

Alexandria, VA
HOME-ARP Allocation Plan
Via HUD Template

Consultation

Describe the consultation process including methods used and dates of consultation:

December 17, 2021 – Teams meeting with the Office of Community Services and solicitation of possible uses of HOME-ARP funds for their programs

January 6, 2022 – Presentation to the Alexandria Housing Affordability Advisory Committee and solicitation of comments for possible uses of HOME-ARP funds

January 13, 2022 – Teams meeting with the Partnership to Prevent and End Homelessness (Alexandria’s CoC). Presentation to the group and solicitation of possible uses of HOME-ARP funds for their programs

February 25, 2022 – Phone call with Volunteers of America to discuss possible uses of funds

March 2, 2022 – Email consultation with Carpenter’s Shelter to discuss possible funding of tenant-based rental assistance for persons in need of permanent supportive housing

March 3, 2022 – Teams meeting with Friends of Guest House to discuss possible funding of supportive services programs

List the organizations consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	QP Served	Feedback
Carpenter's Shelter	Homeless shelter and service provider	Meeting; email; phone call	1	Representatives contacted the Office of Housing about funding transitional and permanent supportive housing programs
Alexandria Redevelopment and Housing Authority	Public housing authority	Teams Meeting	4	None provided
Friends of Guest House	Re-entry services and transitional housing for justice involved persons	Meeting; email; Teams call	2	Representatives contacted the Office of Housing about funding transitional housing and supportive services programs
Volunteers of America/Alexandria Community Shelter	Homeless shelter	Teams meeting; phone call	1	Representatives contacted the Office of Housing about the program activity selection process
Department of Community and Human Services/Office of Community Services	City department/service provider	Teams meeting; Teams call	1, 2, 3, 4	Questions about how program worked
Alexandria Housing Affordability Advisory Committee	City advisory committee on affordable housing development and preservation	Meeting	1, 2, 4	Questions about whether HOME-ARP was a part of the regular HOME allocation or a stand-alone program
Center for Aging and Adult Services	City service provider	Teams Meeting		None provided
Center for Economic Support	City service provider	Teams Meeting	1, 2, 4	None provided
Center for Children and Families	City service provider	Teams Meeting	1, 2, 3, 4	None provided
Alexandria Commission on Persons with Disabilities	City advisory commission	Teams Meeting		None provided
Alexandria City Public Schools	City schools	Teams Meeting	1, 2, 3, 4	None provided
Alexandria Code Enforcement	City department	Teams Meeting		None provided
Alexandria Commission on Aging	City advisory commission	Meeting		None provided

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	QP Served	Feedback
Alexandria Community Services Board	Service provider for those with mental health needs	Teams Meeting	1, 2, 3, 4	None provided
Alexandria Department of Health	City department	Teams Meeting		None provided
Alexandria Domestic Violence Program	City department	Teams Meeting	3	Did not provide feedback on the plan, but did provide demographic information on the population served
Alexandria Fire and EMS Department	City department	Teams Meeting	1, 2, 3, 4	None provided
Alexandria Housing Development Corporation	Non-profit housing developer	Meeting	2, 4	None provided
Alexandrians Involved Ecumenically (ALIVE!)	Non-profit service provider	Teams Meeting	1, 2, 3, 4	None provided
Alexandria Office of Housing	City department			
Alexandria Police Department	City department	Teams Meeting	1, 3	None provided
Catholic Charities of the Diocese of Arlington	Non-profit homeless service provider	Teams Meeting	1	None provided
Christ Church Lazarus Ministry	Non-profit service provider	Teams Meeting	1	None provided
Community Lodging Inc.	Transitional and permanent affordable housing provider	Teams Meeting	2, 4	None provided
INOVA Alexandria Hospital	Health service provider	Teams Meeting		None provided
Workforce Development Center	City department that provides workforce development and training	Teams Meeting		None provided
K.I. Services, Inc	Free and low-cost mental health care provider	Teams Meeting		None provided
New Hope Housing, Inc	Non-profit service and housing provider	Teams Meeting		None provided
Northern Virginia Affordable Housing Alliance	Affordable housing advocacy group	Meeting		Inquired whether zoning would be addressed in the Plan
Neighborhood Health	Free and low-cost neighborhood health care provider	Teams Meeting	1, 2, 3, 4	None provided
Offender Aid and Restoration	Re-entry services for justice-involved persons	Teams Meeting	2, 4	None provided

