pay more for units that they once could afford and increasing their cost burden. The decrease in market-affordable units has also pushed families to share housing and its cost, resulting in overcrowding.

Homeownership has become less affordable because of rising property values, higher sales prices and increased interest rates, excluding new buyers from the market and increasing cost burden on lower-income homeowners in the form of rising property taxes. Development of more affordable housing types (condominiums, two-over two town homes and small row houses) has been limited due to land costs. In 2023 the City adopted a Zoning for Housing Initiative to enable development of more naturally affordable housing typologies. Since then, a quadplex replaced a single-family home, and 94 accessory dwelling units (ADUs) have been developed by the private market expanding housing options across the City.

Are any populations/household types more affected than others by these problems?

It is difficult to determine the accuracy of some of the population/household type data supplied by the 2019-2023 CHAS because the small population sizes and large margins of error make the data unreliable. In general, small-related households, non-related non-elderly households, and extremely low-income renter households had the highest cost burdens. The number of overcrowded households and households with other housing problems cannot be reliably determined at any income level or housing size.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Many of the individuals and families with children who are at imminent risk of becoming homeless in the City are considered severely cost burdened. Households with special needs such as mental illness, substance abuse problems, developmental disabilities, or other long-term disabling conditions are at the highest risk for homelessness.

Most households at imminent risk for homelessness are at or below 50% of the Area Median Income. With Alexandria rents higher than the HUD's fair market rate standard, these households are paying well over 50% of their income on rent. Many households are working minimum wage jobs in the food and beverage industry or low wage labor market, and/or are living in doubled-up situations with friends or family. Any crisis situation such as the loss of a job or serious medical issues may lead to the inability to pay rent or mortgage.

Households that are receiving social security disability benefits have a particularly difficult time finding stable, affordable housing in the City. According to the Center on Budget and Policy Priorities, as of early 2026, the average Social Security Disability Insurance (SSDI) monthly payment is approximately \$1,537–\$1,550 for disabled workers. These households cannot work to increase their income due to their

disability. Many of these households need additional supportive services to assist them in maintaining their permanent housing. Services such as mental health/substance abuse treatment, life skills training, and better access to health care are helpful in keeping this vulnerable population stably housed.

There has been an increase in culturally diverse households seeking homeless prevention services, with many of the households coming from Middle Eastern, African, and Latin American countries. Families from these communities have limited proficiency with the English language and American culture. Some have adult members that have never worked before and are now required to learn a new language and enter the workforce. These skills take time to develop and can create challenges for some cultures to assimilate. Some of these households have complex trauma histories, compounding their situations.

Many of these households need affordable housing options or long-term rental subsidies. There is a need for vocational counseling and education, along with more supportive services tailored to each household's needs. Legal status can present challenges to obtaining jobs and housing/housing assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Who Can Be on a Shelter Waitlist (General Practice)

The City follows HUD guidelines, under which a person or household is considered homeless if they meet one of four categories:

1. Literally Homeless – Lacking a fixed, regular, and adequate nighttime residence (e.g., living in shelters, on the street, in a vehicle, or places not meant for habitation).
2. Imminent Risk of Homelessness – Facing loss of housing within 14 days with no other residence or resources to obtain housing.
3. Homeless Under Other Federal Statutes – Unaccompanied youth or families with children who are unstably housed and meet additional vulnerability criteria.
4. Fleeing or Attempting to Flee Domestic Violence – Individuals or families leaving unsafe situations with no safe housing alternatives.

The eligibility for a shelter waitlist typically prioritizes individuals and households who:

- Meet **HUD Category 1 (literally homeless)**
- Are in **immediate danger** (e.g., fleeing domestic violence)
- Have **high vulnerability** (e.g., chronic homelessness, disabling conditions, families with children)
- Are assessed through the local **Coordinated Entry System**, which determines prioritization based on need and available resources

The City maintains a database using HMIS and PIT (Point-in-Time counts) to accurately determine the extent of households at risk of homelessness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Households living in doubled up and/or in overcrowded housing situations, households with special needs such as mental illness, substance abuse, HIV/AIDS, and those who have experienced homelessness in the past are more likely to experience housing instability and have an increased risk of homelessness. These households are also becoming more housing cost burdened as housing costs continue to rise faster than incomes in low-wage sectors.

Discussion

Problems Renting Market Affordable Units.

Between 2000 and 2025, the City of Alexandria lost approximately 11,300 market-rate affordable housing units, a 62% decline in such housing. The stock of these naturally occurring affordable units dropped from 18,000 to just 6,900. Approximately 2,100 committed affordable units are also at risk of losing their affordability by 2040. In addition, approximately 16,400 households with incomes up to 60% of the area median income are housing cost burdened (ACS 5-Year Estimate, 2019-2023). The loss in market affordable housing, often called "naturally occurring affordable housing" (NOAH), is largely driven by the growth in housing costs outpacing the growth in income.

Housing Problems for Homeownership

Data from the City's Office of Real Estate Assessment for 2025 indicates that the average value of existing residential property, including single-family homes and condominiums is now \$729,925, representing a 4.5% increase over 2024. Single-family homes saw an average assessment rise to \$1,001,336, up 4.06% over 2024. Residential condominiums experienced an even larger increase, with the average assessment reaching \$447,612, a 5.63% increase from 2024.

There are limited homeownership options for low- and moderate-income households. A total of 93.55% of ownership units in the City are assessed at under \$500,000 are condominiums, and 99.87% of units assessed at under \$250,000 are condominium units. Rising condominium fees threaten the long-term affordability of these units.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For HUD’s purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least 10 percentage points higher than for that income level as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2018-2022 CHAS table (Table 21) shows the number of households in each racial/ethnic group that experience housing cost burdens.

The HUD income categories for households are: 1. Extremely low income: 0 to 30% AMI; 2. Low income: 31 to 50% (AMI); 3. Moderate income: 51 to 80% (AMI); and 4. Middle income: 81 to 100% (AMI)

The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost Burden greater than 30%

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	8,435	1,050
White	2,565	485
Black / African American	3,370	340
Asian	520	120
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	1,520	85
Other (including multiple races)	460	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	5,920	1,040
White	1,965	320
Black / African American	1,970	305
Asian	255	80
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	1,345	275
Other (including multiple races)	385	60

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments: Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	3,160	1,800
White	1,415	685
Black / African American	605	420
Asian	345	245
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	695	405
Other (including multiple races)	100	45

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments: Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	2,920	3,940
White	1,825	1,690
Black / African American	465	1,115
Asian	250	49
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	300	815
Other (including multiple races)	80	271

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

Discussion

HUD's CHAS data are summarized below to show the percentage of each racial/ethnic group at specific income levels that experience housing problems at least 10 percentage points higher than that income level as a whole. In this case, housing problems are more prevalent among extremely low-income Hispanics than other groups.

- In the extremely low-income level 98% of African Americans experience housing problems compared to 76.5% of the jurisdiction as a whole
- In the extremely low-income level 95% of Hispanics experience housing problems compared to 76.5% of the jurisdiction as a whole.
- In the low-income level, it cannot be accurately determined if any group experiences disproportionately greater need.
- In the moderate-income level, it cannot be accurately determined if any group experiences disproportionately greater need.
- In the middle-income level, it cannot be accurately determined if any group experiences disproportionately greater need.

Looking more closely at the CHAS data, it becomes clear that cost-burden is the primary housing problem in Alexandria, with crowding being the next most prevalent. Only 180 households, less than 1% of Alexandrians lack complete plumbing or kitchen facilities.

NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For HUD’s purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least 10 percentage points higher than for that income level as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2019-2022 CHAS table (Table 21) shows the number of households in each racial/ethnic group that experience housing cost burdens.

The HUD income categories for households are: 1. Extremely low income: 0 to 30% AMI; 2. Low income: 31 to 50% (AMI); 3. Moderate income: 51 to 80% (AMI); and 4. Middle income: 81 to 100% (AMI)

The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	7,300	2,190
White	2,400	650
Black / African American	2,610	1,105
Asian	415	225
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	1,435	175
Other (including multiple races)	440	135

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	2,880	4,080
White	870	1,415
Black / African American	1,005	1,270
Asian	140	195
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	640	975
Other	225	225

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	870	4,090
White	290	1,810
Black / African American	145	880
Asian	200	385
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	220	880
Other	15	135

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	585	6,275
White	315	3,200
Black / African American	120	1,465
Asian	90	215
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	45	1,065
Other	15	330

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments:

Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

Discussion

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For HUD’s purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least ten percentage points higher than the percentage of persons as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2019-2022 CHAS table (Table 21) shows the number of households in each racial/ethnic group, with renters and owners combined, who experience housing cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	50,989	13,085	10,420	320
White	32,400	6,515	3,880	215
Black / African American	8,750	3,280	3,245	35
Asian	2,985	745	650	35
American Indian, Alaska Native	95	0	0	0
Pacific Islander	4	0	0	0
Hispanic	4,830	2,005	2,000	15
Other (including multiple races)	1,925	540	645	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2018-2022 CHAS

Data Source Comments: Cells shaded in orange have a high margin-of-error and may not be accurate reflections of the actual population.

Discussion

No one group meets the HUD threshold of disproportionate need.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

- Disproportionately Greater Need: Housing Problems

Extremely low-income Hispanics have greater need than other racial or ethnic groups.

- Disproportionately Greater Need: Severe Housing Problems

Extremely low-income Hispanics have greater need than other racial or ethnic groups.

- Disproportionately Greater Need: Housing Cost Burdens

Very low-income Hispanic and African American households experience disproportionately greater housing cost burdens than other racial or ethnic groups.

If they have needs not identified above, what are those needs?

The needs of the racial or ethnic groups have been identified above.

NA-35 Public Housing - 91.205 (b)

Introduction

In 1939, the Alexandria Redevelopment and Housing Authority (ARHA) was established and commissioned to provide safe and sanitary housing for low-, very low-, and extremely low-income city residents.

In 1981, the City and ARHA adopted Resolution 830, a commitment to preserve and maintain the 1,150 public housing units as affordable in the city and prevent the displacement of public housing residents. In April 2019, the City and ARHA adopted Resolution 2876 which extends - the preservation commitment- to all units owned by ARHA or located on land leased by ARHA. -. Under this policy, if any units are demolished or redeveloped, they must be replaced on a one-for-one basis to ensure no net loss of affordable housing.

The 1,150 units included 754 public housing units owned and operated by ARHA, 108 Section 8 Moderate Rehabilitation units, 77 Project Based Voucher units, and 211 units that are a mix of market rate and Low-Income Housing Tax Credit (LIHTC)-funded rentals. ARHA is currently repositioning subsidies among properties across its portfolio to make them sustainable and address capital needs. In addition, many properties have been identified for redevelopment over the mid-term into mixed-income communities. In all cases, existing ARHA owned housing will be replaced and. Potentially new opportunities will enable net new affordable units.

ARHA operates the HUD Section 8 Housing Choice Voucher program for the City of Alexandria. The program currently is authorized to provide approximately 2,326 households with subsidies that allow them to rent suitable privately-owned housing units or project-based units owned by ARHA. However, due to reduced subsidy funding levels, ARHA currently has sufficient funding to support approximately 1,500 tenant-based vouchers and 169 project-based vouchers. Currently, ARHA provides housing and housing assistance to approximately 2,600 families with at least 6,000 individuals- in Alexandria, and houses approximately 6% of the children who are attending public schools. About 60% % of the households have incomes below the poverty level and 46% of the heads of household are elderly or disabled.

ARHA continues to administer the Mainstream Housing Voucher Program (MHVP). The purpose of the program is to provide housing assistance for non-elderly persons with disabilities who are experiencing homelessness and/or are clients in a permanent supportive housing or rapid rehousing project. In consultation with the City's Department of Community and Human Services (DCHS), ARHA initially issued over 55 Mainstream vouchers (not all successfully "leased-up"), -and currently there are 41 Mainstream voucher holders leasing in the City.

ARHA is working to increase its capacity to coordinate voluntary services and support to enable individuals to live independently in the community. ARHA will continue to work with the City's agencies to provide ongoing services for Mainstream participants once they are housed.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing**	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers in use	0	108	644	1661	169	1492	2	38	41

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

** Number of units includes 170 at the Ladrey and 65 at Samuel Madden. Both properties are now being redeveloped and/or renovated.

Data Source: ARHA

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income		\$21,650	\$28,838	\$23,522	\$27,257	\$24,000	\$23,457	\$27,750	
Average length of stay		13.5 years	9.6 years	8.5 years	8.8 years	8.6 Years	7.5 years	10.2 years	
Average Household size		2	3	2	2	2	1	3	
# Homeless at admission*		5*	5*	132*	2*	130*	0	1*	
# of Elderly Program Participants (>62)		44	117	706	64	628	1	13	
# of Disabled Families		25	81	610	47	552	1	10	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	103	734	1,313	23	1,264	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

*These numbers are lower than the actual number of residents who were homeless at admission. Many applicants do not certify that they are homeless even though this is the case.

Data Source: ARHA

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	11	84	214	18	204	1	17	5
Black/African American	0	97	550	1415	151	1264	1	21	33
Asian	0	NA	5	11	NA	11	NA	NA	1
American Indian/Alaska Native	0	NA	4	5	NA	5	NA	NA	2
Pacific Islander	0	NA	1	8	NA	8	NA	NA	NA
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: ARHA

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	14	58	141	13	128	0	11	2
Not Hispanic	0	94	586	1520	156	1364	2	27	39

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: ARHA

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

A portion of families in ARHA's public housing communities require accessible units. As of February 2026, ARHA exceeds the minimum Section 504 requirements, providing 73 accessible units (1 Section 8, Moderate Rehabilitation, 62 public housing, and 10 project-based units). ARHA plans to increase accessible units by project-basing units at The Alate, a recently acquired senior property in Old Town.

Per HUD's Section 504 Final Rule, households no longer requiring accessible units are transferred to ensure availability for families in need. ARHA maintains a transfer waiting list for those needing handicap-accessible units.

Additional accessibility initiatives:

- Modernizing elevators at Ladrey building for ADA compliance as part of the property's upcoming renovation
- Installing an ADA-accessible playground at Andrew Adkins (completed early 2026)
- Utilizing a Virginia Housing grant program to increase the number of UFAS units across the portfolio

ARHA provides reasonable accommodations to individuals with disabilities to ensure equal access to housing opportunities.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

ARHA has 8,698 families on the Public Housing waiting list and 10,585 families on the Section 8 Housing Choice Voucher waiting list. Both lists are closed and will remain closed through at least FY 2026.

Public Housing Waiting List (8,698 families):

91% Extremely Low Income ($\leq 30\%$ AMI)
7.1% Very Low Income (30-50% AMI)
49.6% Families with children
11.4% Elderly families
12.1% Families with disabilities
90% Black, 7.6% White, 2.4% Asian/Other, 0.6% Hispanic

Bedroom Size Demand: 46.9% (1BR), 33.5% (2BR), 17.7% (3BR), 1.9% (4BR)

Section 8 Waiting List (10,585 families):

96.8% Extremely Low Income ($\leq 30\%$ AMI)
2% Very Low Income (30-50% AMI)
55.3% Families with children
10.1% Elderly families
12.2% Families with disabilities
87.9% Black, 8.1% White, 2.4% Asian/Other, 0.6% Hispanic

The waiting list demographics demonstrate a significant demand for affordable housing in Alexandria, with the vast majority of applicants being extremely low-income families.

Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Immediate needs include unit repairs, increased security, and improved communication with ARHA staff. ARHA is addressing these through targeted initiatives.

