

Executive Summary

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

1. Introduction

2. Summarize the objectives and outcomes identified in the Plan

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

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

Access to Housing

- Construction will continue on a 474-unit development in which one-quarter of the units will be reserved for households at or below 40% Area Median Income
- 8 low- or moderate-income first-time homebuyers will receive downpayment and closing cost assistance
- 1 round of testing will be conducted to ensure housing providers in Alexandria do not engage in activities and actions that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964

Prevent and End Homelessness

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

Maintain Housing Stability

- 5 low-income homeowners will have their homes rehabilitated to increase the life of the property and allow them to remain in their homes

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

3. Evaluation of past performance

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

5. Summary of public comments

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

Members of the Alexandria Housing Affordability Advisory Committee were concerned about the potential effects of changes in federal funding. They also had questions about how the City conducted fair housing testing. Staff explained that the City conducts proactive testing for discrimination against protected classes and provides remedial fair housing training when necessary. The Committee's representative from the Department of Community and Human Services thanked the City for including the Transitional Assistance Program in the Plan.

A resident commented at the public hearing that the list of stakeholders contacted should be expanded to include civic associations. These associations are not consulted because they primarily represent homeowners whose incomes are at or above 100% AMI, not low- or moderate-income households. The resident also commented that the Plan should include housing for households with incomes of 60-80% AMI, young professionals, individuals working in the service sector, and retirees with fixed incomes. The City chooses to fund housing for any household who is income-qualified for its programs (some of which serve households up to 80% of AMI). Also, the City uses its funding primarily for housing rehabilitation and service provision, not the construction of new housing.

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

One comment was received which was not relevant to the plan and was therefore not accepted.

7. Summary

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

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

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

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 (optional)

The City of Alexandria will comply with all Federal laws.

Consolidated Plan Public Contact Information

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

1. Introduction

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

The City consulted with the following community groups and organizations:

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

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

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

The Office of Housing hosts quarterly meetings between public and non-profit housing providers and government health, mental health, and service agencies. These meetings usually have a central topic, such as resident services or eviction prevention, as well as an open discussion period where participants

can share questions, concerns, and issues and receive advice and support from each other. These meetings allow participants to connect with each other regarding topics and programs of mutual interest.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

The City of Alexandria Department of Transportation and Environmental Services received two Community Project Funding grants from HUD to address urban flooding issues and is applying for additional grants to expand its flood mitigation efforts. T&ES and Alex Renew, the City's sewer authority, are jointly working on a project to replace a combined sewer system with separate sanitary and stormwater systems, which will reduce flooding by increasing the amount of stormwater that can drain at one time. This project is planned to be completed in FY2026. The City

also provides grants to homeowners who install measures to floodproof their homes and reduces stormwater fees for homeowners who take actions to reduce runoff from their properties.

Two of the organizations that were consulted with provided written feedback on the draft Plan. Legal Services of Northern Virginia expressed concern about whether the Alexandria Redevelopment and Housing Authority (ARHA) was considered a "troubled PHA" by HUD because ARHA had been designated as a troubled PHA in 2023. HUD removed that designation in November 2024, but this information was not updated on HUD's website, leading to confusion. Because ARHA is not a troubled PHA, no revision to the Plan was necessary.

Tenant & Workers United also provided feedback expressing their approval of the Plan and urging the City to continue partnering with HUD to increase the stock of housing affordable to households at the lowest income levels.

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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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)
<p>OMB Control No: 2506-0117 (exp. 09/30/2021)</p>			<p>Annual Action Plan 2025</p>	<p>Members of the committee were concerned about the potential effects of changes in federal funding. They also had questions about how the City conducted fair housing testing. Staff explained that the City conducts proactive testing for discrimination against protected classes and provides remedial fair housing training when necessary. The representative from the Department of Community and Human Services thanked the City for including the Transitional Assistance Program in the Plan.A resident</p>	<p>20</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	An ad was placed in El Tiempo Latino, a Spanish-language paper in general circulation in Alexandria. The ad specified how to access copies of the Plan and the date and time of the AHAAC Public Hearing.	None		
3	Internet Outreach	Non-targeted/broad community	Social media posts were made linking to the Plan.	None		
5	Newspaper Ad	Non-targeted/broad community	An ad was placed in the Alexandria Times, an English-language paper in general circulation in Alexandria. The ad specified how to access copies of the Plan and the date and time of the Public Hearing.	None		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

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

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

Prior year funds are carryovers from the previous year and are reprogrammed annually.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative D
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative D
			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	375,000.00	360,000.00	1,803,416.00	0.00	CDBG funds will be used to support communi moderate income households. Programs incl Shelter program; the Transitional Assistance f projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	613,778.39	250,000.00	0.00	863,778.39	0.00	HOME funds will be used to serve persons wi include Flexible Homeownership Assistance P of affordable units through acquisition/rehab