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	QP Served	Feedback
Partnership for a Healthier Alexandria	Community health advocacy group	Teams Meeting	1, 2, 3, 4	None provided
United Way of the National Capital Area	Non-profit service provider	Teams Meeting		None provided
Veterans Administration-Northern Virginia	Government service provider for veterans	Teams Meeting	1, 2, 3, 4	None provided
Wesley Housing Development Corp.	Non-profit affordable housing developer	Teams Meeting	4	None provided
Virginia Department of Corrections	Correctional institution	Teams Meeting	2	None provided
Alexandria Office of Human Rights	City Department- enforces Human Rights Code, including fair housing and civil rights	Informal discussion		None provided

Summarize feedback received and results of upfront consultation with these entities:

Most service providers did not provide feedback to the upfront consultation, either during the consultation or after being asked to provide information on the needs of the population they serve and what gaps in service there might be.

Three service providers contacted City staff after the upfront consultation to ask how HOME-ARP funds might be used to benefit the populations they serve. Carpenter’s Shelter requested funding for its permanent supportive housing program, which supports its extremely low-income clients on an indefinite basis. Friends of Guest House also requested funding for its supportive services program, which offers services, job training, and housing to justice-involved persons transitioning back into the community. The Guest House program is time-limited, with the intent to place its clients into permanent housing after they complete the program.

Staff considered both models and determined that a time-limited model was a more prudent use of HOME-ARP funds because an indefinite model would require other funding streams to support it after all HOME-ARP funds were expended and would only serve a small number of clients, while a time-limited model would pass multiple clients through before the funds were expended and would not result in clients who would need continuing subsidy.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice: 3/17/2022***
- ***Public comment period: start date - 3/21/2022 end date - 4/22/2022***
- ***Date(s) of public hearing: 4/7/2022 4/23/2022***

Describe the public participation process:

The Draft Allocation Plan was released for public comment on March 21, 2022. Notice of the public comment period and date of the one of the public hearings was provided in English- and Spanish-language newspapers of general circulation, as well as via the City’s eNews mailing list, the Office of Housing’s social media accounts, and the Office of Housing webpage.

The Draft Allocation Plan was available online at the Office of Housing’s webpage and in hard copy at every City library and the Office of Housing. Translations and accessible versions of the document were available upon request. Copies were emailed to all the groups consulted as well as other community groups and requests were made for organizations to share the plan with

their members and residents. Comments were accepted via email and postal mail, as well as in-person at both public hearings.

Public hearings on the Draft Allocation Plan were held during the April 7, 2022 Alexandria Housing Affordability Advisory Committee (AHAAC) meeting and the April 23, 2022 City Council Public Hearing.

Describe efforts to broaden public participation:

The Plan was presented for public comment at two public hearings, one on a Thursday night and one on a Saturday morning, and had a public comment period of 30 days. The Thursday night meeting was hybrid, allowing for both in person and virtual participation. It was also distributed in conjunction with the Draft Annual Action Plan so both plans could be reviewed at once. Information about the Draft Allocation Plan and the public comment period was made available via Facebook and Twitter and a City mailing list.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

At the AHAAC meeting, committee member Jan Macidull asked if the HOME-ARP funding would shift funding away from existing programs. City staff explained the HOME-ARP allocation was a separate funding source than the one that supported existing programs and would not affect those programs.

Summarize any comments or recommendations not accepted and state the reasons why:

One comment was received via email asking why the Allocation Plan did not include ways to address zoning issues and their relationship to housing affordability. City staff replied that the Allocation Plan was solely focused on addressing the needs of qualifying populations and further information about the City's plan for zoning changes could be found the Annual Action Plan.