Public Housing Residents - ARHA Actions:

- Annually inspecting 100% of all public housing units to identify and resolve deficiencies.
- Repairing and updating units during turnover using Capital Funds (energy-efficient appliances, bathrooms, cabinets, flooring)
- Providing site-based amenities at redeveloped sites
- Ensuring equal interior finishes and amenity access for all income levels in mixed-income developments
- Improving customer service through online work order system for non-emergencies; 24/7 hotline for emergencies
- Implementing enhanced security and camera systems throughout developments
- Keeping residents informed via mail, email, website, and text alerts
- Increasing community meetings with the newly revitalized Resident Advisory Board (RAB) and Resident Associations

Housing Choice Voucher Holders - ARHA Actions:

- Implementing Small Area Fair Market Rents (SAFMRs) to enable voucher holders to access higher-opportunity, lower-poverty neighborhoods throughout the City.
- Providing voucher portability counseling and services, with forms available at the main office, by mail/email, and during intake briefings.

How do these needs compare to the housing needs of the population at large

While most extremely low- and low-income renter households in the city live in older privately-owned buildings, adequate replacement reserve and capital improvement resources ensured those buildings received regular maintenance and rehabilitation, unlike public housing units which did not because of inadequate funding of the public housing program. In comparison with voucher holders, other renter households had a somewhat larger amount of housing choices. However, these choices were still constrained by factors like price, credit checks, and location. Now that source of income is a protected class, voucher holders may have more choice than other renters of comparable income because the value of the vouchers allow them to access a wider range of units, including more expensive units in more highly amenitized areas of the city.

Discussion

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction:

The City of Alexandria assesses homeless needs in a variety of ways. The main assessment is conducted through the Point-in-Time Count. Each year, The Partnership to Prevent and End Homelessness (The Partnership) conducts a one-day Point-in-Time count and survey of the homeless population in the City. Data is collected through the citywide Homeless Management Information System (HMIS) by each homeless facility in the City (emergency shelters, transitional housing programs, and housing programs for homeless persons with special needs). In addition, information is gathered from surveys completed by volunteers who visit sites where services are provided to homeless person and in areas of the City in which unsheltered homeless persons are known to congregate (ex., parks, under bridges, etc.).

The 2025 Winter Point-in-Time Count showed a total of 166 persons experiencing homelessness.

The greatest barrier to ending homelessness is the lack of affordable permanent housing for the lowest income groups.

DRAFT

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # of persons experiencing homelessness each year	Estimate the # of persons becoming homeless each year	Estimate the # of persons exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	0	65	284	122	202	65
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	14	86	513	221	473	90
Chronically Homeless Individuals	10	10	66	28	63	270
Chronically Homeless Families	0	1	2	1	2	180
Veterans	2	13	39	17	36	90
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	14	6	10	90

Table 26 - Homeless Needs Assessment

Data Source Comments: DCHS

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	104	11
Black or African American	527	6
Asian	10	0
American Indian or Alaska Native	11	0
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	99	0
Not Hispanic	705	17

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Currently, there are an estimated 32 families, 0 veteran families, and 0 chronically homeless families in need of housing assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

A significant percentage of the homeless persons in Alexandria is African American. City reports show that of the total number of homeless persons, 74% are African American, 15% are White, 14% are Hispanic and 1% are Asian. Less than 1% are American Indian/Alaskan Native, and less than 1% are Pacific Islander.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2025 Point-in-Time Count, 92% of households without children were sheltered, while 8% were unsheltered on the street or in places unfit for human habitation. One hundred percent of households with adults and children were sheltered (91% in emergency shelters and 9% in transitional housing programs).

Discussion:

The Partnership to Prevent and End Homelessness and the City of Alexandria have made strides in reducing homelessness in all populations over the course of the most recent Consolidated Plan. However, shifting funding priorities at the federal level could further increase homeless experiences for low-income residents

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

Persons with non-homeless special needs are those who are elderly and frail elderly; who have physical, intellectual, and mental disabilities, and/or who have HIV/AIDS. The key issue to be addressed with non-homeless special needs persons is the increased provision of permanently affordable housing that meets the economic and, where applicable, physical challenges of the population.

Describe the characteristics of special needs populations in your community:

Elderly & Frail Elderly. Elderly is defined as persons 62 and over. Frail elderly is defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, dressing, toileting, transferring and eating/feeding. According to the City's Housing Master Plan, this population is expected to increase as the baby boom generation grows older. While many elderly persons will be able to live in their current place of residence with minimal assistance, others will require a change in living arrangements that will accommodate their fixed incomes and diminished physical abilities. HUD's 2018-2022 CHAS data (Tables 9 and 10) show that approximately 2,705 elderly renter and homeowner households with extremely low to moderate incomes experience severe housing cost burden.

Persons with Mental Illness, Intellectual Disabilities, and Substance Abuse Disorders. Often disabled individuals in the Alexandria Community Services Board's (ACSB) residential program are unable to move to more independent living settings due to housing affordability. Lack of affordable housing places vulnerable individuals with disabilities at risk for homelessness when individuals are not stably housed. Permanent Supportive Housing has expanded in the City through federal and state funding. Individuals with behavioral health and developmental disabilities continue to be served in group home facilities with greater than four persons per housing unit, which is inconsistent with best practice.

What are the housing and supportive service needs of these populations and how are these needs determined?

The most fundamental need for this population is housing that is deeply subsidized, meaning housing affordable to extremely low-income households. The City's existing affordable (independent living) properties are serving residents who are frail and need care offered by an assisted living facility. There are very limited options in the City that are affordable to low- and moderate-income elderly persons beyond approximately a dozen units in private, market-rate developments that are available to low-income persons with auxiliary grant funding. These units were negotiated with developers as recent senior housing buildings were approved. However, low-income elderly persons who no longer live independently have access to a regional facility in Manassas, VA that offers affordable living options, but is perceived as out of reach to those who rely on public transportation.

In 2025 ARHA acquired The Alate, a senior independent living community with 133 units, and plans to redevelop the Ladrey Senior Highrise with 159 units for senior independent living. Senior housing properties with project-based vouchers, like Annie B. Rose and Claridge House, house approximately 400 other seniors who live independently. City services assist with some activities of daily living, as well as Meals on Wheels and other programs, help low-income elderly residents in these properties age in place.

According to the City's Strategic Plan on Aging, many elderly homeowners desire to remain in and age in their own home and community for as long as possible. Rental assistance and property tax relief can

assist elderly households whose incomes fall within the lower-income ranges and who experience cost burden. Retrofitting single-family homes and rental properties may also serve this population. The City's Home Rehabilitation Loan Program, which serves existing homeowners and the Rental Accessibility Modification Program, which serves renters with disabilities, are resources that can address this need, subject to availability of funds. The City also provides some in-home services to low-income seniors who have difficulties with daily living activities.

Persons with Mental Illness, Intellectual Disabilities, and Substance Abuse Disorders. For every opening in a supportive housing program there are five to ten applicants.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Alexandria Health Department reports that Alexandria has the 5th highest rate of persons living with HIV/AIDS in Virginia. The most difficult resource to obtain for this population is decent, safe, and sanitary housing. As the demand for affordable housing continues to grow and as the cost of housing continues to increase, HIV clients in Alexandria are at a greater risk of homelessness because of illness and the inability to sustain consistent income and meet high rent requirements in the City. The majority of persons living with HIV are at or below the very low-income level for the region. This group may find it difficult to maintain a housing unit because as health problems related to HIV arise, they may be unable to work and experience a drop in the level of income needed to remain housed.

What are the housing and supportive service needs of these populations and how are these needs determined?

There is a wide range of service needs for the non-homeless special needs populations in the City. These services include rental assistance, home care assistance, transportation, employment training, medical and mental, health and substance abuse services.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Alexandria does not use HOME funds for TBRA.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The following public facility needs were identified as urgent in the City's 2019 Joint Facilities Master Plan process:

- **Public schools:** Numerous public schools were identified as not meeting current educational specifications, operating over capacity, and being in poor physical condition. Some schools can be modernized to fulfill these needs, while others will need to be rebuilt on the same sites to meet these needs.
- **Fire stations:** Four fire stations need to be relocated to better respond to incident demand and require larger facilities to accommodate modern equipment; one station requires rehabilitation and modernization
- **Police and fire training areas:** Both the Alexandria Fire Department and the Alexandria Police Department have expressed needs for more training spaces like classrooms, firing ranges, and burn buildings. It is possible these training spaces could be co-located.
- **Community shelter:** The existing shelter is in poor physical condition and needs to be modernized or redeveloped.
- **City records and archives:** The building housing City records and archives is in poor physical condition and requires modernization

City Hall and the parking garage below Market Square are under substantial renovation currently. The project is anticipated to take approximately three years and all city offices have been relocated to other buildings throughout the city.

How were these needs determined?

The City has undertaken and continues to update a Joint Facilities Master Plan study.

Describe the jurisdiction's need for Public Improvements:

The Flood Action Alexandria initiative includes over \$220M in the approved FY 2026 – FY 2035 for flood mitigation capital infrastructure projects and operations and maintenance work. The capital projects seek to increase storm sewer capacity and install new inlets or enlarge existing inlets, operations and maintenance work to ensure the storm sewers are in a state of good repair and removing accumulated sediment from the City's flood channels to ensure conveyance capacity of these channels, to make the City more resilient to flooding. A multi-year flood mitigation project at the Alexandria waterfront near King Street will start later this year.

The City continues to replace its combined sewer system with separate storm and sanitary sewers.

How were these needs determined?

These needs were determined by reviewing City Infrastructure Plans.

Describe the jurisdiction’s need for Public Services:

Services for Elderly Persons: The City’s Age Friendly Plan for a Community 2026-2030 indicates a shortage of available affordable housing for Elderly Persons.

Services for Children and Young Adults: According to the Alexandria Children and Youth Needs Assessment 2025, there is a need for childcare services. Many lower-income families often experience problems accessing quality, affordable childcare. Such families require assistance with locating and securing quality childcare, including financial assistance with childcare costs. The general quality of childcare can be improved through the provision of training and technical support to childcare service providers.

Substance Abuse Services: There is a continual need to provide services and public benefit assistance to persons with mental illness, intellectual disabilities and substance use disorders. The ACSB provides a range of services, such as outpatient counseling, residential social detoxification, and transitional residential recovery, for persons with substance use disorders. Services of up to 24 months may be offered. The majority of individuals served in substance use disorder treatment programs are within lower-income categories.

How were these needs determined?

Services for the Elderly: Needs were determined through town hall meetings and written responses during the development of the City’s Age Friendly Plan for a Livable Community 2026-2030. A wide range of issues were discussed, including transportation, civic engagement, and learning opportunities. Other matters such as clean and safe streets, green space, and coordinated housing, transportation and caregiver support were also raised. Most of the needs identified are covered by other City plans or fulfilled by other City services, but the need for greater mental health services remains.

Children and Youth: The needs were identified in the 2025 Alexandria Children and Youth Needs Assessment.

Substance Abuse Services: Needs were determined by consultation with the Department of Community and Human Services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis section provides information on the affordability and condition of the housing market in the City. Most of the tables below were populated with data from the 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) and the 2019-2023 American Community Survey (ACS).

MA-10 Number of Housing Units

- The assisted housing stock in the City consists of 5,210 public and assisted project-based rental housing subsidized with federal, state and/or local funding.

MA-15 Cost of Housing

Average 2025 market-rate rents including utilities were \$2,284 for a one-bedroom unit and \$2,903 for a two-bedroom unit. Many essential workers (retail, food service, childcare) cannot afford these rents without being housing cost burdened

- Approximately one-third of all households in Alexandria are cost-burdened, paying more than 30% of their income for housing, with half of those households having incomes under 50% AMI.
- About 10% of all Alexandria households pay 50% of their income for housing costs.

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

Between 2000 and 2025, the City of Alexandria lost approximately 11,300 market-rate affordable housing units, a 62% decline in such housing. The stock of these naturally occurring affordable units dropped from 18,000 to just 6,900.

In addition, approximately 16,400 households with incomes up to 60% of the area median income are housing cost burdened (ACS 5-Year Estimate, 2019-2023).

The loss in market affordable housing, often called "naturally occurring affordable housing" (NOAH), is largely driven by the growth in housing costs outpacing the growth in income.

Approximately 57% of Alexandria households live in rental housing.

Based on the 2019-2023 ACS data, there were 43,675 (Table 28) rental housing units within the City. About 41% of these units contained one bedroom, 36% were two bedrooms, 11% had three or more bedrooms, and 12% were efficiencies. These statistics indicate that there are limited options for large households (five or more persons) and families to find traditional rental solutions.

ACS data also show there were an estimated 31,674 (Table 28) ownership units within the City. Over half (55%) of these units contained three or more bedrooms. Two-bedroom units constituted the second largest total at 31%, and one bedroom (13%) and efficiencies (1%) accounted for the remaining units.

The City has adopted a number of approaches to expand production of housing through planning and the "Zoning for Housing" initiative. This included a text amendment to the zoning ordinance to enable accessory dwelling units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,296	14%
1-unit, attached structure	16,512	20%
2-4 units	3,595	4%
5-19 units	14,923	19%
20 or more units	34,182	42%
Mobile Home, boat, RV, van, etc	53	0%
Total	80,561	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	341	1%	5,206	12%
1 bedroom	4,262	13%	17,458	41%
2 bedrooms	9,741	31%	15,177	36%
3 or more bedrooms	17,330	55%	5,834	11%
Total	31,674	100%	43,675	100%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The assisted housing stock in the City consists of 5,210 committed affordable rental housing units subsidized with federal, state and/or local funding or constructed by private developers in exchange for bonus density. This includes LIHTC units and other committed affordable units with rent and income limits. Most of these units are targeted at households with incomes of 60% AMI or below, though the public housing and Housing Choice Voucher programs serve those with incomes up to 80% AMI.

1,150 housing units in the city are either publicly assisted using project-based vouchers, public housing, or RAD units under the control of ARHA through subsidiaries. The majority of ARHA's public housing residents have extremely low incomes.

LIHTC projects in the city primarily serve families. This is the result of Virginia Housing's Qualified Allocation Plan, which prioritizes two- and three-bedroom units when awarding low income housing tax credits (LIHTC). The private market produces few two-bedroom apartments and nearly no three-bedroom apartments.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No losses of public housing units are expected to occur during the Consolidated Plan period. However, private entities that own and operate assisted rental housing in the City will have the option to remove units from the assisted rental housing stock

Does the availability of housing units meet the needs of the population?

The availability of affordable housing units in the City does not meet the needs of the population. The 5,210 committed affordable rental housing units, which have been subsidized with federal, state and/or local funding or have been constructed by private developers in exchange for bonus density, serve households with incomes at or below 80% of the area median income (AMI). The greatest need for affordable housing, however, is for units at or below 50% AMI.

In addition, a study by the Metropolitan Washington Council of Governments forecast that 75,000 new housing units will be needed in the Washington region between 2020 and 2030. Alexandria's share of these new units is approximately 3,000, with 2,250 (or 75%) needing to be affordable to extremely low-

and low-income households. Alexandria is on track to meet this target, pending the availability of funding.

Assessment data indicates that almost all for-sale units available to low- and moderate-income households are condominium units.

Describe the need for specific types of housing:

Rental housing for extremely low- and very low-income households is limited and the supply is shrinking yearly as formerly market-affordable properties raise rents. Larger affordable rental units are also scarce, leading to overcrowding for large families.

There is a need for non-condominium affordable homeownership units and larger affordable homeownership units. These units also need to be better dispersed throughout the city. While some affordable for-sale units are being yielded through the development process, demand is so high among qualified buyers that the City selects purchasers through a lottery system. Recent demand has been more than 10 applicants for each unit.

While there are developments in the city limited to low-income seniors these developments are independent living only, leaving those in need of assisted living and memory care without adequate support. A handful of Auxiliary Grant beds in assisted living facilities are set aside for eligible seniors, but the supply is very small. The City maintains a waiting list for these beds. An increased number of assisted living units for low and moderate-income seniors is needed, especially as the population ages.

Discussion

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

Persons with non-homeless special needs are those who are elderly and frail elderly; who have physical, intellectual, and mental disabilities, and/or who have HIV/AIDS. The key issue to be addressed with non-homeless special needs persons is the increased provision of permanently affordable housing that meets the economic and, where applicable, physical challenges of the population in question.