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative D
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Public Services	876,519.00	0.00	0.00	876,519.00	0.00	
Section 108	public - federal	Acquisition	5,577,010.00	0.00	0.00	5,577,010.00	0.00	The Section 108 loan will go to support acquisition of multifamily rental project. The loan will be repaid through allocations and residual receipts from the project.
Section 8	public - federal	TBRA	25,945,485.00	0.00	0.00	25,945,485.00	0.00	This budget is for 1/1/2024-12/31/2024 and v https://www.hud.gov/program_offices/public
Other	public - federal	Multifamily rental new construction Multifamily rental rehab	2,350,000.00	0.00	0.00	2,350,000.00	0.00	The City of Alexandria received a Community Development Block Grant to assist in the construction of a new 474-unit affordable multifamily rental project. The City also received a CPF grant to assist in the rehabilitation of a multifamily rental property that provides housing to extremely-low income individuals.
Other	public - federal	Multifamily rental rehab	1,200,000.00	0.00	0.00	1,200,000.00	0.00	The City received approximately \$2.2 million in federal funds to assist in the rehabilitation of a rental property. \$1.2 million of that funding is from the Community Development Block Grant.

Table 5 - Expected Resources – Priority Table

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

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

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

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

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Affordability	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$50,000.00 HOME: \$261,111.39 Section 108: \$5,577,000.00 Community Project Funding: \$1,500,000.00	Direct Financial Assistance to Homebuyers: 8 Households Assisted
2	Maintain or Improve Living Conditions	2021	2025	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Equitable Access to Housing Maintain Housing Stability	CDBG: \$1,090,203.00 HOME: \$300,000.00 Community Project Funding: \$850,000.00 HOME-ARP: \$1,000,000.00	Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Homeless Services	2021	2025	Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$20,000.00	Homeless Person Overnight Shelter: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Intervention and Prevention Services	2021	2025	Affordable Housing Homeless	City of Alexandria	Prevent and End Homelessness Maintain Housing Stability	CDBG: \$70,000.00	Homelessness Prevention: 50 Persons Assisted
5	Ensure Equal Access to Housing	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$39,600.00	Other: 1 Other
6	Planning and Administration	2021	2025	General Management	City of Alexandria	General Management	CDBG: \$208,613.00 HOME: \$52,667.00	Other: 17 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Housing Affordability
	Goal Description	<p>Through the Housing Opportunities Fund and the Section 108 loan program, the City will preserve and/or construct affordable sales and rental housing using federal dollars, along with City General Fund and monies from City Housing Trust Fund. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development (including site preparation), development, and construction activities (including infrastructure).</p> <p>Using CDBG and HOME funds, the City will assist low- and moderate-income first-time homebuyers with down payments and closing costs to make homeownership more affordable.</p> <p>The City will provide \$68,277.85 in matching funds to the Housing Opportunities Fund. It will also set aside \$92,066.76 in CHDO reserve funds.</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 safely in their units.</p> <p>The City will also be using CDBG funds to support the rehabilitation of multifamily affordable properties. Properties can apply to the City's Housing Opportunities Fund for funding, which will be provided in the form of a loan to the property.</p> <p>HOME-ARP funds will be used to rehabilitate a rooming house which houses nine individuals with incomes at or below 20% AMI. These individuals were formerly homeless.</p>
3	Goal Name	Homeless Services
	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.
4	Goal Name	Homeless Intervention and Prevention Services
	Goal Description	Through the Transitional Assistance Program, the City provides security deposit and rental assistance to households experiencing or at-risk of homelessness.
5	Goal Name	Ensure Equal Access to Housing
	Goal Description	Conduct one round of civil rights testing to determine if activities and actions that violate any applicable anti-discrimination laws are occurring in the local housing market.

6	Goal Name	Planning and Administration
	Goal Description	General management, oversight, and coordination of all CDBG and HOME program-funded activities and programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

Table 7 - Project Information

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

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Civil Rights Testing
	Target Area	City of Alexandria
	Goals Supported	Ensure Equal Access to Housing
	Needs Addressed	Equitable Access to Housing
	Funding	CDBG: \$39,600.00
	Description	One round of testing will be conducted to ensure housing providers in Alexandria do not engage in activities and actions that violate any applicable anti-discrimination laws.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	All households in Alexandria seeking housing will benefit from the civil rights testing program.
	Location Description	The project will occur in different locations around the city during the testing. Exact locations cannot be provided because of the need for anonymous testing.
	Planned Activities	The Office of Housing will, with the help of a contractor, conduct civil rights testing across the City to ensure housing providers in the city are complying with anti-discrimination laws.
2	Project Name	Homeless Services
	Target Area	City of Alexandria
	Goals Supported	Homeless Services
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$20,000.00
	Description	Through the Winter Overflow Shelter program, coordinated by a non-profit provider, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
	Target Date	4/17/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 extremely low-income people will benefit from the Winter Shelter Program, some of whom are chronically unhoused.