Needs Assessment and Gaps Analysis

Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	68	#	77	#	#								
Transitional Housing	32	#	14	#	2								
Permanent Supportive Housing	8	#	39	#	2								
Other Permanent Housing	#	#	#	#	#								
Sheltered Homeless						86	110	2	#				
Unsheltered Homeless						#	11	1	#				
Current Gap										#	#	1	#

Suggested Data Sources: 1. Point in Time Count (PIT) 2021; 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	40045		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	2775		
Rental Units Affordable to HH at 50% AMI (Other Populations)	3075		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		5270	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2095	
Current Gaps			#

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS) 2015-2019

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

Compared to other jurisdictions, Alexandria has a very small unhoused population. The 2021 Winter Point-in-Time count recorded only 117 homeless households. 93% of households without children were sheltered, as were 100% of households with children. The Partnership to Prevent and End Homelessness estimates there are only 11 chronically homeless persons in Alexandria. Demographically, a majority of Alexandria's unhoused population is non-Hispanic Black or African-American, with non-Hispanics whites making up most of the balance.

At Risk of Homelessness as defined in 24 CFR 91.5

More than two-thirds of renter households in Alexandria with annual incomes below 30% AMI are severely cost burdened as are nearly one-third of renter households between 30-50% AMI. In all, there are about 6,900 severely cost-burdened households in Alexandria, almost three-quarters of which are below 30% AMI.

On a population level, Hispanic households with incomes below 50% AMI are most likely to experience housing problems of any kind. In practice, these housing problems are cost burden and overcrowding as there are almost no housing units in Alexandria lacking in bathroom or kitchen facilities.

Hispanic and Black or African-American households are also disproportionately affected by severe cost burdens.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The Alexandria Domestic Violence Safe House served 75 individuals between July 1, 2021 and June 30, 2022. They included 56 adults and 47 children. During the same period, there were 3,226 Domestic Violence Program hotline calls and 1,267 Sexual Assault Center hotline calls. The Domestic Violence provided advocacy services to 611 adults with 5681 service contacts and 44 children with 1215 service contacts. The Sexual Assault Center served 165 adults and 78 children with 3419 service contacts.

For safety reasons, other demographic information about these individuals was not provided. Other community service providers do not track the number of domestic violence victims applying for services.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

The City does not track the number of households who meet the HOME-ARP definition of other populations. However, data from other sources provide insight into these populations.

According to the National Low-Income Housing Coalition’s 2022 Out of Reach report, the hourly wage required to rent a two-bedroom apartment in Alexandria ranges from \$36.35/hr to \$50.00/hr depending on ZIP code¹. A household would need an income of \$75,608 to afford a two-bedroom apartment in the least expensive ZIP code. More than half of both Black and Hispanic households in Alexandria have incomes below \$75,000. Approximately one-quarter of White households have incomes below \$75,000.

In the Washington D.C. metro area, a four-person household at 30% AMI has an income of \$42,690 and a similarly sized household at 50% AMI has an income of \$71,150. The 2015-2019 CHAS reports that nearly one-third of renter households in Alexandria with incomes between 30% and 50% of AMI are severely rent-burdened².

Many of the households who applied for the City’s COVID-19 Emergency Rent Relief Assistance Program likely qualify under the definition of “other populations.” The program provided rental assistance to households with annual incomes less than 50% AMI whose income had been affected by the pandemic. These households typically lived paycheck-to-paycheck and worked in the service sector, as gig employees, or as day laborers. The program received over 4200 applications, with 31% from Black or African-American households and 35% from Hispanic households³. One-third of the applicants listed Spanish as their preferred contact language. The median monthly income of applicants was \$1,000⁴.

While exact information on the incomes of households receiving unlawful detainer summons (UDs) and writs of eviction is difficult to obtain, the number of UD and writs has been steadily climbing since the end of Virginia’s rental relief program, demonstrating rising rates of housing instability in Alexandria. The number of UD per month more than doubled between July 1, 2022 and October 1, 2022, going from 228 to 583. The number of writs of eviction over the same time period followed the same pattern, growing from 52 to 125.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Enter narrative response here.