Describe the characteristics of special needs populations in your community:

Elderly & Frail Elderly. Elderly is defined as persons 62 and over. Frail elderly is defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, dressing, toileting, transferring and eating/feeding. According to the City's Housing Master Plan, this population is expected to increase as the baby boom generation grows older. While many elderly persons will be able to live in their current place of residence with minimal assistance, others will require a change in living arrangements that will accommodate their fixed incomes and diminished physical abilities. HUD's 2019-2022 CHAS data (Tables 9 and 10) show that approximately 2,655 elderly renter and homeowner households with extremely low to moderate incomes experience housing cost burden or severe cost burden.

Persons with Mental Illness, Intellectual Disabilities, and Substance Abuse Disorders. Some of the disabled individuals in the Alexandria Community Services Board's (ACSB) residential program are unable to move to more independent living settings due to housing affordability. Lack of affordable housing places vulnerable individuals with disabilities at risk for homelessness and this in turn affects treatment when individuals are not stably housed. Permanent Supportive Housing has expanded in the City through federal and state funding. Some individuals with behavioral health and developmental disabilities continue to be served in group home facilities with greater than four persons per housing unit, which is inconsistent with best practice.

Persons Living with HIV/AIDS and their Families. The Alexandria Health Department reports that Alexandria has the 5th highest rate of persons living with HIV/AIDS in Virginia. The most difficult resource to obtain for this population is decent, safe, and sanitary housing. As the demand for affordable housing continues to grow and as the cost of housing continues to increase, HIV clients in Alexandria are at a greater risk of homelessness because of illness and the inability to sustain consistent income and meet high rent requirements in the City. The majority of persons living with HIV are at or below the very low-income level for the region.

What are the housing and supportive service needs of these populations and how are these needs determined?

There is a wide range of service needs for the non-homeless special needs populations in the City. These services include rental assistance, home care assistance, transportation, employment training, medical and mental, health and substance abuse services. According to the City's 2013 Housing Master Plan (HMP), the most fundamental need for this population is housing that is deeply subsidized, meaning housing affordable to extremely low-income households.

Elderly and Frail Elderly. The HMP notes that the City's existing affordable (independent living) properties are serving residents who are frail and need care offered by an assisted living facility. There is no such facility in the City that is affordable to low and/or moderate-income elderly persons. However,

low-income elderly persons who no longer live independently have access to a regional facility in Manassas, VA that offers some affordable living options, but the facility is out of reach to those who use public transportation. A handful of Auxiliary Grant beds in market-rate assisted living facilities are available, but there is a waiting list for them. According to the City's Strategic Plan on Aging, many elderly homeowners desire to remain in and age in their own home and community for as long as possible. Rental assistance and property tax relief can assist elderly households whose incomes fall within the lower-income ranges and who experience cost burden. Retrofitting single-family homes and rental properties may also serve this population.

The City's Home Rehabilitation Loan Program, which serves existing homeowners, and the Rental Accessibility Modification Program, which serves renters with disabilities, are resources that can address this need, subject to availability of funds. The City also provides some in-home services to low-income seniors who have difficulties with daily living activities.

Persons with Mental Illness, Intellectual Disabilities, and Substance Abuse Disorders. For every opening in a supportive housing program there are five to ten applicants. A "by names list" is maintained by the CoC Lead. The Partnership to Prevent and End Homelessness in Alexandria leads the annual Point-in-Time (PiT) Count for unsheltered individuals and assesses the number of individuals who are homeless in the community. According to the 2025 PiT, there were 166 persons experiencing homelessness in indicating a need to increase Housing First permanent supportive housing units. There is also a need for supportive services to assist these individuals in maintaining housing stability. Frequently there are waitlists for publicly funded psychiatric services, substance abuse treatment and mental health treatment. ACSB clients often have limited access to affordable health care and employment services.

Persons Living with HIV/AIDS and their Families. The Suburban Virginia Regional HOPWA Tenant-Based Rental Assistance (TBRA) waitlist has been closed since January 2015. Short-term rent, mortgage, and utility assistance is available through Northern Virginia Family Services. Information about other housing resources is listed on the Northern Virginia Regional Commission's website at novaregion.org/HIV. Supportive services are provided through DCHS and non-profit providers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Virginia Department of Health's (VDH's) Virginia HIV Surveillance Annual Report indicates that as of December 31, there were 26 new diagnoses in 2024, 21 in 2023, 31 in 2022, and 11 in 2021. The Alexandria Health Department reported that as of 2023, there were 1,307 people living with HIV/AIDS in Alexandria, VA.

Minorities are overrepresented among PLWHA in the Northern Virginia region. Among those PLWHA who have a residence, there can be periodic need for short-term financial assistance to remain in the dwelling when unanticipated expenses make it impossible to pay rent or mortgage and utilities

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Alexandria does not use HOME funds for TBRA.

Discussion:

Alexandria is expected to become a Housing Opportunities for People With AIDS (HOPWA) grantee for the Arlington Metropolitan Division of the Washington-Alexandria-Arlington Metropolitan Statistical Area in May 2026.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

There is an increasing demand for affordable housing in Alexandria because of the growing gap between market rate rents and sales prices and what low- and moderate-income households can afford. Census ACS data shows that between 2018 and 2023 the median home value increased 3% while contract rent increased at 21%. Table 30 demonstrates the growth in housing costs in Alexandria over the five-year period. These increases do not necessarily reflect the experiences of low- and moderate-income households.

Cost of Housing

	Base Year: 2018	Most Recent Year: 2023	% Change
Median Home Value	678,000	696,800	3%
Median Contract Rent	1,600	1,929	21%

Table 29 – Cost of Housing

Rent Paid	Number	%
Less than \$500	1,494	4.6%
\$500-999	1,383	4.4%
\$1,000-1,499	5,328	27.4%
\$1,500-1,999	15,533	38.7%
\$2,000 or more	19,302	24.9%
Total	43,040	100.0%

Table 30 - Rent Paid

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,935	No Data
50% HAMFI	3,510	1,684
80% HAMFI	12,115	1,445
100% HAMFI	No Data	2,965
Total	18,560	3,129

Table 31 – Housing Affordability

Alternate Data Source Name:
2018-2022 CHAS
Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,012	2,056	2,314	2,893	3,413
High HOME Rent	1,804	1,934	2,314	2,675	2,965
Low HOME Rent	1,435	1,537	1,845	2,131	2,377

Table 32 – Monthly Rent

Alternate Data Source Name:

HUD 2025 Fair Market & HOME Rents

Data Source Comments:

Is there sufficient housing for households at all income levels?

No.

2018-2022 CHAS data shows approximately one-third of all households in Alexandria are cost burdened, paying more than 30% of their income for housing, with half of those households having incomes under 50% AMI. About 10% of all Alexandria households pay 50% of their income for housing costs.

Average 2025 market-rate rents (including utilities) were \$2,284 for a one-bedroom unit and \$2,903 for a two-bedroom unit. Many essential workers (retail, food service, childcare) cannot afford these rents without being housing cost burdened.

Moderate-income households who are currently renting and would choose to buy in Alexandria have extremely limited choices. A total of 99.87% of ownership units assessed at under \$250,000, and 93.55% of unit assessed at under \$500,000 are condominiums. This leaves low- and moderate-income households with the choice of continuing to rent in the city or moving to another area with lower housing costs and more housing type options. Those who choose to continue to rent sometimes occupy housing that costs less than they can actually afford to pay which additionally limits options for lower-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Many households have responded to the economic challenge of rising costs by spending more of their income on housing than what is considered affordable. Others have opted to share limited housing resources to remain in the City. The cost of housing in Alexandria has caused residents to seek greater affordability in the exurbs or has discouraged potential new resident households from considering locating in the City. All of these factors result in decreased diversity, which has long been a community core value. These trends among low- and moderate-income households have implications for Alexandria’s long-term sustainability as many support Alexandria’s retail, restaurant hospitality, construction, and child and personal care services sectors critical to the local economy.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the 2019-2023 Census ACS data (Table 33), the median contract rent in the City is \$1,929, up 21% from 2018. This number is calculated over all bedroom sizes, making it difficult to compare units

of different sizes. HOME rents are not comparable to Fair Market Rents because Alexandria is a high-cost area and HUD allows the use of Small Area Fair Market Rents, which can be significantly higher than the HOME rents for the Washington-Arlington-Alexandria Metropolitan Statistical Area. The differences in the HOME rents and the SAFMRs underscore how important it is for Alexandria to produce units affordable to very low- and extremely low-income households who cannot afford to pay market rents.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

The overall condition of housing in Alexandria is good. The Census lists four selected housing conditions: lacking complete plumbing facilities; lacking complete kitchen facilities; more than one person per room; and housing cost burden greater than 30% of gross income. According to ACS data, over half of Alexandria's housing units, or 82% owner-occupied units and 55% renter-occupied units have none of the selected conditions. 19% of owner-occupied units and 43% of renter-occupied units have at least one selected condition and 4% of rent-occupied units have two selected conditions (Table 33). As discussed in the Needs Assessment section (NA-15), nearly all of the units in Alexandria with selected conditions are either cost-burdened or overcrowded. Very few lack plumbing or kitchen facilities.

The majority of the city's housing stock was built before 1980 (Table 34). These units possibly contain lead-based paint hazards, but the exact number of units that are hazardous is unknown because some units have been remediated. As time passes, more units will likely be demolished or remediated, reducing lead-based paint hazards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,981	19%	18,294	43%
With two selected Conditions	131	0%	1,693	4%
With three selected Conditions	9	0%	32	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	25,553	82%	23,656	55%
Total	31,674	101%	43,675	102%

Table 33 - Condition of Units

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,988	16%	10,494	25%
1980-1999	5,945	19%	8,411	20%
1950-1979	11,585	37%	18,810	44%
Before 1950	8,685	28%	5,000	12%
Total	31,203	100%	42,715	101%

Table 34 – Year Unit Built

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	21,145	66%	23,935	56%
Housing Units build before 1980 with children present	2,439	8%	3,470	8%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Of the City's total housing stock, 43% of renter-occupied units and 19% of owner-occupied units have at least one selected condition. As was noted in section NA-15, few units lack complete kitchen or plumbing facilities. Because this number is so small, the City focuses its efforts on the rehabilitation of housing with multiple housing code violations or helping low-income homeowners with work to extend the useful life of their homes.

The cost for home rehabilitation may be a barrier for low-income homeowner households. The City's objective involving the use of resources to rehabilitate existing ownership housing is intended to improve quality of life by addressing repair and maintenance needs without creating undue financial burden. The increase in urban flooding due to climate change has a disproportionate effect on low-income homeowners. These homeowners usually do not have flood insurance and lack resources to replace major housing systems destroyed by flooding. The Home Rehabilitation Loan Program provides help to homeowners affected by flooding on an emergency basis.

The cost of retrofitting for accessibility may be a barrier for low-income disabled renters. For example, the cost of retrofitting a single-family home for someone using a wheelchair can exceed \$60,000, including a ramp, an accessible kitchen, and one accessible bathroom. Although the Fair Housing Act requires landlords to allow modifications at the tenant's expense, such modifications may exceed the budgets of renters with disabilities. The Office of Housing's Rental Accessibility Modification Program provides grants of up to \$50,000 to modify rental units for low-income renters with mobility issues. Project management and temporary relocation resources during construction are also provided.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

There are no data on the number of housing units occupied by low or moderate incomes households that contain lead-based paint. However, according to ACS data the majority of Alexandria’s housing units were constructed before 1980. Given that the use of lead-based paint was made illegal in 1978, it is assumed that these housing units are at a higher risk of containing lead.

Discussion

MA-25 Public And Assisted Housing - 91.210(b)

Introduction

The City’s total assisted rental housing stock of 5,210 is comprised of housing that has been subsidized using federal, state, and/or local monies to ensure long-term affordability. A quarter of these are 1,150 public housing and replacement units. Among those are 644 public housing units are owned and operated by Alexandria Redevelopment and Housing Authority (ARHA). Public housing serves families and households with incomes levels at or below HUD moderate-income limits with the majority of residents having extremely low incomes.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	108	644	1661	169	1492	2	38	41	108
# of accessible units	1	56	73	16	NA	NA	NA	NA	1
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: ARHA

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Alexandria Redevelopment and Housing Authority has proactively implemented the HUD Repositioning Strategy, allowing public housing agencies to convert traditional public housing subsidies into either tenant-based or project-based vouchers. This ensures

that the total number of assisted housing units remains at least equal to the number of public housing units being replaced (as required by the joint ARHA-City Resolution 2876).

Through this strategy, ARHA strengthens its operating revenue and gains increased regulatory flexibility to support redevelopment efforts. It also enables the authority to leverage private financing for critical capital improvements, pursue mixed-income redevelopment initiatives, and maintain greater control over both the capital investments and day-to-day operations of its existing public housing portfolio.

As of 2026, Alexandria Redevelopment and Housing Authority owns and operates 644 public housing units, including those in properties supported by LIHTC financing and those that are currently undergoing redevelopment or renovation.

Recent HUD inspections determined that the majority of public housing developments—Chatham Square, Ladrey Building, Scattered Sites I, Scattered Sites II, Scattered Sites III, Lineage, James Bland IV, Samuel Madden, Andrew Adkins and West Glebe—representing 644 units, are in good condition, with scores ranging from 77 to 100. Inspections also identified deficiencies at Andrew Adkins, Samuel Madden (now demolished), and Braddock Whiting and Reynolds (BWR), comprising 202 units. ARHA has since taken corrective action to address and mitigate these issues.

The Authority is currently conducting comprehensive, proactive inspections of all public housing units, with completion anticipated this year, to obtain a clear and up-to-date assessment of overall conditions. It has also implemented standards for newly turned units and will use inspection findings to ensure that all properties meet high-quality living standards.

ARHA's Public Housing Developments & Unit Count

Neighborhood Located In:

Old Town- Chatham Square (52), James Bland IV (44), Ladrey Highrise* (170), Andrew Adkins (90), Samuel Madden* (65), Lineage (6)

Arlandria – West Glebe (48)

Cameron Valley – Scattered Site I (10), Scattered Site II (30)

Alexandria West – Scattered Site I (40), Scattered Site III (41), Braddock (6)

Landmark –Whiting (24),

Old Town North- Reynolds (18)

*Currently being redeveloped (Ladrey and Samuel Madden)

Public Housing Condition

Public Housing Development	Average Inspection Score
West Glebe	77
Chatham Square	81
Ladrey*	82
Scattered Sites, I,II,III	86
Pendleton Park	89
Ramsey/Lineage	100
BWR	49
Samuel Madden/Andrew Adkins*	40

*Samuel Madden and Ladrey households have been relocated

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction

Over the next five years ARHA expects to reposition current public housing units through RAD, RAD-blend, Section 18 disposition, mixed finance developments, voluntary conversion and using Restore Rebuild to RAD. In this manner, ARHA expects that over the next decade or so it will no longer manage units subsidized through Section 9 (public housing) operating subsidies. As part of this repositioning strategy, ARHA will continue to preserve current affordable housing units through re-syndication of tax credits, acquisition of new affordable housing sites, and project basing Section 8 vouchers where necessary and feasible to preserve and expand affordable housing units in the City of Alexandria.

Current projects include:

Samuel Madden Homes: In 2021, ARHA issued an RFP to three previously qualified and procured development firms to submit a proposal for the redevelopment of the Samuel Madden public housing community site. The goal of the RFP was to build a mixed income, mixed use community with increased density, replace 66 public housing units, reposition these units through RAD or Section 18 repositioning, and increase the overall number of affordable units by making units available to household earnings between 30-60% AMI. In 2022, ARHA selected development partners and plans are moving forward for the redevelopment of Samuel Madden into mixed-income multifamily residential housing.

In February 2023, the City Council approved all the entitlements for Madden, and the Planning Commission approved the "Certificate of Appropriateness". This approval permitted the development team to submit the application for a building permit for the mixed income/mixed-use buildings that will be constructed. A single multifamily building will be constructed on each of the two parcels that comprise the Madden Homes property (Madden North and Madden South). Each building will have underground parking. As both buildings are being created as one community, the amenities in each building will be available to residents of the other building. In addition, the redeveloped site will include open courtyards, meeting and activity space, an onsite management office building in each building, security, and other amenities.

