



CITY FY 2026 DRAFT CAPER

FOR HOUSING AND COMMUNITY DEVELOPMENT

ABOUT THE CAPER

The Consolidated Annual Performance and Evaluation Report (CAPER) is a U.S. Department of Housing and Urban Development required document that describes the use of federal, state, City, and private funds to provide affordable housing and supportive services for extremely low-, low-and moderate-income residents of Alexandria in furtherance of the FY 2022-2026 Consolidated Plan



OFFICE OF
HOUSING

100 N. Pitt St., Suite 425
Alexandria, VA 22314
703.746.4990
alexandriava.gov/Housing

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CR-05 - Goals and Outcomes

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

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

In City Fiscal Year 2026, the Office of Housing used CDBG and HOME funds to do the following:

Rental Units (Preserving and Creating Affordable Rental Housing):

- 100% accomplishment in preserving and maintaining the existing supply of 1,150 public housing and replacement units in the city.
- 1,782% accomplishment in rehabilitating affordable rental units.

Homebuyers:

- 363% accomplishment in assisting 29 first-time homebuyers purchase homes through the Flexible Homeownership Assistance Program (FHAP).

Homeless Persons and Persons at Risk of Homelessness:

- 126% accomplishment in preventing 63 individuals from becoming homeless through the Transitional Assistance Program.
- 253% accomplishment in sheltering 506 individuals through the Winter Shelter Program.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Ensure Equal Access to Housing	Affordable Housing	CDBG: \$	Other	Other	5	3	60.00%	1	0	0.00%
Homeless Intervention and Prevention Services	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	750	304	40.53%	50	63	126.00%
Homeless Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1000	1768	176.80%	200	506	253.00%
Increase Housing Affordability	Affordable Housing	CDBG: \$ / HOME: \$ / Section 108: \$5577000 / Community Project Funding: \$1500000	Rental units constructed	Household Housing Unit	300	1	0.33%	0	1	
Increase Housing Affordability	Affordable Housing	CDBG: \$ / HOME: \$ /	Direct Financial Assistance to Homebuyers	Households Assisted	40	55	137.50%	8	29	362.50%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$300000 / Community Project Funding: \$850000 / HOME-ARP: \$1000000	Rental units rehabilitated	Household Housing Unit	12	356	2,966.67%	11	204	1,854.55%
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME:	Homeowner Housing Rehabilitated	Household Housing Unit	40	13	32.50%	5	0	0.00%
Planning and Administration	General Management	CDBG: \$ / HOME: \$	Other	Other	16	17	106.25%	17	17	100.00%

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

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

The City's highest priority has always been the construction of new affordable housing, which can only be done with HOME funds. Rehabilitation of existing housing, however, is also a City priority and the shift from focusing solely on single-family home rehabilitation to multi-unit building rehabilitation has proven to be an effective use of CDBG funds. The use of CDBG funds for public services has also been very effective, though it is more obvious in the Winter Shelter program than the Transitional Assistance Program because of an incorrect estimate of how many households could be served using designated funding.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	63	5
Black or African American	252	17
Asian	2	2
American Indian or American Native	3	0
Native Hawaiian or Other Pacific Islander	4	0
Total	324	24
Hispanic	2	24
Not Hispanic	356	5

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

Narrative

The race and ethnicities of the households assisted by CDBG and HOME is not adequately captured by the table above. Many households identified as "other multi-racial," a racial category that is not included in the table above. According to the PR-23 for Program Year 2025, four hundred and sixty-five families identified as "other multi-racial" and twenty-five of those also identified as Hispanic. CDBG programs served a total of 705 families during PY 2025.

Twenty-nine families were assisted through HOME homebuyer downpayment assistance. One identified as "other multi-racial" and four identified as Hispanic but declined to state a race.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,803,416	1,419,747
HOME	public - federal	863,778	1,155,438
Competitive McKinney-Vento Homeless Assistance Act	public - federal	876,519	
Section 108	public - federal	5,577,010	0
Section 8	public - federal	25,945,485	
Other	public - federal	3,550,000	892,150

Table 3 - Resources Made Available

Narrative

Community Project Funding and HOME-ARP funds were used to support the continued rehabilitation of a rooming house for extremely low-income renters.