¹ Based on HUD’s Small Area Fair Market Rents

² Small sample sizes make more detailed demographic analysis unreliable

³ 12.8% of households declined to state a race/ethnicity

⁴ At time of application; monthly income prior to March 2020 may have been higher

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Alexandria's homeless population is small enough that the current number of shelter beds and short-term transitional housing units is adequate to shelter every person who wishes to be sheltered, but there is a lack of available long-term transitional housing, permanent supportive housing, and housing affordable to the lowest income groups. The Partnership to Prevent and End Homelessness, Alexandria's Continuum of Care (CoC), identified a need for housing affordable to the lowest income groups as a priority in their last CoC plan. This need makes it difficult for unhoused individuals and households to move from temporary shelter to permanent housing.

Most shelters are congregate shelters, though non-congregate shelter was temporarily provided for those who needed to isolate or quarantine because of COVID-19 exposure or infection.

Rental assistance is extremely difficult to obtain because the waitlist for public housing units administered by the Alexandria Redevelopment & Housing Authority is currently closed and over 20,000 households long. The City of Alexandria has begun a pilot program of rental assistance in some City-supported affordable housing developments, but this program is limited by available funding.

Supportive services are provided to those who want them, but without adequate amounts of affordable housing, the services become long-term supports, not short-term measures to support those who have obtained stable housing.

At Risk of Homelessness as defined in 24 CFR 91.5

There are very few market rate units affordable to members of this population and access to those can be further limited by poor credit histories or eviction records. Nearly all units in affordable housing developments have rents greater than members of this population can easily afford, commonly set at the LIHTC 50% or 60% limits. Some developments have rents at the 40% level, but the number of units at this level is small.

Members of this population rarely choose to enter congregate shelter.

Most shelters are congregate shelters, though non-congregate shelter was temporarily provided for those who needed to isolate or quarantine because of COVID-19 exposure or infection.

Rental assistance is difficult for all households at risk of homelessness to obtain because of the limited number of vouchers, long waitlists, and limited funding.

Supportive services are available from private non-profits and the City's Department of Community and Human Services, which allows households to self-refer and provides wrap-around services, but there are frequently long waits for intake interviews, restricting the number of households which can be assisted at any one time.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Because of the limited demographic data about persons fleeing domestic or dating violence, sexual assault, stalking, or human trafficking in Alexandria it is difficult to assess their unmet housing and service needs. It is unknown how many of these persons choose to enter congregate shelter.

The City's Domestic Violence Safe House provides non-congregate shelter at an undisclosed location, but it has a limited capacity.

As with other populations, rental assistance is extremely difficult to obtain because of the limited number of available vouchers and other funding.

Services are available to those in the Safe House and to those who contact the City's Department of Community and Human Services or Domestic Violence

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

While there are some market-affordable units available to members of this population, historic rent trends and recent rising rents have considerably eroded the number of these units. Affordable housing developments are beginning to include more units affordable at 40% AMI, but the large amount of subsidy required for these units limits the number that can be produced.

As with other populations, members of this population could choose to enter congregate housing but do so only rarely.

Currently, there are no non-congregate shelters that serve these other populations, though the City recently approved a co-living ordinance that allows for the creation of dormitory style housing in the city, which may widen the available pool of non-congregate shelter.

As previously noted, rental assistance extremely difficult to obtain for members of all populations.

As with the households at risk of homelessness, services are available to this population, but high demand makes it difficult for households to access them in a timely manner.

One subset of the other populations who have greater trouble accessing services, however, are people exiting publicly funded institutions such as prisons or substance abuse treatment centers. The members of this population can find their access to housing and services is limited by any criminal histories they may have. This puts them especially at risk of homelessness. A limited number of non-congregate shelter beds are available to them as part of supportive services programs aimed at justice-involved persons, but they are not enough to meet the need.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The main gap in Alexandria's shelter and housing inventory is a lack of housing affordable to the lowest income groups. While rental assistance or committed affordable housing targeted to extremely low-income households provide some help, both of those resources are in short supply and inadequate to meet the demand.