The Madden North redevelopment was financed in part with a twinning of 4% and 9% LIHTCs and is currently under construction. The Madden site received Section 18 approval from the HUD SAC

office and was deemed eligible for 65 project-based vouchers for permanent rental units in the redeveloped Madden site. The Madden North building will contain 207 affordable housing units, amenities for the building occupants, and a space for including a food pantry managed by a local nonprofit on the site. The financial closing occurred in May 2025. There will be a 30-month construction period, therefore, occupancy of the new buildings is anticipated on or about Q4 2027. All Madden North residents were relocated to housing either in other public housing units or, with the use of TPVs, in the private market. Those in good standing will have a right to return to the Madden North property. A new development partner has been identified for Madden South and financing is continuing to be finalized with the financial closing expected prior to the end of CY 2026. In addition to 326 affordable units, a preschool is also going to be located in the building.

Ladrey High Rise: In 2022, the Board of Commissioners selected a development team to redevelop the combined site of the existing Ladrey building together with the adjacent former ARHA administrative office site. The proposed development plan called for the one-for-one replacement of the existing 170 units at Ladrey, and an additional 100 affordable units. HUD had approved Section 18 repositioning for the project. Ladrey residents were part of the evaluation panel and have remained active throughout the negotiation process with the development team and the entitlement process. The City Council approved the zoning application in January 2024, and the development team submitted financing applications to Virginia Housing for 9% tax credits. However, due to many factors, including conditions in the financial markets, the project was unable to complete its funding package and move forward. Instead of redevelopment, ARHA and its development partners now propose a substantial renovation only for Ladrey. Because HUD terminated operating support for Ladrey, ARHA acquired a new 133-unit senior living community located in Old Town to provide a relocation resource for age-qualified Ladrey residents. Approximately 85 residents moved to The Alate. Other residents were moved to ARHA units or privately owned housing elsewhere. Ladrey will pursue 4% tax credits and bonds and is seeking other gap funding to move forward with renovation later in 2026.

Park Place and Saxony Square: ARHA received Section 18 disposition approval for Public Housing properties Park Place and Saxony Square. In 2021-2022 the 38 units at Park Place and 5 units at Saxony Square were renovated and the operating subsidies were converted to Section 8 Project Based Vouchers. In 2023 the 43 total units converted fully from public housing to project-based vouchers.

Andrew Adkins: Andrew Adkins is a part of the Samuel Madden AMP. ARHA submitted a Section 18 obsolescence application for the entire Samuel Madden AMP, which includes the Andrew Adkins property. ARHA submitted the Section 18 application for the Madden AMP in Q1 2024 and both Madden and Adkins met the obsolescence test. Since Madden was on a more rapid development timetable, the Adkins property was separated from the Madden DDA so that the Madden property could receive the Section 18 approval. ARHA will submit a new DDA for Adkins and submit additional information requested by SAC. Upon review of the information to be submitted, the Adkins property is expected to receive Section 18 disposition approval.

Cameron Valley: In Q3 2025, ARHA submitted a Section 18 disposition application for the 40 units in the property known as Yale Drive (the former Cameron Valley site). The physical needs assessment for this property concluded that the property meets the obsolescence test for property disposition and subsidy repositioning. This determination was supported by additional civil, structural and geo-technical engineering studies completed on the property.

Additional Information: The Agency continues to pursue opportunities to redevelop its entire public housing portfolio over the mid-term through mixed-finance, mixed-income communities, and subsidy repositioning. Additionally, with all current and future redevelopment, ARHA is exploring strategies to promote and implement best practices for de-concentrating poverty by developing mixed income housing.

ARHA is also continuing to explore other opportunities for redevelopment of its portfolio including; the former ARHA headquarters site and Hopkins-Tancil, a Moderate Rehabilitation property, and is exploring the potential creation of an affordable independent- and assisted-living facility within its current redevelopment portfolio.

ARHA will continue to implement its repositioning strategy with the eventual goal of closing out of public housing through the HUD conversion tool “Streamline Voluntarily Conversion”. It hopes to reach its voluntary conversion goal within the next ten years.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

ARHA is committed to enhancing the quality of life for current and future residents, their neighborhoods, and the broader community. The Authority serves many families whose ability to advance economically and socially has been constrained by limited access to information about available opportunities and/or insufficient resources to pursue them.

To address these and other challenges—and to cultivate a stronger, more supportive living environment—ARHA is working to expand social services and resources by:

- **Launching AVA Made:** This year, ARHA Resident Services established a nonprofit organization, AVA Made: Making a Difference through Empowerment, to support ARHA’s residents and community initiatives. Its mission is to foster inclusiveness by empowering individuals and strengthening communities through essential resources and support. AVA Made creates opportunities for growth and self-sufficiency, helping Alexandrians reach their full potential and drive positive change.
- **Family Self-Sufficiency (FSS) Program:** ARHA continues to administer the FSS program, partnering with local agencies and nonprofits that provide valuable services and training to help participants increase their independence. Key partners include the City of Alexandria’s Workforce Development Program, which offers job readiness workshops and job fairs, and Brite Path, which provides financial literacy training, including budgeting, credit repair, and investing. In early 2026, over 20 FSS participants graduated, achieving higher earnings and receiving escrow checks totaling more than \$500,000. ARHA is now accepting applications for new FSS participants and is focusing on securing homeownership-related training for interested residents.
- **Homeownership Program Updates:** ARHA has partnered with NACA to expand homeownership opportunities to all residents, not just voucher holders. NACA helps increase affordability through mortgage write-downs and eliminates down payment and closing costs. Additional support includes financial literacy, credit repair, and homebuyer education courses, along with one-on-one counseling. ARHA staff are currently developing a comprehensive Homeownership Action Plan.

- **HUD Section 3 Program:** ARHA implements the HUD Section 3 program and along with development partners directs economic opportunities toward low- and very low-income individuals, prioritizing ARHA residents. A dedicated Section 3 webpage on the Agency’s website (www.arha.us) allows residents to register via an online survey and provides program details and resources for starting a business. In April 2025, ARHA hosted an Opportunity Fair for the Samuel Madden redevelopment project, drawing over 70 participants. The Section 3 database now includes more than 80 residents seeking employment opportunities.
- **Ruby Tucker Center Programs:** ARHA continues to provide after-school programs for children at the Ruby Tucker Center, offering snacks, homework support, and a variety of enrichment activities.
- **Partnerships for Financial Assistance:** ARHA collaborates with local organizations to assist residents with rent, security deposits, and utility costs through referral programs.

ARHA is actively working to de-concentrate poverty by developing mixed-income housing and avoiding the construction of buildings exclusively for subsidized housing. To support this goal, ARHA is:

- **Promoting social integration:** Implementing best practices in both existing and new mixed-income developments, including designing buildings with management offices and shared amenities that encourage interaction among residents.
- **Redeveloping public housing:** Pursuing redevelopment opportunities through mixed-finance, mixed-income communities at sites such as **Andrew Adkins, Samuel Madden, Scattered Sites, Ladrey Highrise**, the former ARHA Administration building, **Bragg Street**, and additional locations as opportunities arise.

Discussion:

MA-30 Homeless Facilities and Services - 91.210(c)

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 and eliminating recurring episodes of homelessness. Components in the continuum of care system include prevention and intervention services to help persons avoid homelessness; outreach, assessment and supportive services to address the individual needs of persons who become homeless; emergency shelter and transitional housing; supportive housing for homeless persons with special needs; and housing and services to help homeless persons make the transition to permanent housing and independent living.

As recommended by HUD, the City has developed its FY 2023 – FY 2028 Strategic Plan to Prevent and End Homelessness in the City of Alexandria. Homeless services goals and objectives developed for the Consolidated Plan incorporate goals and objectives established in Strategic Plan.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	76	14	14	0	
Households with Only Adults	50	0	0	0	
Chronically Homeless Individuals	0	36	0	52	
Chronically Homeless Families	0	0	0	10	
Veterans	0	0	0	0	
Unaccompanied Youth	0	0	0	0	

Table 39 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following agencies provide housing and supportive services, temporary shelter, transitional housing and other services:

Emergency Shelter Services

- Alexandria Community Shelter (ACS) is under contract with Carpenter's Shelter and provides 65 beds to homeless families, single women and single men or chronically homeless persons who are mentally ill and/or have substance use disorders.
- Carpenter's Shelter, which is part of The Bloom at Braddock redevelopment, a joint venture between Housing Alexandria and the Shelter, provides 64 shelter beds for families experiencing homelessness as well as a range of supportive services and medical care. A day program, David's Place, which is co-located with the Shelter, continues to offer homeless men and women drop in and supportive services.
- Carpenter's Shelter also operates 60 overflow beds for homeless persons as seasonal shelter from November 1 to April 15 using CDBG funding ("Winter Shelter").
- Alexandria Women's Shelter provides 21 beds for adults and children escaping domestic abuse.

Rapid Rehousing Programs

- Carpenter's Shelter provides housing navigation assistance to homeless families seeking permanent housing and provides rental subsidy assistance through the Virginia Housing Solutions Program (VHSP), the Virginia Homeless Reduction Grant, and the HOME American Rescue Plan (ARP).

Transitional Housing Programs

- Community Lodgings, Inc. provides 14 beds in 6 transitional housing units to homeless persons and families.
- ALIVE! House provides 4 housing units for homeless families and single women reuniting with their children.
- Christ House provides 16 beds for homeless men.
- Friends of Guest House provides 20 beds for female ex-offenders transitioning from correctional facilities to the community.

Permanent Housing for People with HIV/AIDS

- Agape House provides 12 housing units for low-income homeless persons with HIV/AIDS.

Permanent Supportive Housing

- Alexandria Community Services Board (ACSB) provides 2 permanent supportive housing programs specifically for homeless persons; 4 condominium units for up to eight homeless individuals with mental

illness; 2-unit duplexes for up to seven homeless individuals with occurring mental illness and substance use disorders; and a 10-unit apartment building for up to 10 individuals with a serious mental illness (operated in conjunction with 3 condominium units for family households with a member who has severe mental illness). ACSB provides a total of 134 permanent supportive housing beds.

- Safe Haven provides 3 housing units with 12 beds for homeless individual men and women;
- New Hope Housing, Inc., provides 13 beds for chronically homeless single women and single men; and three beds for homeless veterans
- Housing Alexandria's The Bloom affordable rental building, which is located above Carpenter's Shelter, includes 10 PSH units for homeless individuals ready to transition from shelter to living independently with some case management support.

A new PSH program offered through Housing and DCHS and funded with a grant from the VA Department of Behavioral and Development Health Services will place up to 35 persons with serious mental illness experiencing or at-risk of homelessness in rental housing across Alexandria. The program includes funding for staffing, housing, and other supports to help residents successfully maintain their housing. Four households are housed to date.

Prevention and Intervention Programs

- Transitional Assistance Program, a CDBG funded program, provides security deposit and rental assistance to individuals and families experiencing or at-risk of homelessness.
- The Community and Emergency Services Program provides rental and utility assistance for families and individuals facing immediate eviction into homelessness.

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

Persons with special needs include the elderly and frail elderly renters and homeowners; person with physical disabilities; persons with mental illness, intellectual disabilities and/or substance abuse disorders; and persons with HIV/AIDS. An inventory of facilities and services provided for this population are described below.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Facilities and Services for the Elderly and Frail Elderly Renters and Homeowners

- ARHA, Claridge House, and Annie B. Rose House provide 485 subsidized units for income-qualified older adults. Services are provided to residents by DCHS Aging and Adult Service division.
- DCHS offers a Rent Relief Program to income eligible elderly and disabled persons who are not participating in any other federal or state rental assistance program.
- The City Finance Department's Property Tax Relief Program provides forgiveness or deferral of real property taxes for income-qualified homeowners who are over age 65 or who are permanently disabled.
- The Home Rehabilitation Loan Program offered by the Office of Housing provides deferred payment, zero interest loans to elderly and disabled homeowners to help with repairs to extend the useable life of their properties, energy efficiency retrofits, and accessibility modifications.
- Rebuilding Together DC-Alexandria assists eligible elderly homeowners and disabled homeowners with repairs and accessibility modifications.
- Some support is provided to persons who need assistance in their homes because of physical and/or mental disabilities. DCHS's Homemaker services, Long-Term Care, and Geriatric Mental Health programs provide supportive services to low-income older adults and adults with disabilities. Services include counseling, transportation services, home-delivered meals, adult day healthcare, personal emergency alert devices, Medicare benefits counseling, exercise and health promotion programs, psychiatric services, therapy and case management services.

Facilities and Services for Renters and Homeowners with Disabilities

- ARHA provides 57 accessible public housing units for persons with disabilities. Housing Choice Vouchers are also provided to such persons to assist with rents in market rate units.
- The Office of Housing's Rental Accessibility Modifications Program provides grants to eligible disabled renter households which pay for modifying their rental units to increase accessibility.

Facilities and Services for Person with Mental Illness, Intellectual Disabilities and/or Substance Use Disorders (MI/ID/SD)

- Alexandria Community Services Board (ACSB) provides services and supportive housing units to individuals with MI/ID/SD. ACSB and Sheltered Homes of Alexandria (SHA) operate 7 group homes and 54 supervised apartments of permanent supportive housing. In exchange for providing land for redevelopment as affordable ownership housing, SHA will obtain three purpose-built condominium units to serve persons formerly living in the group home within a larger mixed-income, mixed ability community. During construction, group home residents and staff have been relocated to a nearby, accessible apartment penthouse retrofitted for this purpose. Construction of the condominium building is expected to finish during this Consolidated Plan cycle.
- ARHA reserves 30 Housing Choice Vouchers for persons with MI/ID/SD.
- DCHS provides integrated long-term treatment for disabled persons and persons with mental illness, developmental disabilities, and drug/alcohol addiction. Individuals with intellectual and developmental disabilities who receive Medicaid DD Waiver have access to services covered by waiver funds. Individuals with Medicaid DD Waiver funding or on the DD Waiver waiting list also have access to different housing options through special admissions preference for Housing Choice Vouchers/Public Housing (HCV/PH).
- The Office of Housing administers the State Rental Assistance Program, which provides state funded vouchers for persons with intellectual disabilities so they can live independently with limited support. In collaboration with DCHS, the Office of Housing also administers a state funded PSH program for persons with severe mental illness.

Inventory of Facilities and Services for Person Living with HIV/AIDS and Their Families

- Northern Virginia Family Services utilizes HOPWA to provide long-term tenant-based rental assistance, short-term housing assistance, and other housing-related services for persons living with HIV.
- Agape House, located in Fairfax County, provides permanent housing for persons with HIV. The facility is open to Alexandrians.

In 2026, at HUD's request, Alexandria will become the administrator for the regional HOPWA grant program.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The newly launched state grant funded PSH program being implemented through a collaboration between the Office of Housing and DCHS will provide housing options and support for persons returning from mental health institutions; additionally, persons in this category will be given priority for ACSB and SHA-owned housing.

Persons returning from Mental and Physical Health Institutions

Alexandria Community Services Board (ACSB), State Psychiatric Facilities, Northern Virginia Mental Health Institute, Western State Hospital, Central State Hospital, Inova Mt. Vernon Hospital, and the

Northern Virginia Community Hospital fulfill their roles and responsibilities through cooperative agreements as they pertain to the admission and discharge of individuals from psychiatric units. The City's CSB, in particular, provides policy direction and fiscal oversight of the City's Department of Community and Human Services (DCHS) and is responsible for implementing state policies to discharge individuals from state psychiatric facilities. The department also screens individuals who may be in need of involuntary hospitalization. DCHS makes every effort to link homeless individuals with appropriate housing and services. It uses homeless shelters only as a last resort or when an individual refuses other housing alternatives and chooses to live in the homeless shelter.