McKinney-Vento and Section 8 funds are not controlled by the Office of Housing and the amount expended on them is not known.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City's use of CDBG and HOME funds happens throughout the city based on funding requests from individuals and non-profit developers. Applicants for the HRLP and RAMP programs can live in any area of the city and non-profit developers' decisions to construct or rehabilitate affordable units are typically driven by land availability or the need for repairs rather than targeting specific areas of the city. For these reasons the City does not target its investments.

Leveraging

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

In FY 2026, the City continued to use City Housing Trust Fund (HTF) dollars and local funds to support Housing Alexandria's Sanse/Naja project, which will be 100% affordable and have an estimated 474 units, including 416 rental units and 79 for-sale/condominium units. The project will be receiving Low-Income Housing Tax Credits, local funds, state bond funding, HOME funding from the City, and a Section 108 loan from the City, as well as private funds.

Program income was used to provide down-payment assistance to first-time homebuyers, all of whom had private mortgage loans. Some of the homebuyers also used Virginia Housing's SPARC program to reduce the interest rate on their loans.

The City used HOME funds to assist 29 new homeowners with the purchase of their homes. Local matching funds were also used as part of the financing to assist three homeowners with their down payments.

An affordable townhouse project partially built on land sold to the developer by the City completed construction and was occupied in FY 2026.

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

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	414,445	414,445	0	0

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	31	225
Number of Special-Needs households to be provided affordable housing units	2	0
Total	33	225

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	25	196
Number of households supported through Acquisition of Existing Units	8	29
Total	33	225

Table 12 – Number of Households Supported

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

The City far exceeded its goals in providing and preserving affordable housing in City FY 2026. This was accomplished through the completion of one multi-unit housing rehabilitation project and a large number of homeownership units coming online.

The only category in which the City did not meet its goal was in the provision of housing to special-needs households. The program serving special-needs households was not advertised well and few households were aware of it. The City intends to change both its activity delivery and marketing of the program in CFY 2027 to improve program participation.

Discuss how these outcomes will impact future annual action plans.

The City will continue all of its existing programs but will adjust funding and activity delivery procedures to improve the effectiveness of less productive activities. Ending any of its activities would result in holes in the City's overall services to its residents.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	3
Low-income	98	4
Moderate-income	98	22
Total	196	29

Table 13 – Number of Households Served

Narrative Information

The CDBG activity completed in CFY 2026 was the rehabilitation of a multi-unit rental building. This building has income restrictions limiting households to either below 50% AMI or below 80% AMI, resulting in 98 low-income and 98 moderate-income households served. The HOME activities were all homeownership assistance cases, with three extremely low-income homebuyer households, four low-income homebuyer households, and twenty-two moderate income households.

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

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

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

During FY 2026, the Alexandria Department of Community and Human Services (DCHS) continued to employ one full-time worker through the Projects for Assistance in Transition from Homelessness (PATH) program. The PATH worker's primary duty is to conduct routine community outreach targeted at engaging individuals experiencing homelessness in mental health treatment and housing services. Outreach occurs throughout the City with specific attention to areas where individuals experiencing homelessness are known to sleep and/or spend their days (e.g., near the Potomac River waterfront, bridges, parks, and public libraries). The PATH worker also conducts in-reach services at local shelters, drop-in centers, free meal sites, churches, and other agencies, and works with various partners such as the local police, first responders, and mental health workers to identify potential PATH candidates and recruit their involvement in the PATH program. To improve community awareness of the program, the PATH worker disseminates business cards and the City of Alexandria Community Resource cards to first responders, local businesses, librarians, and the community-at-large.

The current Homeless Outreach/PATH Coordinator has worked for DCHS providing case management to individuals with serious mental illness, co-occurring substance misuse disorders, and experiencing homelessness, since 2019. Prior to working for DCHS she worked in women's emergency shelters focusing on the intersection of homelessness and domestic violence since 2010, and spent two years working with incarcerated individuals in Norfolk, VA. The PATH Coordinator has a Bachelor's degree in Human Service Counseling with a minor in Psychology and Criminal Justice, and a Master of Social Work Degree from George Mason University where she worked with adults in Early Recovery, and within the Arlington, VA homeless services system. Currently, the PATH worker sits on the Reentry Council for Alexandria Homeless Services and is a representative of Alexandria Continuum of Care at other local and state meetings. She is a certified Crisis Intervention Trainer (CIT) and facilitates certified training programs for homeless service officials as well as City Law Enforcement and is certified SSI/SSDI Outreach Access and Recovery (SOAR) representative.