	Location Description	Winter Shelter program activities will occur at the Alexandria Community Shelter at 2355-B Mill Road and Carpenter's Shelter at 930 N Henry Street.
	Planned Activities	Through the Winter Overflow Shelter program, coordinated by a nonprofit provider, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
3	Project Name	Program Administration
	Target Area	City of Alexandria
	Goals Supported	Planning and Administration
	Needs Addressed	General Management
	Funding	CDBG: \$208,613.00 HOME: \$52,667.00
	Description	Program administration and general management activities for the HOME, HOME-ARP, and CDBG programs.
	Target Date	6/30/2026
	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 421 King St, Suit 215, Alexandria, VA.
	Planned Activities	The Office of Housing will manage, monitor, and track the use of federal program funds.
4	Project Name	Rehousing
	Target Area	City of Alexandria
	Goals Supported	Homeless Intervention and Prevention Services
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$70,000.00
	Description	CDBG funds will be used to provide subsidies for rapid rehousing, security deposits, first month's rent, and transitional housing for households at-risk of homelessness or exiting homelessness.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 extremely low- and very low-income individuals will be provided with security deposits and first month's rent so they can enter stable housing.
	Location Description	The project activities will take place throughout the city, depending on where the beneficiaries choose to live.
	Planned Activities	Provide subsidies for rapid rehousing, security deposits, first month's rent, and transitional housing for low-income households at-risk of homelessness or exiting homelessness.
5	Project Name	Disabled Renter Support
	Target Area	City of Alexandria
	Goals Supported	Maintain or Improve Living Conditions
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$57,500.00
	Description	Modify rental units and rental developments to create greater accessibility for disabled low-income renters.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Two low-income households with disabled household members will benefit from this activity.
	Location Description	The rental units to be modified could be located anywhere in the city depending on need.
	Planned Activities	The City will provide up to \$50,000 in accessibility modifications for income-qualified renter households with a disabled household member.
6	Project Name	Homeownership Assistance
	Target Area	City of Alexandria
	Goals Supported	Increase Housing Affordability
	Needs Addressed	Equitable Access to Housing
	Funding	CDBG: \$50,000.00 HOME: \$250,000.00

	Description	Assist first-time low- and moderate-income homebuyers with the purchase of a home, including homes that have been renovated through the Alexandria Neighborhood Stabilization Project.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Eight low- and moderate-income first-time homebuyer households will receive downpayment and closing cost assistance.
	Location Description	Home purchases will take place in all areas of the city.
	Planned Activities	HOME carryover funds will be used to assist first-time low- and moderate-income homebuyers with down payments and closing costs to purchase a home, including homes that have been renovated through the Alexandria Neighborhood Stabilization Project.
7	Project Name	Home and Building Rehabilitation
	Target Area	City of Alexandria
	Goals Supported	Maintain or Improve Living Conditions
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$1,357,703.00 HOME: \$300,000.00 Community Project Funding: \$500,000.00
	Description	Provide home rehabilitation loans to low-income homeowners and/or rehabilitate multifamily affordable rental housing providers to extend the lives of their properties and increase accessibility.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Five low-income homeowners will benefit from the rehabilitation of their homes. Ten extremely low-income renters will benefit from the rehabilitation of their building and units.
	Location Description	The home rehabilitation projects will occur throughout the city. The rental rehabilitation project will occur at 1022 Pendleton St.
	Planned Activities	The City will assist 5 low-income homeowners to extend the lifespan of their homes through rehabilitation work. It will also completely rehabilitate a historic rooming house occupied by 10 tenants.
8	Project Name	Affordable Rental Housing
	Target Area	City of Alexandria

Goals Supported	Increase Housing Affordability Maintain or Improve Living Conditions
Needs Addressed	Equitable Access to Housing Maintain Housing Stability
Funding	HOME: \$261,111.39
Description	The Housing Opportunities Fund supports the development of affordable sales and rental housing. Funds are provided to developers for activities such as acquisition, rehabilitation, predevelopment, development, and construction for affordable rental housing projects. The required match for HOME funds will be from the City Housing Trust fund in the amount of at least \$60,411. At least \$36,247 of HOME funding will be provided to a CHDO.
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Eight low-income families will have their units rehabilitated.
Location Description	2801 Seay St Alexandria, 22314
Planned Activities	Eight rental units will be rehabilitated.