Discharge Protocols for Community Services Boards and State Mental Health Facilities. The Commonwealth of Virginia sets guidelines regarding placement when individuals are discharged from state psychiatric hospitals. Housing for these individuals is included in their discharge plans. As part of the Community Services Performance Contract with the Commonwealth of Virginia, the Community Services Board must agree to follow these guidelines. Both ACSB and DCHS have policies and protocols in place to address their roles and responsibilities in providing community support services for individuals who are hospitalized in state psychiatric institutions.

In addition, the new local PSH program may provide other housing placement and support alternatives.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Subject to funding availability, the City of Alexandria will continue its current activities and programs to serve persons who are not homeless but have other special needs. These programs and activities are described above.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing - 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

One of the greatest regulatory barriers to the development of affordable housing may be Virginia's restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus/increased density. Currently, except for contributions in exchange for bonus density, all other contributions are voluntary.

Increased density is the only vehicle by which jurisdictions can require affordable housing in new development. The City of Alexandria and certain other neighboring jurisdictions are regulated by Code of Virginia § 15.2-2304, under which localities "may by amendment to the zoning ordinances... provide for an affordable housing dwelling unit program... [that] shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing." § 15.2- 2304 is less detailed and allows jurisdictions greater flexibility in its application, considering increases in density on a case-by-case basis rather than granting them across the board, as provided for under other sections of the Virginia Code. Under Alexandria's bonus density ordinance codified into Section 7-700, typically 30% of the additional density permitted is provided as committed affordable housing. An amendment to the Zoning Ordinance called the Residential Multifamily Zone, exchanges more substantial density for the provision of deeply affordable (40% AMI) units. As part of its current Housing 2040 planning process, Housing is studying whether a policy that requires mandatory onsite affordable housing ("inclusionary zoning") would yield more affordable housing than the City is currently achieving through its 7-700 policy and its practice of investing developer contributions in mission-sponsored affordable housing development. Switching to an inclusionary zoning approach would require legislative authority from the state general assembly.

Other barriers to housing include complicated review processes for federally-funded affordable housing development.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

The City is located along the western bank of the Potomac River, approximately six miles south of downtown Washington D.C. It borders Fairfax County to the south and west and Arlington County to the north. Like the rest of Northern Virginia, the City has been shaped by its proximity to the nation's capital. It has experienced a healthy local economy, stable housing market, and a good quality of life. It has typically been home to many professionals working in the federal civil service, in the U.S. military, or for one of the many private companies which contract to provide services to the federal government. Amazon's planned HQ 2 campus in National Landing is just across the bridge in Arlington and Virginia Tech developed its graduate studies Innovation Campus here. HUD plans to relocate its headquarters to Alexandria later this year. Other large employers include the United States Patent and Trademark Office, the National Science Foundation, the U.S. Department of War, and the Institute for Defense Analysis and Systems Planning Analysis, two major federal contractors. The post-COVID phenomenon of telework has impacted commercial office space in the City, although many businesses maintain a limited office presence. At the former Landmark Mall site, the City has partnered with INOVA Health Systems and Foulger Pratt to develop a major mixed-use urban hub, with residential, commercial, and medical office development anchored by a new state-of-the-art hospital center. There is also a transit hub on the site connecting two Bus Rapid Transit routes (one existing and one planned) with WMATA, DASH, and Fairfax Connector buses. The existing Bus Rapid Transit begins at the Van Dorn Street Metro station and has stops at two major transit centers before continuing all the way to the Pentagon Metro station.

The City is also home to many trade associations, charities, and non-profit organizations such as the United Way, Volunteers of America, Salvation Army, and Catholic Charities. Other organizations include the Society for Human Resource Management, the National Society of Professional Engineers, and the American Counseling Association. Small businesses are a hallmark of Alexandria's local economy as part of the range of restaurants, hotels, and retail establishments that are the heart of Alexandria's tourism sector.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	201	5	0	0	0
Arts, Entertainment, Accommodations	8,661	9,532	9	12	3
Construction	4,127	2,594	4	3	-1
Education and Health Care Services	16,685	13,557	17	17	0
Finance, Insurance, and Real Estate	5,689	4,644	6	6	0
Information	2,205	1,282	2	2	0
Manufacturing	2,422	1,330	3	2	-1
Other Services	6,551	9,024	7	11	4
Professional, Scientific, Management Services	23,373	20,963	24	26	2
Public Administration	15,487	6,323	16	8	-8
Retail Trade	5,138	6,715	5	8	3
Transportation and Warehousing	4,274	2,003	4	3	-1
Wholesale Trade	788	1,546	1	2	1
Total	95,601	79,518	--	--	--

Table 40 - Business Activity

Alternate Data Source Name: 2019-2023 ACS (Most Recent)

Labor Force

Total Population in the Civilian Labor Force	102,280
Civilian Employed Population 16 years and over	98,916
Unemployment Rate	2.10
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	2.10

Table 41 - Labor Force

Alternate Data Source Name: 2019-2023 ACS (Most Recent)

Occupations by Sector	Number of People
Management, business and financial	59,721
Farming, fisheries and forestry occupations	0
Service	13,775
Sales and office	12,851
Construction, extraction, maintenance and repair	3,889
Production, transportation and material moving	5,365

Table 42 – Occupations by Sector

Alternate Data Source Name:
2019-2023 ACS (Most Recent)

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	37,353	51%
30-59 Minutes	29,750	41%
60 or More Minutes	5,837	8%
Total	72,940	100%

Table 43 - Travel Time

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,096	455	1,464
High school graduate (includes equivalency)	7,297	377	1,805
Some college or Associate's degree	12,717	498	2,562
Bachelor's degree or higher	58,085	1,169	4,638

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	366	721	1,114	2,296	714
9th to 12th grade, no diploma	703	587	865	1,457	473
High school graduate, GED, or alternative	2,876	3,163	2,079	4,336	3,072
Some college, no degree	2,394	3,887	2,803	4,428	3,072
Associate's degree	439	1,490	1,487	2,192	689
Bachelor's degree	2,119	12,684	8,451	11,264	4,920
Graduate or professional degree	235	8,880	12,469	12,571	6,972

Table 45 - Educational Attainment by Age

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	34,704
High school graduate (includes equivalency)	33,291
Some college or Associate's degree	51,818
Bachelor's degree	86,926
Graduate or professional degree	118,985

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2019-2023 ACS (Most Recent)
Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top three largest employment sectors in City are the professional, scientific, and management services, followed by the education and health care services, with the arts, entertainment, and accommodations sector and the other services sector tied for third.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

Maintaining service-based businesses such as hotels, restaurants, hospitals, and retail is a need in Alexandria because they add to the City’s vibrancy, economic growth, and financial sustainability. However, these businesses struggle to retain employees, many of whom have low and moderate incomes, as workers are potentially forced live further away from the City due to the high cost of both rental and homeownership housing. The cost of transportation combined with long distance commuting creates unfavorable conditions for workers. The current market in Alexandria provides limited homeownership opportunities for low- and moderate-income residents and rents that rise faster than wages for those workers.

The recent changes in the federal government have caused a decrease in private sector jobs in the city, but economic development experts agree that high housing costs are the primary barrier to economic growth. To spur more growth, the City must dramatically increase the housing supply it has available at all income levels. At least half of the jobs will be filled by a service workforce with low and moderate incomes, and these workers will need housing that is affordable to them.

Infrastructure Needs

There is a need for transit, pedestrian, and bicycling improvements in the City. A majority of Alexandria workers commute into the City to work, with only 31 percent of Alexandria workers living in the jurisdiction. Commuters into the city can travel long distances to get to their jobs, some from homes more than 40 miles away. These peripheral jurisdictions are suburban and exurban in nature, and thus not well served by public transportation. They are defined by land use patterns that are conducive only to the use of personal motor vehicles, costing workers both in time commuting and money fueling and maintaining their vehicles.

Within Alexandria a number of multimodal transportation options are present and demand and use of these facilities has grown significantly in recent years. Low- and moderate-income Alexandria residents

benefit from free transit on the City's DASH buses. Residents of Alexandria commute in single occupancy vehicles (SOV) at much lower rates and utilize alternative modes of transportation (transit, biking and walking) at much higher rates than residents of the inner and outer suburbs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The development of Amazon's second headquarters at National Landing, combined with Virginia Tech's new campus at Potomac Yard and the new Potomac Yard Metro Station, have created a demand for a highly educated, technologically skilled workforce. Alexandria's workforce generally has a high level of education, but the lowest income residents lag behind high income earners in education. To qualify for most of the higher-income jobs available now and into the future, many Alexandrians will need to participate in workforce development and training programs.

According to the March 11, 2026 "Alexandria Brief", across the DMV, roughly 54,000 of the 56,000 jobs lost in 2025 stemmed directly from federal employment cuts — a 14.3% reduction in the region's federal workforce, which Brookings researchers attributed in part to the Trump administration's deferred resignation program, which kept affected workers on the federal payroll through Sept. 30 before their departures registered in official employment counts.

Direct federal job losses did not affect Alexandria at the same level as the rest of the region, but private employment in the city fell 1.1% over the course of 2025 — a period when the broader Washington-Arlington-Alexandria metro still posted a 0.4% private sector gain and the national figure was essentially flat.

Total non-farm payroll jobs in Alexandria reached 88,099 in December 2025, a decline of 1.98% from December 2024, according to Brookings' analysis of Bureau of Labor Statistics data. Compounding that, Alexandria's federal contract obligations fell 16% from November 2024 to November 2025 — worse than the region's 14% decline, and dramatically worse than the national figure of +4%. Much of Alexandria's private employment is tied, directly or indirectly, to federal contracting.

The Landmark Mall redevelopment transforms a 52-acre 1960's era shopping center into "West End Alexandria," a mixed-use urban village. The City has partnered with INOVA Health Systems and Foulger Pratt to develop a major mixed-use urban hub, with residential, commercial, and medical office development anchored by a new state-of-the-art hospital center. There is also a transit hub on the site connecting two Bus Rapid Transit routes (one existing and one planned) with WMATA, DASH, and Fairfax Connector buses. The existing Bus Rapid Transit begins at the Van Dorn Street Metro station and has stops at two major transit centers before continuing all the way to the Pentagon Metro station.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The city benefits from having a population that is very highly educated compared to the state and country. In fact, the region regularly ranks at or near the top in national assessments of educational attainment. Sixty-five percent of city residents have at least a bachelor's degree, compared to 33 percent of Virginia residents and 27 percent of United States residents overall. These higher levels of education translate directly into higher per capita personal income levels and higher levels of earnings

per job in the city than in the state. While the ratio of jobs to workers in most employment sectors requiring college degrees is roughly equal, Alexandria's close proximity to Washington, D.C. creates a mismatch between the number of workers in public administration with the number of jobs in public administration. While many city residents enjoy high-paying jobs, some residents in the city are less economically secure. Some of the city's neighborhoods have been magnets for domestic and international immigrants, and these residents may face significant employment challenges. About 24 percent of the city's residents are foreign born compared to only 10 percent of Virginia residents and 13 percent of U.S. residents.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Adult & Dislocated Worker. The purpose of the Adult Program is to increase the employment retention, earnings, and occupational skills of participants. This program aims to improve the quality of the workforce, reduce welfare dependency, and enhance the productivity and competitiveness of the City's economy.

Federal Bonding Program. This program serves as a tool to secure the job placement of ex-offenders and other high-risk applicants. Upon making an offer of employment, an employer can contact the Virginia Bonding Coordinator or a local workforce development professional to request a bond. The employer can also have the job seeker contact a workforce development professional to assist with obtaining the bond.

Rapid Response to Mass Layoffs. Through the Rapid Response to Mass Layoffs program, the Workforce Development Center provides services to employers that are laying off 50 or more workers. Employees can get assistance in career counseling, job searches, and referrals to unemployment insurance resources.

SNAP Employment & Training. The SNAP (Supplemental Nutrition Assistance Program) Employment and Training is a voluntary program designed to assist SNAP participants with barriers to employment.

VIEW Program. The VIEW (Virginia Initiative for Employment not Welfare) Program provides employment related services to eligible City residents who are receiving Temporary Assistance for Needy Families benefits from the Virginia Department of Social Services.

The Workforce Investment Act Dislocated Worker Program. This program is intended to assist workers who lost jobs due to plant closures, company downsizing, or some other significant change in market conditions.

These programs help provide training many low-to-moderate income individuals may need to increase their income and live affordably in housing, which is a high priority noted in the Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

The City participates in CEDS. On September 19, 2011, the US Department of Commerce's Economic Development Administration certified the Alexandria/Arlington Workforce Investment Board's (WIB) Comprehensive Economic Development Strategy (CEDS). CEDS is designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen regional economies.

The WIB's CEDS analyzes the state of the workforce and economies of the City and Arlington County and establishes regional goals and objectives. Alexandria/Arlington is the 38th WIB in the United States to achieve this certification.

Economic Development Initiatives the City is Undertaking that Coordinates with the Consolidated Plan

The City collaborates with Arlington County on workforce and economic development issues through the Alexandria/Arlington Workforce Investment Board. The jurisdictions participate in a number of planning initiatives. The following economic development and workforce initiatives are ongoing.

The ALX Forward framework, approved by City Council in January 2026, will shape how the city pursues economic growth, from development to business recruitment and retention. It details strategies like leveraging economic opportunities in Old Town North, Eisenhower East, the West End, and Potomac Yard; retaining local businesses; attracting industries like artificial intelligence and strengthening support for entrepreneurs. The youth employment training included in the Consolidated Plan will prepare young people to enter the workforce and support this economic growth.

Discussion:

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

While data on households with multiple housing problems is available at the Census tract level, the small numbers of households affected in each tract and high margins of error make it difficult to determine whether such problems are prevalent in individual tracts. However, since housing cost burden has been identified as the most common housing problem in Alexandria, comparing tracts which have been identified as having a high percentage of cost-burdened households with those that appear to have multiple housing problems may help pinpoint which tracts actually have a greater number of households with multiple housing problems. Using that method to evaluate tracts, tracts in Arlandria, Alexandria West, and Landmark stand out.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Alexandria has one R/ECAP: Census tract 2005, where the 25% poverty rate is a little over three times Alexandria's overall poverty rate of 8% and 64% of the population is people of color; 41% are Black or African-American and 13% are Hispanic or Latino. 62% of renter households had one or more housing problems and 66% of renter households were cost-burdened. The tract is largely comprised of garden-style apartments but also contains a shopping center and some open space.

Census tracts in Arlandria, Alexandria West, and Landmark have poverty rates between two and three times that of Alexandria's overall poverty rate (2012.06, 2004.09, 2001.04, 2001.09, 2001.08, 2003.04, and 2006). Many of these tracts have populations that are over 75% people of color (2012.06, 2004.09, 2001.04, 2001.09, and 2001.08). Black or African-American people are predominant in the Alexandria West and Landmark census tracts with a population share of 30-40%, while Hispanic and Latino people make up more than 70% of the population in Arlandria. However, two Alexandria West Census tracts have over 35% of population made up of Hispanic or Latino people (2001.02 and 2001.04).

Small sample sizes make it difficult to assess where housing problems are located. For example, a tract in the center of the city has a very high percentage of renter households with housing problems but has only a small population of renters. Cross-referencing housing cost burden, housing problems, poverty rates, and percentage of people of color results in four tracts of interest: one in Arlandria (2012.06), one in Alexandria West (2001.04), and two in Landmark (2004.09 and 2006). None of these tracts are contiguous, making it difficult to identify larger areas of concentration. However, all the housing in these tracts is primarily composed of garden-style apartments supplemented by a limited number of high-rise buildings.

What are the characteristics of the market in these areas/neighborhoods?

Arlandria's housing stock is primarily comprised of older mid-rise and garden-style apartment buildings. It has a large Hispanic population and numerous successful small businesses and community amenities to serve this population. Much of the City's market affordable and committed affordable housing is located in Arlandria. Redevelopment and planning for the area have focused on protecting the cultural assets in this community and ensuring that its residents are able to return after redevelopment. An

anti-displacement policy to help qualified remain in the neighborhood and will guide leasing efforts at Arlandria developments where the City has provided financial and/or regulatory support.