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG funds were used to support the Carpenter's Shelter's Winter Shelter Program which, through a contract with the City, provided seasonal shelter, workshops, and connections to community services from November 1 to April 15 to protect 506 persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

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

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

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

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

- Friends of Guest House provided transitional housing and supportive services to female ex-offenders to help them achieve self-sufficiency.
- The Alexandria Domestic Violence Safe House provided a safehouse stay to victims of domestic and sexual violence.

To facilitate bed-to-bed transfers from publicly-funded institutions to the Continuum of Care, households are encouraged to call the Department of Community and Human Services up to fourteen days prior to discharge from the institution. Persons being discharged from institutions receive an additional ten points on their vulnerability priority ranking score.

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

CDBG funds were used to support the Transitional Assistance Program, which provides security deposits and rental assistance to low-income households experiencing or at-risk of homelessness. Sixty-three

individuals were helped by this program.

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

- Christ House provided men with transitional housing, intensive case management, job training, and employment search assistance to facilitate their transition to independent living.
- Ten units at The Bloom continued to be permanent supportive housing for chronically homeless individuals who received support and resources from their case managers at Carpenter's Shelter, which is located on the first floor of The Bloom.

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

Actions taken to address the needs of public housing

The City supported ARHA during a period of substantial management transition. The CEO, Erik Johnson, was dismissed in August 2025 and the City Council, which appoints the ARHA Board of Commissioners, asked all of the members to resign in September 2025. During this time, City staff worked with ARHA to ensure continuity of operations. City Council quickly appointed a new Board, leaving three seats open for ARHA residents. An interim CEO was selected and City staff returned to regularly meeting with ARHA staff. A working group of ARHA staff, City Code Enforcement, and members of the Office of Housing came together to address building code violations at ARHA properties and develop strategies to improve maintenance of ARHA buildings.

The City continued to coordinate with ARHA on the rehabilitation of the Ladrey Senior High-Rise Apartments. Planning & Zoning staff provided guidance on proposed building modifications and identified changes that would require additional permits. The Office of Housing also assisted Ladrey residents with relocation to available housing units both within and outside the City of Alexandria..

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

ARHA underwent considerable management changes in FY 2026, including an election for new officers of the ARHA Resident Association (ARA). All ARHA residents and Housing Choice Voucher holders were invited to run for office and eligible to vote in the election. A completely new slate of officers was elected. In accordance with ARHA's Five-Year Agency Plan, the President of the Association was appointed to the ARHA Board of Commissioners by City Council. Two other residents were also appointed to the Board: a public housing resident and a Housing Choice Voucher holder.

The change in Board composition and reorganization of ARHA management has prompted more residents to attend Board meetings and bring their concerns before the Board.

ARHA continues to seek new local partners to offer support with homeownership education, finance, credit repair, and down payment assistance.

ARHA continues to administer its Homeownership Voucher Program. Currently 18 voucher families own their home. ARHA hopes to once again partner with the Office of Housing to aid eligible residents with City downpayment and closing cost assistance so they can achieve homeownership.

Actions taken to provide assistance to troubled PHAs

ARHA is not a troubled PHA.

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

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

One of the greatest regulatory barriers in developing affordable housing in the City may be State restrictions that prohibit the City from requiring mandatory contributions from developers to affordable housing in new developments. All affordable housing contributions from developers are voluntary, except where the City provides the option to use Section 7-700 of the City's Zoning Ordinance or the Residential Multifamily Zone, which both allow increases in density for housing development projects in exchange for the provision of affordable housing units.

The City continues to tackle regulatory barriers that limit the production of affordable housing. In FY2025, the City led a study that evaluated the feasibility and impact of a potential inclusionary zoning policy that would mandate a percentage of housing in new residential development be affordable. A potential inclusionary zoning program is being compared to the production of affordable housing under the City's current land use and zoning tools.

The City approved the Housing 2040 Plan as an amendment to the City's Master Plan in June 2026. The City is focused on implementation of its Housing 2040 Plan recommendations, which include preserving existing affordable housing, increasing the diversity of its housing supply, addressing barriers to homeownership, developing recommendations for fiscal tools to promote the development of affordable housing, and promoting the development of housing typologies permitted under the City's Zoning for Housing policies.

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

The City has provided funding and volunteer support to Legal Services of Northern Virginia (LSNV) to help with eviction prevention and courthouse outreach. LSNV began an expungement program in 2025 to help households remove evictions from their records.