AP-50 Geographic Distribution – 91.220(f)

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

100% of funds will be targeted citywide.

Geographic Distribution

Target Area	Percentage of Funds
City of Alexandria	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Unless otherwise indicated in the Annual Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire city of Alexandria. Certain City projects, such as the Home Loan Rehabilitation Program and the Rental Accessibility Modification Program, serve households across the city, so targeting funds would prevent households outside of targeted areas from benefiting from these projects.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	31
Special-Needs	2
Total	33

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

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

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

Discussion

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

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

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The City plans to:

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

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

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

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

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

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

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

ARHA is not a troubled PHA

Discussion

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

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

Introduction

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

Discussion

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

During the development approval process, the City works with developers of assisted living and memory care communities to secure Auxiliary Grant units for extremely low-income elderly persons. These units

are subsidized by the state.

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

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

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

One of the greatest regulatory barriers to the development of affordable housing may be restrictions by the State of Virginia prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary. The City continues to lobby for the removal of these state restrictions.

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The City continues to expand its outreach efforts to underserved communities, both through official channels and through partnerships with community organizations. The City is revamping its community engagement process to improve communication with the general public, such as holding community cookouts, creating online surveys, and holding hybrid community meetings. The City continues to identify best practices in community engagement to improve its ability to recognize and address problems and concerns that may not have been apparent without improved outreach and engagement.

Actions planned to foster and maintain affordable housing

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

Another one of the City’s goals is to preserve the existing supply of public housing and replacement units covered by Resolution 2876. To do this, the City works with and supports ARHA in their redevelopment activities, such as the Samuel Madden Homes and the Ladrey Senior Apartments redevelopments. The Samuel Madden redevelopment project has received Planning Commission and City Council approvals, as well as a \$22 million competitive LIHTC award from Virginia Housing. The project received Final Site Plan approval in February 2023 and plans to begin construction in Q3 2025. The City is providing the project a \$3.1 million loan from local funds. In January 2024, the Planning Commission and City Council approved the redevelopment of the Ladrey Senior Apartments, which will replace 170 obsolete units with 140 refurbished units. The City also provided a moral obligation for ARHA to purchase a new senior living community for the relocated Ladrey residents to live in.

With regard to homeownership, the City intends to continue its programs to assist income-qualified first-time homebuyers purchase homes and to keep low-income homeowners in their homes

by providing funds for repairs and accessibility modifications. In addition, the City will support the rehabilitation of affordable multifamily rental buildings to preserve their long-term affordability.

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

Actions planned to reduce lead-based paint hazards

During the Consolidated Plan period, the City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations on lead-based paint. All Flexible Homeownership Assistance Program (FHAP) and Alexandria Neighborhood Stabilization Program (ANSP) purchasers receiving federally-funded home purchase loans will be provided with a copy of the Environmental Protection Agency pamphlet "Protect Your Family from Lead in Your Home" and will receive a disclosure form from the seller noting any known presence of lead-based paint. Units identified for purchase must be visually inspected for scaling, cracked, peeling or chipped paint by a certified risk assessor or Housing Uniform Physical Condition Standards (UPCS) inspector trained in visual assessment.

For federally-funded projects in which deteriorated paint surfaces are identified, the City will continue to require that such surfaces are stabilized before the homebuyer moves into the home. Such work must be conducted using safe work practices, and clearance testing must be conducted to determine that the lead hazard mitigation activities are complete. Prior to loan closing, and within 15 calendar days of the completion of lead hazard reduction activities, the homebuyer will be notified of the results of the clearance examination in a detailed report.

Assessments will also be conducted when painted surfaces are disturbed or replaced through the City's Home Rehabilitation Loan Program (HRLP) or Rental Assistance Modification Program (RAMP). All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint hazards will be included as part of the client's rehabilitation loan for the HLRP program or paid by the City for RAMP. For these programs, the level of assistance being provided determines the actions that need to be taken to meet the requirements of the Title X regulations.

All testing and risk assessments, as well as clearance of any identified lead hazards, will be performed by a certified lead-based paint inspector and a certified risk assessor to determine if rehabilitated units are safe for future occupants. At all times during rehabilitation, the City will ensure that interim controls and standard treatment practices are followed. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization. The City will continue to follow regulatory requirements regarding abatement and permanently remove lead-based paint hazards, often through paint and component removal and enclosure. In addressing these hazards, the City will continue to follow safe work practices for all work to be completed on lead-based paint surfaces.