Are there any community assets in these areas/neighborhoods?

In Arlandria, there is the Cora Kelly Magnet School and Chick Armstrong Recreation Center, a Head Start Center located in the Jackson Crossing development, and several food markets. A variety of small, successful businesses serve the community's Spanish speaking residents. A flex space to locate city departments, agencies, services and resources in the neighborhood is planned at the Sansé-Naja development. The flex space, which includes after-hours teen and community recreation activities programming, will be delivered in December 2026. An ALIVE! Food hub will also be located in the building. Naja will include a community medical and dental clinic, a daycare center, and other space for nonprofit service providers.

Beauregard has three schools, a Head Start center located at the John Adams Elementary School, and a recreation center and nature area located next to the William Ramsay Elementary School. It is also close to the Burke Library and adjacent to a major transit hub.

West End/Landmark has multiple grocery stores and ethnic food markets, as well as an ALIVE! Food Hub. It is adjacent to the Samuel Tucker Elementary School and Beatley Library. There is a major bus transit hub and the Van Dorn Street Metro station in close proximity to the neighborhood.

Are there other strategic opportunities in any of these areas?

The Housing 2040 planning process includes proposed provisions to protect market-affordable rental housing from the effects of large-scale redevelopment. The preservation, improvement and expansion of committed deeply affordable housing have been identified as top priorities.

Arlandria Chirilagua

The Arlandria-Chirilagua Small Area Plan was adopted in January 2022 following a two-year community planning process to proactively address housing affordability concerns in the area and develop strategies that enable residents to remain in their community. The Arlandria-Chirilagua Small Area Plan was awarded the 2022 Commonwealth Plan of the Year Award from the Virginia Chapter of the American Planning Association (APA Virginia) for efforts undertaken in area planning. APA Virginia commended the City for the tools and strategies used during the planning process to inclusively engage the neighborhood's residents. They specifically recognized the City for its Spanish-first approach during the process.

The housing recommendations for the Arlandria Chirilagua plan might be summarized as "preserve, improve and expand" housing opportunities in the neighborhood. Preserve encompasses ensuring that all committed and market affordable housing resources are retained, such as Parc Square, which Wesley Housing acquired through Amazon's Housing Equity Fund and is including an assemblage of nearby properties, like its Beverly Park property, for future redevelopment; The Square at 511, acquired by Housing Alexandrias; and CLI's Elbert Avenue property, which is being redeveloped using the RMF zone to increase its density from 28 to 91 units with 30-60% AMI affordability.

Improve means allowing existing affordable housing to remain affordable even if it requires major infusions of capital. An example is the Arlandria Chirilagua Housing Cooperative (ACHC), where the City provided \$2.5M in ARPA funds to support capital improvements to help keep the property affordable

through 2037. The City has provided HOME and CDBG funds for capital improvements at ParcSquare and The Square at 511, allowing the non-profit organizations that own them to do major repairs without raising rents. A federal earmark has been provided for The Square at 511 as well.

In terms of expanding affordability, the best example is Housing Alexandria's Sansé/Naja project which will deliver 495 affordable rental units at 40-80% AMI (25% of units at 40% AMI) over several phases beginning in Summer 2026. The Sansé building includes 2500 square feet of flex space for several City departments and agencies – such as the Landlord-Tenant Division of the Office of Housing, the Alexandria Health Department, the Department of Community and Human Services, and the Department of Recreation, Parks, and Cultural Activities - to offer services in the community. The space will be available for teen and community recreation purposes after business hours. An ALIVE! Food Hub will also be located in Sansé. The Naja building will include a floor of commercial space to be leased for use as a neighborhood health and dental clinic and a daycare. A Section 108 loan is part of the funding stack for Sansé/Naja as well as HOME funds and a Community Project Funding grant.

During the planning process, Arlandria-Chirilagua residents emphasized the importance of having access to new affordable housing resources as they are constructed in the community. They also noted that the leasing process in such developments can be daunting and that eligibility criteria can preclude many from applying due to their rental history (including informal or undocumented subleasing) or the nature of their employment in the service, restaurant, childcare, day labor, construction, and gig economies that may offer irregular monthly and/or cash incomes that make documenting eligibility for some types of affordable housing complicated.

The City of Alexandria has developed an Anti-Displacement Policy for the Arlandria-Chirilagua neighborhood to mitigate displacement pressures and preserve community stability in an area facing significant housing affordability challenges. The policy applies to committed affordable and workforce housing developments within the Arlandria-Chirilagua Small Area Plan area in which the City is a financial participant.

Pursuant to this policy, owners of rental housing within the Plan area may prioritize segments of the population based on considerations listed below:

- current residents of the Plan area;
- households displaced from Plan area housing due to no-fault eviction, significant rent increases, code administration activity, or City-sponsored development;
- current City of Alexandria residents;
- households with members employed within the Plan area;
- households with children enrolled in City schools;
- elderly (age 62+) and/or disabled household members;
- households with children under 18; and
- participants in the Rent Ready housing preparation program.

This preference system applies to no more than 50% of units within each assisted development, with the remaining units available to all eligible applicants.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Because broadband access in the city is provided primarily via cable wiring, a lack of existing infrastructure is not a primary concern. The affordability of connection devices and ongoing service is a larger issue.

The City has made wireless access for low- and moderate-income households a priority. All new affordable development plans include wireless access for residents. For the public, the City has added wireless access to public spaces, including community centers, libraries, and public buildings.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City has been working to increase the number of service providers and efforts are ongoing.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Alexandria is an historic city located on the Potomac River, with a large waterfront area. Several streams also run through the city. The types of flooding that may occur include coastal, urban flash flooding (pluvial flooding), or riverine flooding. A good portion of the city is located at higher elevations and at adequate distance from local streams that riverine flooding is smallest of the three potential types of flooding that may occur. However, several large storms in 2020 and 2021 prompted the immediate need for aggressive action pertaining to flood mitigation which led to the creation of the Flood Action Alexandria initiative that includes capital infrastructure and operating programs to mitigate the potential impact of urban flash flooding from more intense rainfall events. Finally, low-lying areas along the waterfront are at risk from abnormal high tides of the Potomac River given the historic encroachment into the river bottom for development.

Flood Action Alexandria includes over \$220M of the City's approved FY 2026 – FY 2035 Capital Improvement Program for flood mitigation capital infrastructure projects and operations and maintenance work. These projects seek to increase storm sewer capacity and install new inlets or enlarge existing inlets; operations and maintenance work to ensure the storm sewers are in a state of good repair; and accumulated sediment from the City's flood channels are removed to ensure conveyance capacity of these channels, so the City will be more resilient to flooding.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Under the Flood Action Alexandria initiative, the City uses vulnerability criteria to ensure work is targeted to these areas. For example, the City is currently working on two major "Large Capacity Projects" and two major "Neighborhood Spot Projects" to provide flood mitigation through delivery of capital infrastructure projects estimated at over \$85M in the Arlandria area.

Flooding, particularly urban flash flooding, is a problem for low- and moderate-income households because of the high costs associated with recovery from flooding and the remediation of flood damage. These households are also less likely to have flood insurance to help with these costs.

Increasingly hot summers in the mid-Atlantic region pose a health risk for those who do not have access to properly cooled and ventilated spaces. Low- and moderate-income households do not always have air conditioning systems or cannot afford the electricity costs to run those systems on a regular basis. Homeless individuals are also at risk unless they can access cooled indoor spaces.

Storms are also becoming more intense. High winds associated with powerful thunderstorms can knock down trees and powerlines, damaging homes and property. Low and moderate-income households have fewer resources to recover from this kind of storm damage.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The 2026-2031 Consolidated Plan has been designed to allow for flexibility in programming while addressing the Priority Needs identified by the City. By identifying overarching community needs and goals without defining them by the projects to be undertaken, the City can be more creative in responding to changing circumstances, funding, or unexpected events than it has been in the past. This flexibility also allows for greater responsiveness to future community input and desires.

Because almost all of the City's non-housing community development needs are adequately funded through other sources, the Plan focuses on using CDBG, HOME, and Section 108 to support housing activities in Alexandria. Funds are not targeted at a specific geographic area of the city because some projects involve activities which take place in many different parts of the city and targeting would reduce the funding available for those projects.

The Strategic Plan identifies attainable housing, maintaining housing stability, and enhancing community services as Alexandria's Priority Needs. These needs are in line with the findings of the Needs Assessment and Housing Market Analysis, which show that extremely low- and very low-income households suffer from high housing cost burdens, low- and moderate-income households cannot afford to purchase homes in Alexandria, and many homeless individuals have difficulty finding housing they can afford and need supportive services.

SP-10 Geographic Priorities - 91.215(a)(1)

Geographic Area

Area Name:	Area Type:	Other Target Area Description:	HUD Approval Date:	% of Low/Mod:	Revital Type:	Other Revital Description:	Identify the neighborhood boundaries for this target area.	Include specific housing and commercial characteristics of this target area.	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Identify the needs in this target area.	What are the opportunities for improvement in this target area?	Are there barriers to improvement in this target area?
City of Alexandria					Other	Citywide						

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

CDBG, HOME, and Section 108 funds will be used for projects throughout the city. This is both because home rehabilitation and rental accessibility modification requests come from households across the city and because the City would like to encourage distribution of affordable housing in Alexandria to avoid concentration.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Attainable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase Housing Attainability Maintain or Improve Living Conditions Program Administration
	Description	The City will use CDBG and HOME funding to create and support housing that is attainable for low- and moderate-income households in Alexandria.
	Basis for Relative Priority	Since the last Consolidated Plan cycle, Alexandria's need for housing attainable to low- and moderate-income households has continued to grow. The supply of both rental and homeownership units affordable to low- and moderate-income households has shrunk as rents and home prices have risen. Housing is a top priority for the City, which uses federal, state, local, and private funding to increase the supply of affordable housing for its residents.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Maintain or Improve Living Conditions Prevent and End Homelessness Program Administration
	Description	The City will use CDBG and HOME funding to support programs that allow low- and moderate-income Alexandria residents to move into stable housing or remain in their existing housing through rehabilitation of homes and rental units.
	Basis for Relative Priority	Many Alexandria residents who would like to remain in the city are forced out because their existing housing is not sufficient for their needs, they cannot attain stable housing without assistance, or the cost of their housing increases greatly after property owners undertake needed repairs or rehabilitation. Maintaining housing stability for these residents is a City priority.
3	Priority Need Name	Enhanced Community Services
	Priority Level	Low

Population	Extremely Low Low Moderate Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development Other
Geographic Areas Affected	
Associated Goals	Prevent and End Homelessness Prepare Youth for Employment Program Administration
Description	The City will use CDBG funds to increase the level of services provided to extremely low-, low-, and moderate-income individuals.
Basis for Relative Priority	The City provides a variety of services to its low- and moderate-income residents using federal, state, and local funds. Increasing the City's ability to provide services to these households will provide both short- and long-term benefits to the residents and the city.

Table 48 – Influence of Market Conditions

Narrative (Optional)

Priority needs have been identified through community feedback and data collected during the Housing 2040 planning process, existing plans, Citywide goals, and demand for existing Office of Housing programs.

SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Alexandria does not provide TBRA.
TBRA for Non-Homeless Special Needs	The City of Alexandria does not provide TBRA.
New Unit Production	Unit production in Alexandria is very expensive due to a scarcity of available land and rising construction costs. Because of this, the City typically uses most or all of its available HOME funds to support new construction of affordable units. Rising construction costs will affect the number of affordable units produced using HOME funds.
Rehabilitation	The City undertakes rehabilitation projects at the request of an individual homeowner, tenant, or property owner. Market conditions do not influence these kinds of projects.
Acquisition, including preservation	City funds are typically used to support two kinds of acquisition: individual units for affordable resale and rental developments for affordable unit preservation. The former is affected by the number of foreclosed and short sale units on the market suitable for purchase and resale and the latter by whether any rental developments are up for sale.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,068,416	350,000	0	1,418,416	5,673,664	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	613,778	240,000	0	853,778	3,068,892	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Homebuyer assistance						HOME Match
		Multifamily rental new construction						
		Multifamily rental rehab	153,444	0	0	153,444	613,778	
Section 108	public - federal	Acquisition	5,311,096	0	0	5,311,096	0	

Table 50 - Anticipated Resources

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’s General Fund. HOME and Section 108 loan funding will be used to leverage LIHTC and private investment in affordable housing developments and mortgage financing for first-time homebuyers

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 identified a wide variety of City owned land and properties as part of the Joint Facility Master Plan process, and additional sites were identified in a recent study by a national real estate consulting firm. In the past, the City has been a leader in co-locating affordable housing with city facilities, including The Station at Potomac Yard, a fire station with affordable housing above, a model which will be replicated at the Landmark Mall redevelopment site. Additionally, the use of city remainder parcels for affordable housing development purposes is among the recommendations of the upcoming Housing 2040 Plan. Each site is evaluated on a case-by-case basis to determine if it is appropriate for affordable housing and whether it would be feasible to develop housing there. School facilities are also proposed for consideration for co-location with affordable housing when/if major capital improvement and/or redevelopment projects are planned.

In Potomac Yard, approved development conditions dedicate over an acre of land to the City which will occur when easements expire during the years covered by this Consolidated Plan. This parcel will be used for school facilities and up to 100 units of committed affordable housing. Public-private partnerships to maximize affordable housing development within Alexandria's constrained land environment are an important part of Alexandria's housing strategy.

Discussion

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Alexandria	Government	Economic development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Jurisdiction
Alexandria Redevelopment and Housing Authority	PHA	Public Housing Rental	Jurisdiction
Carpenter's Shelter	Non-profit organization	Homelessness	Jurisdiction
Community Lodgings, Inc	Non-profit organization	Homelessness Rental	Jurisdiction
ALIVE! House	Non-profit organization	Homelessness Public Services	Jurisdiction
Christ House	Non-profit organization	Homelessness	Jurisdiction
Rebuilding Together	Non-profit organization	Non-homeless special needs Ownership	Jurisdiction
Northern Virginia Regional Commission	Regional organization	Non-homeless special needs	Region
Alexandria Neighborhood Health Services	Non-profit organization	Non-homeless special needs Public Services	Jurisdiction
Alexandria Health Department	Government	Public Services	Jurisdiction
Alexandria Economic Development Partnership	Government	Economic Development	Jurisdiction
Housing Alexandria	CHDO	Ownership Rental	Jurisdiction
Wesley Housing Development Corporation	Non-profit organization	Rental	Jurisdiction
Good Shephard Housing	Non-profit organization	Rental	Region
Volunteers of American National Services	Non-profit organization	Homelessness	Region

The Partnership to Prevent and End Homelessness in the City of Alexandria	Continuum of Care	Homelessness	Jurisdiction
AHC, Inc.	Developer	Rental	Region
Virginia Housing	Government	Ownership Rental	State
Department of Community and Human Services	Government	Homelessness Non-homeless Special Needs	Jurisdiction
Friends of Guest House	Non-profit Organization		Region

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Strengths - Among the City's strengths in delivering comprehensive housing and services to its citizens is the close coordination between agencies of local government, other public and quasi-public agencies, the private nonprofit services community, the faith community, and the citizens themselves. The City works to create a seamless continuum of shelter, housing, and services that addresses the needs of its unhoused residents through homelessness, to opportunities for affordable rental housing, to the eventual goal of homeownership, and even support for repairs for owner-occupied homes.