The City continues to provide logistical and other support to weekly food distributions by local non-profits. During the summer, the City provided meals to all Alexandria City Public School students to replace the ones they would usually receive at school.

The City has an expansive communications strategy designed to reach all community members and uses these resources to advertise the supports the City provides underserved members of the public.

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

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

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

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

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

The City's strategy to reduce the number of poverty level households in Alexandria focuses on the implementation of programs intended to improve economic status through education, job training, and job placement. Supplemental income and other support programs are integral to the City's efforts to reduce poverty and its impacts. Non-housing programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance

Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as the Head Start program for low income children (ages three to five years) and the Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits for income eligible children and certain categories of low income elderly persons, disabled adults and pregnant women; employment services such as the Workforce Development Center, the City's one stop center for Workforce Investment Act service delivery, the Virginia Initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients; and child care assistance services.

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

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

In CFY 2026, the City continued working with public and private provider agencies to offer housing and/or supportive services to low-income households in Alexandria. The City also worked with local lenders, realtors, developers, architects, contractors, and its state government who were essential in assisting the City in completing affordable housing projects and implementing programs to meet the needs of low-income and moderate-income households.

The ARHA Redevelopment Work Group is convened to coordinate ARHA's efforts to redevelop, financially reposition, and modernize its housing stock. The group is convened by the City Manager and comprised of two members of City Council, one member of Planning Commission, and two members of ARHA's Board of Commissioners. The Work Group meets monthly with City and ARHA staff to discuss ARHA's strategic plans, redevelopment efforts, subsidy changes, resident engagement, and more.

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

The Office of Housing joined with other City departments and community partners such as the Department of Community and Human Services, Legal Services of Northern Virginia, and Christ Church to work on short- and long-term strategies to prevent eviction and housing instability.

The Partnership to Prevent and End Homelessness (The Partnership) is the City's Continuum of Care group. Also known as The Partnership, it works with many different public and private entities to ensure that it has a broad, diverse active membership that is reflective of the Alexandria community. The Partnership plans, coordinates and implements an effective and efficient system-wide response to

homelessness within the City. The Partnership also coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

The Alexandria Council of Human Service Organizations (ACHSO) was formed to strengthen the human services network in the city, build relationships, and leverage resources. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interest, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs. The Alexandria Redevelopment and Housing Authority (ARHA) and City agencies frequently, and informally, coordinate their efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing and the Department of Planning & Zoning continue to provide support to ARHA's redevelopment efforts by meeting with ARHA staff to coordinate on the Agency's plans and discussion items raised during the monthly meetings of the ARHA Redevelopment Work Group.

The Office of Housing continues to work with various agencies such as Virginia Housing to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. The Office of Housing also collaborates with approved private lenders as part of its down-payment assistance programs to low- and -moderate income first-time homebuyers. These homebuyers must attend housing counseling classes sponsored by Virginia Housing before they can be approved for a loan.

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

The Office of Housing operates a Fair Housing Testing Program, established by City Council in 1990, designed to identify discriminatory practices based on race, national origin, familial status, disability, sexual orientation, and source of funds in the rental housing, real estate sales, and mortgage lending markets. The Office of Housing contracted with the Equal Rights Center (ERC) to conduct comprehensive fair housing testing of Alexandria's rental market. Housing uses the findings to guide future fair housing education, outreach, and enforcement efforts as we continue our work to maintain Alexandria as a community where all residents have equal access to quality housing opportunities.

Based on the results of this testing, the City has taken the following actions to overcome the effects of the identified impediments:

- **Targeted enforcement through education:** Housing providers with identified violations were required to complete certified fair housing training.

- **Community-wide education and outreach:** The Office of Housing expanded education for the broader landlord and property management community, including a training on disability rights and reasonable accommodation procedures held during Fair Housing Month, and a training in partnership with ERC and the Alexandria Redevelopment and Housing Authority (ARHA) on source-of-funds and income-verification requirements under Virginia's source of funds protection law.
- **Continued testing:** The City is maintaining resources for ongoing testing and re-testing.

In addition to actions arising directly from testing, Housing has taken other steps to strengthen fair housing access citywide. All members of the Landlord Tenant Division have become Fair Housing Certified through the Virginia Department of Professional and Occupational Regulation (DPOR), strengthening the City's capacity to identify and respond to fair housing issues. Housing also regularly helps Permanent Supportive Housing (PSH) and other vulnerable residents in overcoming barriers to housing (including application denials) by helping them understand, complete, and submit reasonable accommodations under the Fair Housing Act.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

The City conducts environmental reviews of all HUD-funded projects in the City. Projects that rise to the level of an Environmental Assessment are evaluated to determine the projects' compliance with the City's Master Plan and Small Area Plans both now and in the future.