The Health Department will continue its case management and investigation of abnormal lead levels in children (at a projected cost of \$6,200). Screening tests done by Alexandria's community health center and by private healthcare providers on children will be monitored and followed up on if they are above acceptable levels. The Health Department will recommend that children with screening (capillary) levels above 10 µg/dl have venous blood tested for lead levels. For children determined to have venous blood lead levels above 15 µg/dl, the Health Department will conduct environmental tests (e.g. lead-based paint analyzer) on suspect buildings where these children live or play. Children with marked elevations will receive case management for appropriate treatment and follow-up.

Actions planned to reduce the number of poverty-level families

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that will help reduce the number of poverty level households by improving their economic long term stability through education, job training and job placement, case management, and support with housing stability. Many of the supportive housing services for the extremely low- and low-income previously described in this Plan, especially those experiencing homelessness and other target populations, coincide with this strategy. The City also informs all its subrecipients of their Section 3 responsibilities and includes a Section 3 clause in contracts with them.

The COVID-19 pandemic shifted the City's approach to reducing poverty from improving the economic stability of households to supporting households through economic hardship, including unanticipated medical costs, loss of income, and increasing housing costs. For workers who were laid off either temporarily or permanently, programs like SkillUp and the Work Base Learning Program have been introduced to provide increased income for households. These programs are intended to provide support, training, and employment connections.

Actions planned to develop institutional structure

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

The Department of Community and Human Services (DCHS). DCHS provides essential safety net services that improve or maintain the quality of life for Alexandria residents, such as resources for those with mental health issues, intellectual disabilities, or a history of substance abuse. DCHS continues to promote affordable housing and improve services to homeless Alexandria residents by partnering with

ARHA, Housing Alexandria, the Virginia Department of Behavioral Health and Development Services (DBHDS) and other housing organizations, community partners, and stakeholders to push for for more affordable housing opportunities and funding for housing options. DCHS has recently moved to a new facility on the city's West End, where its services and those of many partner agencies will be consolidated in an area where demand for such services has been steadily increasing with the area's population.

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

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

Partnership to Prevent and End Homelessness (The Partnership). The Continuum of Care also known as The Partnership, consists of public and private homeless service providers, philanthropic organizations and other interested groups, that work together to implement the FY 2014-2025 City Council-approved Strategic Plan to Prevent and End Homelessness in the City. The Partnership ensures the planning, coordination and implementation of an effective and efficient system-wide response to homelessness within the City; coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

The Alexandria Eviction Prevention Partnership (AEPP) is a group of non-profit and ecumenical organizations that work together with City departments to prevent evictions. AEPP assists tenants in understanding the eviction process and obtaining legal services which can help them in housing court. The Office of Housing meets regularly with the group for updates on their work and ways the Office can assist them.

The Alexandria Council of Human Service Organizations (ACHSO) is formed to improve human services through cross sector collaboration to benefit the entire Alexandria community, resulting in an innovative and integrated human services model. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs. A membership directory can be found on ACHSO's Web site at www.alexandriava.gov/ACHSO.

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

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

Discussion:

Program Specific Requirements

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

Introduction:

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

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
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.	100.00%

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.

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

Recapture Provision. The City will provide home purchase assistance in the form of no interest, deferred payment, second trust loans up to the Flexible Homeownership Assistance Program's maximum loan limit (currently \$50,000). The sale of all HOME-assisted properties during the required affordability period will be governed by the recapture guidelines below which have been previously approved by HUD:

- The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds are less than the full amount of the HOME subsidy, the borrower shall pay the net proceeds available to the City.
- For sale of all HOME-assisted properties occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net proceeds of the sale. The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).
- Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.

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

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

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

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

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

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

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

N/A

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

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

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

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

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

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

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

Applications for first-time homebuyer funds are also considered on a rolling basis. Potential homebuyers can find information about different City and state homebuyer programs on the Office of Housing's website: <https://www.alexandriava.gov/housing-services/homebuyer-resources>. The Flexible Homebuyer Assistance Program, which is funded using HOME program income, provides closing cost and down-payment assistance to low- and moderate-income households where at least one member of the household lives or works in Alexandria. Program participants must undergo first-time homebuyer training and counseling prior to applying, as well as being approved for a mortgage note sufficient to cover the cost of the home they would like to purchase. Homes available for purchase are limited to those which are part of the City's affordable homeowner program and are marketed on the City's webpage, eNews mailing list, and Alexandria's public access Channel 70 television station. The maximum purchase price when HOME funds are used is equivalent to the HOME affordable homeownership limits for the area as provided by HUD.