Gaps - The City has a comprehensive approach to affordable housing. The biggest gap in the delivery system remains the availability of affordable housing for households at the lowest incomes. The lack of affordable housing can also create a bottleneck in that existing clients of emergency or temporary housing may have difficulty in finding an affordable home to transition to once supportive programs are completed.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The Alexandria Continuum of Care has the following gaps in services:

- Long-term substance abuse residential treatment for active substance users
- Housing first units for non-chronically homeless individuals with supportive services
- Medical respite beds
- Nursing homes and assisted living facilities for homeless aging and disabled persons
- Comprehensive employment resources providing services that address the unique needs of unhoused persons
- Medical and behavioral health care for the homeless
- Emergency shelter beds for homeless sex offenders
- Insufficient affordable housing for persons at or below 30% of AMI

The Alexandria Continuum of Care has the following strengths in service delivery and resources:

- Centralized access for emergency shelters that utilize evidence-based assessments tools
- Coordination of services with various providers to address housing needs
- Partnership with the local housing authority to set aside housing choice vouchers for persons experiencing homelessness and special populations including veterans

- Homeless Service providers that utilize best practices such as motivational interviewing, trauma-informed care and progressive engagement to assess stages of change to end the cycle of homelessness
- An Employment Committee to develop a plan for creating employment opportunities and assist in job retention. CoC is also working with the local employment commission to enhance employment services for persons experiencing homelessness
- Diversion services to avert homelessness
- Crisis Intervention Trained police officers who are aware of the needs of chronically unsheltered individuals
- Trained PATH outreach worker who works to bring unsheltered persons into shelter and give them access to supportive services

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Partnership (Continuum of Care group) implemented a comprehensive strategic plan which has transformed how the community addresses gaps in services and service delivery, as well as prioritizes need. Increased advocacy, education, collaboration, and coordination to meet the needs of those at risk of or experiencing homelessness are the primary identified goals and objectives of the plan.

The Partnership has a Gaps and Needs Committee responsible for developing a portfolio of programs and services to prevent and eliminate homelessness, as well as identify any duplication of programs and services. In addition to assessing existing programs and services, the Committee uses HMIS data to identify gaps and unmet needs to preventing and ending homelessness and determines ways to resolve them. The Committee is responsible for assessing, monitoring, reporting on the quality and usefulness of the HMIS data, and works closely with data providers to ensure a high level of data integrity.

By effectively and consistently collecting and analyzing data on persons experiencing a housing crisis, the Partnership receives reliable and objective information on the unmet needs to make informed decisions for the development and/or reallocation of resources. Also engaging the community, businesses, faith-based institutions, and other non-traditional partners in its efforts has shown to be an effective strategy to tapping into undesignated resources.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Attainability	2026	2030	Affordable Housing		Attainable Housing	HOME: \$2,301,669 General Fund: \$76,723 Section 108: \$5,311,096	Rental units constructed: 500 Household Housing Unit Direct Financial Assistance to Homebuyers: 65 Households Assisted
2	Maintain or Improve Living Conditions	2026	2030	Affordable Housing		Attainable Housing Housing Stability	CDBG: \$4,581,080	Rental units rehabilitated: 208 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit Other: 5 Other
3	Prevent and End Homelessness	2026	2030	Affordable Housing Homeless		Housing Stability Enhanced Community Services	CDBG: \$560,000	Public service activities other than Low/Moderate Income Housing Benefit: 280 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted Homeless Person Overnight Shelter: 1200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Prepare Youth for Employment	2026	2030	Non-Housing Community Development		Enhanced Community Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
5	Program Administration	2026	2030	Program Administration		Attainable Housing Housing Stability Enhanced Community Services	CDBG: \$1,065,000 HOME: \$306,900	Other: 5 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Housing Attainability
	Goal Description	<p>Using the Housing Opportunities Fund and Section 108 loan funds, 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 HOME funds, the City will assist moderate-income first-time homebuyers with down payments and closing costs to make homeownership more affordable.</p>
2	Goal Name	Maintain or Improve Living Conditions
	Goal Description	<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 in their units.</p> <p>Using HOME and CDBG funds, the Rental Rehabilitation Program assists in the rehabilitation of rental property to maintain long-term affordability.</p> <p>CDBG funds will be used to investigate possible fair housing violations against any members of a protected class.</p>

3	Goal Name	Prevent and End Homelessness
	Goal Description	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. Through the Transitional Assistance Program, the City provides security deposit and rental assistance to households experiencing or at-risk of homelessness. The Street Outreach leader provides links to shelter and services to unsheltered unhoused persons in the city.
4	Goal Name	Prepare Youth for Employment
	Goal Description	Low- and moderate-income youth will attend training to prepare them for the workforce.
5	Goal Name	Program Administration
	Goal Description	The Office of Housing will administer federal funds and programs described in this Plan.

Table 53

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Approximately 340 families will be provided permanent affordable housing over the plan period.

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

ARHA exceeds the required numbers of accessible units under 504 guidelines and continues to provide additional accessible units through redevelopment.

Activities to Increase Resident Involvements

ARHA notes in its Strategic Plan that there is no shortage of opportunities for resident involvement and participation in the larger community. There are numerous boards, advisory panels, working groups and community forums for which participation is invited, solicited, and encouraged. Further, there are many locally sponsored events for which volunteers and other types of participants are welcomed. In addition, the City and local Community Based Organizations present a plethora of official and unofficial avenues for participation by, and representation of, residents' interests.

During the Consolidated Plan period, ARHA will continue to promote resident input on ARHA initiatives. It is expected that parents and volunteers from the neighborhood will continue to work closely with the Ruby Tucker Learning Center and the Family Resource Learning Center. In addition, it is anticipated that the Residents' Advisory Board, which is comprised of public housing and Section 8 residents elected in an ARHA-wide election, will continue to contribute resident input on the Annual and Five-Year Public Housing Authority Agency Plans required by HUD, and that the Alexandria Residents Association will continue to work with ARHA to address resident needs.

As part of its repositioning strategy, ARHA has been holding numerous community engagement events to discuss the subsidy changes and redevelopment plans with its residents. As the repositioning goes forward, it will continue to hold these events to inform residents and receive their feedback.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing

One of the greatest regulatory barriers to the development of affordable housing may be Virginia's restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus/increased density. Currently, except for contributions in exchange for bonus density, all other contributions are voluntary.

Increased density is the only vehicle by which jurisdictions can require affordable housing in new development. The City of Alexandria and certain other neighboring jurisdictions are regulated by Code of Virginia § 15.2-2304, under which localities "may by amendment to the zoning ordinances... provide for an affordable housing dwelling unit program... [that] shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing."

Alexandria's current approach under Code of Virginia § 15.2-2304 is a bonus density ordinance codified into Section 7-700 of the City's Zoning Ordinance, which requires provision of some on-site affordable units when bonus density or height is granted through the special use permit process. Section 7-700 leaves open the percentage of affordable housing units that a developer must provide to receive a density bonus and the duration of affordability of the units to provide flexibility. However, the level of affordable housing for projects seeking bonus density under Section 7-700 is subject to negotiation between the applicants and the City. In December 2020 City Council endorsed an update to housing procedures which supports a mandatory contribution approach. It is anticipated that the City will seek legislation to enable this authority locally in an upcoming session of the state general assembly.

Other barriers to housing include complicated review processes for affordable housing development that uses federal funds.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City continues to identify and work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be state restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, with this exception, all other contributions are voluntary. The City continues to lobby the Legislature to eliminate the state restriction on mandatory contributions.

In November 2023, the Alexandria City Council approved the "Zoning for Housing" package of comprehensive zoning reforms. These reforms were made with a goal of expanding housing production and affordability and addressing past and current barriers to affordable housing throughout the city.

The City conducts annual Fair Housing Testing to determine if housing discrimination is a barrier to housing in any part of the City's housing ecosystem. The results of the Testing program are published and any property cited for issues may receive remedial training and/or be referred for further investigation and action.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The City provides homeless outreach, assessment, referral and supportive services through the Projects for Assistance in Transition from Homelessness, known as PATH, a federal, state and local partnership that provides outreach and assistance to adults with serious mental illness who are experiencing homelessness or who are at risk of becoming homeless. PATH services include community-based outreach, mental health, substance abuse, case management and other supportive services, and a limited set of housing services.

The Strategic Plan Goal of Preventing and Ending Homelessness includes funding for a Housing Crisis Outreach Worker who will form relationships with unsheltered persons and connect them to benefits that meet their individual needs.

Addressing the emergency and transitional housing needs of homeless persons

The City's Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), includes two emergency shelters serving both individuals and families with children. City shelter services also include a domestic violence shelter. Shelter services may be accessed during evening and weekend hours. A day shelter providing services such as showers, lockers to store belongings, and internet access is also available. Additional shelter services are available during the winter months, funded partially by CDBG funds that support the goal of Preventing and Ending Homelessness.

Transitional housing programs are available to serve individuals and families with children and are intended to help individuals and families develop the skills necessary for independently sustaining housing. Services may continue for up to 24 months and include housing, life skills training, employment services, parenting programs, and children's programs.

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.

Through the City's continuum of care system, homeless persons can receive assessment for housing needs and referral to appropriate housing and homeless services. Individuals and families who are at risk of homelessness may be able to avoid becoming homeless through prevention programs. Those who do not have permanent, stable housing or are unsheltered are assessed for appropriate housing and services and may be placed directly into permanent or transitional services. When emergency shelter is necessary, case management promotes rapid rehousing and employment. The Transitional Assistance Program (TAP) provides security deposits and first month's rent to households at-risk of homelessness or transitioning out of homelessness. TAP uses CDBG funds and supports the goal of Preventing and Ending Homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Centralized Assessment, located within the City's Department of Community and Human Services (DCHS), provides homeless prevention services. Prevention is the first strategy explored for an individual or family at risk of homelessness. Prevention funds can be used to pay rent arrears and/or utility arrears. Prevention staff may also provide interventions within the home to ease tension and enable individuals and families to remain housed.

The City also has a rent relief program for the elderly or disabled. This limited rent relief is an ongoing program, which has been renewed annually. These households would, in many instances, be homeless without assistance. Property tax relief is also available for low-income elderly and disabled homeowners.

Beginning at age 14, any youth receiving foster care services has an annual transitional living plan meeting within 90 days of each upcoming birthday. The youth participates in the development of a transitional living plan that outlines goals and objectives in skill areas identified by the youth. Several life skills programs are made available to youth 14 or older in foster care. Youth 18 and over can choose to continue to receive services to age 21 as long as they remain in school.

The Alexandria Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), has memorandums of understanding (MOU) with private and public care institutions and the criminal justice system which are designed to keep individuals from being discharged into homelessness.

The Commonwealth of Virginia sets guidelines regarding placement when individuals are discharged from state psychiatric hospitals. Housing for these individuals is included in their discharge plans. As part of the Community Services Performance Contract with the Commonwealth of Virginia, the Community Services Board must agree to follow these guidelines. Both ACSB and DCHS have policies and protocols in place to address their roles and responsibilities in providing community support services for individuals who are hospitalized in state psychiatric institutions.

SP-65 Lead-based Paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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. These programs include the Flexible Homeownership Assistance Program, the Alexandria Neighborhood Stabilization Program, the Home Rehabilitation Loan Program, and the Rental Accessibility Modification Program, as well as any future federally-funded programs which may result in the discovery or disturbance of lead-based paint in housing.

As the city continues to add new market-rate and affordable housing units, opportunities for families to move to lead-free housing will increase. Source of income is a protected class in Virginia, which allows Housing Choice Voucher holders greater opportunities to move to lead-free housing by preventing discrimination by owners of housing built after 1978. ARHA's redevelopment of its Samuel Madden property and the renovation of the Ladrey High-Rise Apartment Building will replace or rehabilitate units with possible lead contamination with new, lead-free units for its public housing residents. The City is also working with owners of certain market-rate affordable rental units to possibly rehabilitate their developments in exchange for committed affordable units. If such rehabilitation occurs, lead-based paint remediation will be part of the work if necessary.

How are the actions listed above related to the extent of lead poisoning and hazards?

A majority of Alexandria's housing units were constructed prior to 1978. It is unknown how many of those units have already undergone lead-based paint remediation, but the actions listed above continually reduce the number of units in the city with lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

All Flexible Homeownership Assistance Program (FHAP) and any 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 cases 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 or Rental Accessibility Modification Program. All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint hazards will be included as part of the client's rehabilitation loan or modification grant. 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.

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's strategy to reduce the number of poverty level households in Alexandria focuses on the implementation of programs intended to improve economic status through education, job training, and job placement. Supplemental income and other support programs are integral to the City's efforts to reduce poverty and its impacts. Non-housing programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as the Head Start program for low income children (ages three to five years) and the Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits for income eligible children and certain categories of low income elderly persons, disabled adults and pregnant women; employment services such as the Workforce Development Center, the City's one stop center for Workforce Investment Act service delivery, the Virginia Initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients; and child care assistance services.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The strategies described throughout the Consolidated Plan intended to promote housing opportunities for extremely low- and low-income households, especially for persons who are homeless or at risk of becoming homeless, complement the City's anti-poverty programming, and related housing initiatives are often coordinated with anti-poverty services. A primary example of this coordination is the case management process for homeless persons, through which shelter, transitional housing, and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans. Households who seek security deposit assistance through the Department of Community and Human Services receive comprehensive evaluations that determine what other services they might need and link them to those services.

Another example of the coordination of housing and antipoverty programming is offered by ARHA, which provides self-sufficiency programs to promote the economic wellbeing of tenants in the agency's public housing, Housing Choice Voucher, and other assisted housing programs.

SP-80 Monitoring - 91.230

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

The City's Office of Housing will be the lead entity for ensuring that progress is made toward the goals and priorities established in the Consolidated Plan. Ongoing tracking of activities and programs will be provided through regular reporting of current and planned activities. The City's Office of Housing will also track progress through compilation of data and information that will be used for the Consolidated Annual Performance and Evaluation Reports (CAPERs). The CAPER for each year will include information regarding the use of federal, state, local, and private funds used to provide affordable housing, provide supportive services, and promote community development for extremely low- to moderate-income families.

The Office of Housing will also be responsible for seeing that CDBG and HOME-funded programs are administered in a manner consistent with program regulations. Any subrecipient who utilizes CDBG or HOME funds will be subject to the requirements of a grant or loan agreement with the City and will be required to submit progress reports to the City on a regular basis. Housing staff will also conduct onsite and desk monitoring to ensure that sub-recipients comply with program requirements, and when appropriate, will notify sub-recipients of any corrective actions that may be needed.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,068,416.00	350,000.00	0.00	1,418,416.00	5,673,664.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	613,778.39	240,000.00	0.00	853,778.39	3,068,891.95	
General Fund	public - local	Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	153,444.00	0.00	0.00	153,444.00	613,778.00	HOME Match
Section 108	public - federal	Acquisition	5,311,096.00	0.00	0.00	5,311,096.00	0.00	

Table 54 - 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's General Fund. HOME and Section 108 loan funding will be used to leverage LIHTC and private investment in affordable housing developments and mortgage financing for first-time homebuyers.

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 identified a wide variety of City owned land and properties as part of the Joint Facility Master Plan process, and additional sites were identified in a recent study by a national real estate consulting firm. In the past, the City has been a leader in co-locating affordable housing with city facilities, including The Station at Potomac Yard, a fire station with affordable housing above, a model which will be replicated at the Landmark Mall redevelopment site. Additionally, the use of city remainder parcels for affordable housing development purposes is among the recommendations of the upcoming Housing 2040 Plan. Each site is evaluated on a case-by-case basis to determine if it is appropriate for affordable housing and whether it would be feasible to develop housing there. School facilities are also proposed for consideration for co-location with affordable housing when/if major capital improvement and/or redevelopment projects are planned.

In Potomac Yard, approved development conditions dedicate over an acre of land to the City which will occur when easements expire during the years covered by the 2027-2031 Consolidated Plan. This parcel will be used for school facilities and up to 100 units of committed affordable housing. Public-private partnerships to maximize affordable housing development within Alexandria's constrained land environment are an important part of Alexandria's housing strategy.