Alexandria has sufficient shelter beds for its unhoused population but lacks in affordable units for those making the transition from shelters to permanent housing (which is also in limited supply). This makes it difficult to place households in housing in Alexandria without outside support. The number of permanent supportive units is also far below the demand. For every opening in a supportive housing program there are five to ten applicants.

While Alexandria is working to preserve and increase its stock of affordable housing, the number of committed affordable units in the city is far below the demand. The number of market-affordable units available in the city has dropped dramatically in the last twenty years, driving up demand for affordable units and forcing many low-income households to either relocate outside the city, live in overcrowded conditions to afford the rent, or become rent-burdened.

More than 60% of renter households below 30% AMI are severely cost burdened as are 30% of renters between 30-50% AMI. In all, there are about 6,800 severely cost-burdened households in Alexandria. In comparison, there are approximately 3,800 committed affordable units in the city. Many of these units have long waitlists of households in need of affordable housing.

In addition to cost burden, crowding is a problem for lower-income households. Often multiple families or households will share one unit or large families will occupy units with insufficient space for the household.

Tenant-based rental assistance is only available through the Housing Choice Voucher program. The supply of vouchers is limited and ARHA's current waitlist has 23,500 households on it.

Alexandria has a fairly well-coordinated service delivery system for homeless households, households at-risk of homelessness, and those fleeing domestic violence. Households in need of assistance will be referred to the Department of Community and Human Services for comprehensive assessments of their needs and provided with resources tailored for their needs. Households can self-refer or referrals can come through shelters, schools, churches, and other social service providers. Households in other populations can still obtain services, but it is more difficult because wrap-around services are not provided for them. Individuals leaving publicly funded institutions and justice-involved individuals have a very difficult time finding services, because many programs exclude them from participating.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of "other populations" that are "At Greatest Risk of Housing Instability," as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Households living in doubled up and/or overcrowded housing situations, households with special needs such as mental illness, substance abuse, HIV/AIDS, low-English proficiency households, households with undocumented members, and households which have experienced homelessness in the past are more likely to experience housing instability and have an increased risk of homelessness.

Identify priority needs for qualifying populations:

Homeless Populations:

The priority need is permanent housing available to the lowest income groups, especially those at 40% AMI or below. For homeless populations transitional and permanent supportive housing is an additional priority need.

At-risk of homelessness:

The priority need for is permanent housing available to the lowest income groups, especially those at 40% AMI or below. Households at risk of homelessness have a high need for rental assistance to make up the gaps between what they can pay and current rent.

Domestic Violence:

The priority need for all qualifying populations is permanent housing available to the lowest income groups, especially those at 40% AMI or below. Because survivors of domestic and sexual violence can be of any income level, it is difficult to judge what their housing needs might be, but transitional housing and supportive services will benefit them no matter their income level.

Other Populations:

The priority need for all qualifying populations is permanent housing available to the lowest income groups, especially those at 40% AMI or below. Members of other populations also have a need for rental assistance to ensure housing stability and supportive services to regain housing stability. Supportive services are especially needed by those individuals leaving publicly funded institutions because of eligibility restrictions imposed by many programs.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

Data from the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), the 2015-2019 American Community Survey (ACS), and the City's own records show a large demand for housing affordable to households at-risk of homelessness and other populations and a small supply of affordable units available. Data from the 2021 Point-in-Time count and information from the local CoC provided information on the number of shelter beds available compared to the current unhoused population. The Office of Housing contacted Alexandria's domestic violence Safe House for demographic information about those seeking services. It also contacted the Department of Community and Human Services and the CoC for information about this population and was informed they do not collect this information. Other data was provided by social service providers who work with populations exiting publicly funded institutions.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

As part of its consultation process with groups, agencies, and organizations serving qualifying populations, the City solicited program ideas and worked with groups who asked for HOME-ARP support to refine these ideas and determine if they could benefit from HOME-ARP funding in both the short and long-term. During the consultation process, a service provider the City and Office of Housing work with regularly and use local funding to support approached the Office of Housing about potentially using HOME-ARP funding to provide supportive services targeted at justice-involved persons re-entering society. As this is a group that is rarely eligible for federal grant funding, the City determined that preference for this group would be given for supportive

services, though supportive services would be available to members of other qualifying populations as openings became available.