The Annual Action Plan for federal fiscal year 2026 was submitted to HUD in May 2026.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The CAPER public comment period will be August 21, 2026 - September 7, 2026. Notices about the CAPER and the public comment period were published in the week of August 17, 2025 in two newspapers of general circulation, one of which is Spanish-language. The full CAPER is available electronically on the Office of Housing's website and in hard copy at the Office's physical location (which is accessible via multiple bus routes) as well as libraries throughout the city. Accessible and translated versions are available upon request. A public hearing on the CAPER will be held on September 3, 2026 as part of the regularly scheduled Alexandria Housing Affordability Advisory Committee (AHAAC) meeting. This meeting is also accessible by bus. AHAAC members represent a variety of stakeholder groups with interests in housing affordability, such as renters, non-profit developers, a member of a faith community, etc.

CR-45 - CDBG 91.520(c)

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

Metrics for the Consolidated Plan cycle ending in Program Year 2025 indicate that demand for single-family home rehabilitation is falling while demand for social services is rising. In the Plan beginning in Program Year 2026, the City has increased funding for services (up to the 15% cap) and redirected funding from single-family home rehabilitation to multi-unit affordable rent buildings. It will also be changing program implementation of lower performing programs, such as RAMP, to increase utilization.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following properties were inspected in CFY 2026:

- The Nexus – Fire extinguisher in patio area needing replacement. Resolved within 30 days.
- The Spire – Pots/pans in Oven. Resolved within 30 days.
- The St James – Water damage near sprinkler system. Resolved within 30 days.

All other HOME properties were inspected within last three years.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The primary marketing responsibility for rental HOME units falls on the developers and owners that the City provides with HOME funding for affordable housing construction and rehabilitation. The Office of Housing provides technical assistance to developers/owners to improve their outreach efforts and assists the developers/owners with marketing by publishing announcements on its website and via its eNews mailing list and social media when project waitlists open. Information about open waitlists is also shared with housing officials in neighboring jurisdictions so they can inform their residents about it. The Office of Housing also publishes a list of available affordable rental units, based on anticipated vacancies, on a monthly basis. This list includes available HOME units. This list is posted on the City's website and is available in English and Spanish. Conditions established during the development process also require that new properties list accessible units on a statewide database tracking accessible housing options.

HOME-funded ownership units are marketed by the City to potential first-time homebuyers with annual household incomes up to 80% of the area median income and who live or work in the City of Alexandria. Information on these opportunities is provided via the City of Alexandria's eNews email alert service (which now has over 10,000 subscribers), City of Alexandria's public information cable channel 70, Office of Housing's webpage, information packets located at the Office of Housing, City of Alexandria's social media accounts (Twitter and Facebook), local realtors and real estate websites, and through individual consultation with designated Office of Housing staff. Information on City websites is available in English, Spanish, Dari, Pashto, Arabic and Amharic through the use of Google Translate.

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

HOME program income was used for the Flexible Homeownership Assistance Programs. Twenty-nine households were assisted, of which three were extremely low-income, four were low-income, and twenty-two were moderate income. Eleven of the households were single person, three were single-parent, ten households were two-parent, and six were categorized as other.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City continues to support affordable housing projects. The City provided a Section 108 loan to the Naja project to fund the construction of 79 affordable units between 40% and 80% of AMI. The City also provided a Housing Opportunities Fund (HOF) loan to support the project and its LIHTC competitiveness.

The City continued to coordinate with ARHA on the rehabilitation of the Ladrey Senior High-Rise Apartments. Planning & Zoning staff were engaged to discuss what changes to the building might require additional permits and the Office of Housing supported the relocation of the Ladrey residents to units within and without the city.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	1	0	0	0
Total Labor Hours	973	15			
Total Section 3 Worker Hours	807	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		1			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.	1	1			
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.		1			
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

During the reporting period, one CDBG activity and one HOME activity were reported, totaling 987 labor hours. CDBG activities accounted for 972 labor hours, including 807 Section 3 worker hours, while HOME activities accounted for 15 labor hours. Qualitative efforts included outreach to public housing targeted workers, participation in job fairs, and assistance with childcare, supporting employment opportunities and supportive services for residents.

DRAFT