Discussion

Alexandria uses federal CDBG, HOME, and Section 108 funding to address its Priority Needs and Goals. It also uses local funding for HOME match dollars. Other agencies in Alexandria receive federal funds such as Housing Choice Vouchers allocations to the Alexandria Redevelopment and Housing Authority or competitive McKinney-Vento Homeless Assistance Act funds to the Continuum of Care. These funds are not used by the City to address the Priority Needs and Goals in this Plan and have not been included for that reason.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Attainability	2026	2030	Affordable Housing		Attainable Housing	CDBG: \$40,000.00 HOME: \$230,000.00 Section 108: \$5,311,096.00	Direct Financial Assistance to Homebuyers: 10 Households Assisted Other: 1 Other
2	Maintain or Improve Living Conditions	2026	2030	Affordable Housing		Attainable Housing Housing Stability	CDBG: \$1,005,416.00	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 6 Household Housing Unit
3	Prevent and End Homelessness	2026	2030	Affordable Housing Homeless		Housing Stability Enhanced Community Services	CDBG: \$160,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 250 Persons Assisted
4	Prepare Youth for Employment	2026	2030	Non-Housing Community Development		Enhanced Community Services	CDBG: \$20,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Program Administration	2026	2030	Program Administration		Attainable Housing Housing Stability Enhanced Community Services	CDBG: \$213,000.00 HOME: \$61,378.00	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Housing Attainability
	Goal Description	HOME funds will be used to assist first-time homebuyers with down payments and closing costs. CDBG funds will be used to investigate fair housing violations against any member of a protected class. Section 108 funds will be used to acquire land for a 495-unit affordable rental development.
2	Goal Name	Maintain or Improve Living Conditions
	Goal Description	CDBG funds will be used to rehabilitate homeowner housing. They will also be used to modify rental units to be accessible to tenants. CDBG program income will be used to rehabilitate affordable rental apartment buildings.
3	Goal Name	Prevent and End Homelessness
	Goal Description	CDBG funds will be used to support the Winter Shelter program, the Transitional Assistance Program, and a street outreach position.
4	Goal Name	Prepare Youth for Employment
	Goal Description	CDBG funds will be used to support training to prepare youth for the workplace.
5	Goal Name	Program Administration
	Goal Description	General management, oversight, and administration of federal CPD funds.

AP-35 Projects - 91.220(d)

Introduction

The Office of Housing is continuing successful legacy projects and has added projects in consultation with other City departments.

Table 51 – Project Information

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

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	Affordable Rental Housing
2	Homeownership Assistance
3	Home and Building Rehabilitation
4	Homeless Services
5	Homelessness Prevention
6	Youth Employment Training
7	Program Administration

Table 52 – Project Information

AP-38 Project Summary

Project Summary Information

1	Project Name	Affordable Rental Housing
	Target Area	
	Goals Supported	Increase Housing Attainability
	Needs Addressed	Attainable Housing
	Funding	Section 108: \$5,311,096.00
	Description	
	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	One hundred and twenty-one extremely low-income families and 374 low-income families will be housed
	Location Description	Intersection of Mt. Vernon Ave and W Glebe Rd
	Planned Activities	By 2029 the construction of a 495-unit affordable rental building with commercial space and a health clinic will be complete
2	Project Name	Homeownership Assistance
	Target Area	
	Goals Supported	Increase Housing Attainability
	Needs Addressed	Attainable Housing
	Funding	HOME: \$230,000.00
	Description	Assist first-time low- and moderate-income homebuyers with the purchase of a home.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Ten moderate-income first-time homebuyers will receive downpayment and closing cost assistance.
	Location Description	Home purchases will take place in all areas of the city.

	Planned Activities	HOME program income funds will be used to assist first-time low- and moderate-income homebuyers with down payments and closing costs to purchase a home.
3	Project Name	Home and Building Rehabilitation
	Target Area	
	Goals Supported	Maintain or Improve Living Conditions
	Needs Addressed	Housing Stability
	Funding	CDBG: \$1,005,416.00
	Description	Homeowners will have their homes rehabilitated to increase the useful life of the home, increase energy efficiency, and/or increase accessibility. Disabled renters will have their units modified to increase accessibility. The rehabilitation of a multi-unit affordable rental building will continue.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	In Program Year 2026, six low-income homeowners and two low-income renter households will benefit.
	Location Description	
	Planned Activities	Homeowners will have their homes rehabilitated to increase the useful life of the home, increase energy efficiency, and/or increase accessibility. Disabled renters will have their units modified to increase accessibility. The rehabilitation of a multi-unit affordable rental building will continue.
4	Project Name	Homeless Services
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Enhanced Community Services
	Funding	CDBG: \$110,000.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	One hundred and twenty extremely-low income households and 300 extremely low-income individuals will benefit

	Location Description	
	Planned Activities	<p>The Housing Crisis Outreach Worker provides outreach and engagement households experiencing street homelessness or at risk of housing instability, including eviction; delivers homelessness services to promote housing stability, which may include entry into emergency shelter; connects clients to mainstream benefits and community resources, and supports service planning and problem-solving; and assists with transportation to essential appointments and conducts shelter intake screenings, facilitating access to appropriate housing and support services as needed.</p> <p>Winter Shelter provides overflow beds to the unhoused between November 1 and April 15 and provides other wrap-around services during that time.</p>
5	Project Name	Homelessness Prevention
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Attainable Housing Housing Stability
	Funding	CDBG: \$50,000.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Twenty five extremely low-income households will receive housing assistance
	Location Description	
	Planned Activities	Households will be provided with security deposits and first month's rent to allow them to move into stable housing
6	Project Name	Youth Employment Training
	Target Area	
	Goals Supported	Prepare Youth for Employment
	Needs Addressed	Enhanced Community Services
	Funding	CDBG: \$20,000.00

	Description	Youth will receive training to prepare them for the workplace.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Ten low- and moderate-income youth will participate in the training.
	Location Description	
	Planned Activities	Youth will receive training to prepare them for the workplace.
7	Project Name	Program Administration
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Attainable Housing Housing Stability Enhanced Community Services
	Funding	CDBG: \$213,000.00 HOME: \$61,378.00
	Description	Program administration and general management activities for the HOME, HOME-ARP, and CDBG programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	The activities will occur at the Office of Housing's offices at 100 N Pitt St, Suite 425, Alexandria, VA.
	Planned Activities	The Office of Housing will manage, monitor, and track the use of federal program funds.

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

Geographic Distribution

Target Area	Percentage of Funds
Alexandria City	100%

Table 53 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Unless otherwise indicated in the 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. One of the Office of Housing's goals is to equitably distribute affordable housing and housing assistance throughout the city, not just in areas of minority or low- to moderate-income concentration. In addition, rehabilitation and accessibility modification requests come from across the city, so targeting funds would reduce the number of homeowners and renters assisted.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	16
Special-Needs	2
Total	18

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	16
Total	24

Table 54 - One Year Goals for Affordable Housing by Support Requirement

Table 55 - One Year Goals for Affordable Housing by Support Type

Discussion

The number of households and units to be supported are all qualified by HOME standards and do not represent the total of households to supported through other service programs. Projects whose construction will not finish until future Program Years have also not been included.

AP-60 Public Housing - 91.220(h)

Introduction

The Alexandria Redevelopment and Housing Authority (ARHA) offers 1,150 of Public Housing/Replacement units to extremely low-to moderate-income households in the City. The City and ARHA continue to work together to maintain the supply of the 1,150 publicly assisted rental units as required by Resolution 2876.

Actions planned during the next year to address the needs to public housing

- Preserve and maintain the existing supply of 1,150 public housing and replacement units in the City;
- Preserve up to 1,500 Housing Choice Vouchers from its 1,926 allocation to low- to moderate-income households;
- Support the renovation of the Ladrey Highrise Project and Samuel Madden homes;
- Support creation and operation of a successful and sustainable senior living community at The Alate;
- Support the RAD conversion and LIHTC resyndication of the Braddock/Whiting/Reynolds and Chatham Square developments
- Continue to facilitate dialogue between City Council and Planning Commission members with ARHA staff and Board members at ARHA Redevelopment Workgroup meetings

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

ARHA is currently in the midst of a repositioning strategy to redevelop and modernize their housing stock through Section 18 applications, RAD conversions, and LIHTC resyndication. As part of this process, they are conducting community engagement and outreach to their residents to educate them about these projects and receive community feedback. Residents are also encouraged to join the Resident Advisory Board.

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

N/A

Discussion

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 at risk of homelessness. The goal is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness.

Each year, members of The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership) 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

In FY 2027, outreach, assessment, case management, mental health emergency services, emergency shelter, domestic violence shelter, and counseling services will be provided as part of the service delivery of the City's Department of Community and Human Services (DCHS). City services operate in conjunction with a private non-profit emergency shelter and the Alexandria Health Department.

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 a limited set of housing services funded by the PATH grant. PATH is a federal, state and local partnership that provides outreach and assistance to adults with serious mental illness who are unsheltered.

The Plan includes funding for a Housing Crisis Outreach Worker who will form relationships with unsheltered persons and connect them to benefits that meet their individual needs. This will address the goal of Preventing and Ending Homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), includes two emergency shelters serving both individuals and families with children. City shelter services also include a domestic violence shelter. Additional shelter services are available during the winter months. Shelter services may be accessed during evening and weekend hours. A day shelter providing services such as showers, lockers to store belongings, and internet access is also available. Additional shelter services are available during the winter months, funded partially by CDBG funds that support the goal of Preventing and Ending Homelessness.

Transitional housing programs are available to serve individuals and families with children and are

intended to help individuals and families develop the skills necessary for independently sustaining housing. Services may continue for up to 24 months and include housing, life skills training, employment services, parenting programs, and children's programs.

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

Through the City's continuum of care system, homeless persons are able to receive assessment for housing needs and referral to appropriate housing and homeless services. Individuals and families who are at risk of homelessness may be able to avoid becoming homeless through prevention programs. Those who are literally homeless are assessed for appropriate housing and services and may be placed directly into permanent or transitional services. When emergency shelter is necessary, case management promotes rapid housing and employment.

The Transitional Assistance Program (TAP) provides security deposits and first month's rent to households at-risk of homelessness or transitioning out of homelessness. TAP uses CDBG funds and supports the goal of Preventing and Ending Homelessness.

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.

Centralized Assessment, located within the City's Department of Community and Human Services (DCHS), provides homeless prevention services. Prevention is the first strategy explored for an individual or family at risk of homelessness. Prevention funds can be used to pay rent arrears and/or utility arrears. Prevention staff may also provide interventions within the home to ease tension and enable individuals and families to remain housed.

The Alexandria Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), has memorandums of understanding (MOU) with private and public care institutions and the criminal justice system, which are designed to keep individuals from being discharged into homelessness. Also, DCHS is responsible by state code to provide discharge planning services to individuals who are in state psychiatric hospitals. Policies are in place to ensure that adequate discharge planning takes place and housing options are available at discharge.

The City also has a rent relief program for the elderly or disabled. This limited rent relief is an ongoing program, which has been renewed annually. These households would, in many instances, be homeless without rent relief assistance. Property tax relief is also available for low-income elderly and disabled

homeowners.

Discussion

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

As a city in a Dillon's Rule state, the City is restricted in what actions it can take to lower barriers to affordable housing. For example, to make developer contributions mandatory, the City would need permission from the state. However, the City continues to undertake purely local actions to reduce barriers to affordable housing.

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

The City continues to work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be State restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, except for contributions in exchange for bonus density, all other contributions are voluntary. The City regularly lobbies the Legislature to make these contributions mandatory.

In November 2023, the Alexandria City Council approved the “Zoning for Housing” package of comprehensive zoning reforms. These reforms were made with a goal of expanding housing production and affordability and addressing past and current barriers to affordable housing throughout the city.

AP-85 Other Actions - 91.220(k)

Introduction

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 have already been implemented or are in the process of implementation, some tools require additional study, community processes, and possible even changes to the stable enabling language.

Actions planned to address obstacles to meeting underserved needs

A municipal fiber optic network has begun construction. It is hoped this may reduce the cost of service and expand availability. A number of programs focused on improving digital equity were launched during the start of the COVID-19 pandemic to further remote work and learning, including through the investment of ARPA funds.

The City has made wireless access for low- and moderate-income households a priority. All new affordable development plans include wireless access for residents. For the public, the City has added wireless access to public spaces, including community centers, libraries, and public buildings.

Actions planned to foster and maintain affordable housing

The City's primary goal for affordable housing is to preserve the existing supply and create new units. The City actively seeks partners and funding opportunities to increase housing affordability. The City works with affordable housing developers on the predevelopment and entitlement processes for multiple new rental and homeownership projects in the city.

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 Neighborhood Stabilization Program (NSP) 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 cases 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 or Rental Accessibility Modification Program. All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint

hazards will be included as part of the client's rehabilitation loan or modification grant. 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.

Actions planned to reduce the number of poverty-level families

The City's strategy to reduce the number of poverty level households in Alexandria focuses on the implementation of programs intended to improve economic status through education, job training, and job placement. Supplemental income and other support programs are integral to the City's efforts to reduce poverty and its impacts. Non- housing programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as the Head Start program for low income children (ages three to five years) and the Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits for income eligible children and certain categories of low income elderly persons, disabled adults and pregnant women; employment services such as the Workforce Development Center, the City's one stop center for Workforce Investment Act service delivery, the Virginia Initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients; and child care assistance services.

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) provides essential safety net services that improve or maintain the quality of life for Alexandrians, 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 Alexandrians by partnering and advocating with Alexandria Redevelopment and Housing Authority (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.

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

Office of Housing staff will continue to work in cooperation with staff from DCHS and non-profit organizations to address affordable housing and supportive housing needs of the homeless and other persons with special needs.

The Continuum of Care group, which is the City's Partnership to Prevent and End Homelessness in the City of Alexandria, 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 Council of Human Service Organizations (ACHSO) 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.

ARHA and City agencies frequently, and coordinate their efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing continues to provide support to ARHA's redevelopment effort.

The Office of Housing also works with various agencies such as Virginia Housing to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels.

Discussion

Program Specific Requirements

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

Introduction

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
Total Program Income	0

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%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(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. Definition of Modest Housing for HOME-Assisted Ownership Units. To comply with the Home Program requirement that HOME-assisted ownership housing units qualify as affordable housing (i.e., that a unit's value does not exceed 95% of the median purchase price for single-family housing in the area), the City is required to define "modest

housing” and describe the procedures to be used to determine that HOME-assisted ownership units fall within that definition. As allowed by the HOME regulations for activities involving homeownership housing, the City will qualify a unit as modest housing for HOME purposes if the value of the unit falls within the Single Family Mortgage Limits under Section 203(b) of the National Housing Act. When the HOME-funded activity involves homebuyer assistance, the City will utilize an appraisal to determine the property value of the assisted housing unit. When the activity involves rehabilitation of an owner-occupied housing unit, the City will generally utilize the property tax assessment to determine value. However, if the owner's equity is inadequate to secure the City's loan, the City may order an after-rehabilitation appraisal to establish whether or not the loan-to-value ratio will be acceptable/

1. 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: 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:
 2. • 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.
 3. • 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).
 4. • Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers
5. 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:
6. 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)).
7. 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)).
8. 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

Appendix - Alternate/Local Data Sources

1	Data Source Name Public Housing By Program Type
	List the name of the organization or individual who originated the data set. Alexandria Redevelopment and Housing Authority (ARHA)
	Provide a brief summary of the data set. The data show the number of current use of vouchers available and the number of accessible units.
	What was the purpose for developing this data set? The purpose of the data is to provide accurate number of vouchers available and accurate number of accessible units.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data collection is citywide.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data provided is as of 03/1/2026.
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name MA-10 Housing Market Analysis: No. Housing Units
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?

	What is the status of the data set (complete, in progress, or planned)?
3	Data Source Name 2019-2023 ACS (Most Recent)
	List the name of the organization or individual who originated the data set. data correction from 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
4	Data Source Name 2023 Longitudinal Employer-Household Dynamics
	List the name of the organization or individual who originated the data set. data correction for 2017 LEHD
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
5	Data Source Name 2018-2022 CHAS
	List the name of the organization or individual who originated the data set. HUD
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected. 9/12/2024
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
6	Data Source Name 2014-2018 ACS (Base Year)
	List the name of the organization or individual who originated the data set. data correction from 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
7	Data Source Name HUD 2025 Fair Market & HOME Rents
	List the name of the organization or individual who originated the data set. HUD
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? May 2025-April 2026
	What is the status of the data set (complete, in progress, or planned)?