All solicitations related to this grant will be in line with the HOME ARP plan and requirements. The City will also follow City procurement procedures when soliciting a supportive services provider as described in the HOME ARP plan.

The City will also consider existing programs and projects as well as pipeline projects that could fulfill the purpose of HOME-ARP and determine if any of these programs or projects could utilize the funding most efficiently. Pipeline projects are projects whose owners or developers have approached the City for assistance and whose projects have been found to be financially feasible and in line with the City's Housing Master Plan and Consolidated Plan. The City accepts proposals and applications for funding on a rolling basis, as described in section AP-90 of the City's Annual Action Plan.

Describe whether the PJ will administer eligible activities directly:

The City will administer eligible activities directly.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No administrative funds were or will be provided to a contractor or subrecipient.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 224,322		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 1,906,734		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 112,161	5 %	15%
Total HOME ARP Allocation	\$ 2,243,217		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The City intends to use a majority of its HOME-ARP funding to address the shortage of units affordable to households at-risk of homelessness. While there will be a preference for these households, the units will be available to all members of QPs. A small portion of the funding will be used to for supportive services and administrative costs.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The main needs identified in the gap analysis that qualify as eligible activities are housing production or rehabilitation, rental assistance, and supportive services for certain subsets of qualifying populations. The City has chosen to prioritize housing production or rehabilitation and supportive services, as these will be the most efficient use of HOME-ARP resources. The production of new units or rehabilitation of existing units will help to provide housing for those who might otherwise become homeless. The desire to serve as many households as possible is why time-limited services was chosen over rental assistance as a gap to be filled; a household’s need for rental assistance might be indefinite, while services that are linked to a set time period or goal allow for turnover. Tenants who receive rental assistance might also need assistance that continues beyond the amount of time that can be funded, while time-limited services can be phased out as funds become depleted.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

It is estimated 10 units will be rehabilitated or produced using the City's HOME-ARP allocation.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The City hopes to rehabilitate eight units and create an additional two units which will be affordable to households at or below the 30% AMI level. As increasing the supply of affordable housing in the city, especially that is affordable to those households below 40% AMI, is a Priority Need in the City's 2022-2026 Consolidated Plan and is identified as a priority need for all four QPs.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Homeless households and households at-risk of homelessness will be preferenced for new or rehabilitated housing units, but the units will be available to any households that are members of the a QP. Households who are or have previously been homeless will receive priority, as past homelessness has been identified in the City's 2022-2026 Consolidated Plan as a characteristic of housing instability and an increased risk of homelessness.

Supportive services will be available to all members of qualifying populations, but there will be a preference for those who are at risk of homelessness (QP 2) or members of other populations (QP4), with priority for supportive services given to those exiting publicly funded institutions who traditionally have a difficult time obtaining services and housing.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Housing units available to extremely-low income households are rare in Alexandria and are typically public housing units. As the public housing waitlist is in the tens of thousands and is currently closed, these units are not accessible to homeless households and households at-risk of homelessness. Giving households from these populations preference will allow them to obtain housing that would otherwise be unavailable to them. Prioritizing those who are homeless or were formerly homeless will prevent those individuals or households from experiencing chronic homelessness.

Individuals leaving publicly funded institutions are often excluded from service delivery systems and housing assistance programs. As HOME-ARP is one of the few programs to explicitly include this population in its list of eligible populations establishing a priority will fill a gap in existing assistance programs.

Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

At this time the referral methodology has not been defined

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

At this time the referral methodology has not been defined

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

At this time the referral methodology has not been defined

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

At this time the referral methodology has not been defined

Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

At this time the City does not plan to limit eligibility beyond the HOME-ARP requirements for qualified populations to be served with these funds.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

At this time NA

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

At this time NA

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

Enter narrative response here.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

Enter narrative response here.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

Enter narrative response here.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

Enter narrative response here.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

Enter narrative response here.

- ***Other requirements in the PJ's guidelines, if applicable:***

Enter narrative response here.