



# CITY FISCAL YEAR 2022 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

Presented by the City of Alexandria Office of 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.

As the world recovered from the economic and social disruptions caused by the COVID-19 pandemic, the City of Alexandria utilized its federal Home Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) program funds along with other federal, state and local funds to meet its housing goals in City FY 2022. These goals were established to address the housing needs of the City's low- and moderate-income households as indicated in Fiscal Year 2022 Annual Action Plan, which is guided by the 2022-2026 Five-Year Consolidated Plan. Some of the program and activity achievements are as follows:

#### **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, with 43 of those units converted from Section 9 subsidies to Section 8 Project-Based Vouchers;
- 139% accomplishment in creating 113 new units at The Spire, a 100% affordable multifamily building developed by AHC Inc. The project contains 8 HOME-assisted units

#### **Homeowners:**

- 25% accomplishment in rehabilitating 2 homes through the Home Rehabilitation Loan Program (COVID-19-related supply chain issues delayed some projects)

#### **Homebuyers:**

- 50% accomplishment in assisting 4 first-time homebuyers purchase homes

#### **Non-Homeless Persons with Special Needs-Elderly and Frail Elderly Persons, and Persons with Physical and Sensory Disabilities:**

- 100% accomplishment in providing accessibility modifications to 2 rental units for extremely low-income households with mobility issues through the Rental Accessibility Modification Program

**Homeless Persons and Persons at Risk of Homelessness:**

- 33% accomplishment in preventing 50 individuals from becoming homeless through the Transitional Assistance Program
- 71% accomplishment in sheltering 142 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: \$ \$18,178	Other	Other	5	1	20.00%	1	1	100.00%
Homeless Intervention and Prevention Services	Affordable Housing Homeless	CDBG: \$63,700	Homelessness Prevention	Persons Assisted	750	50	6.67%	150	50	33.33%
Homeless Services	Homeless	CDBG: \$20,000	Homeless Person Overnight Shelter	Persons Assisted	1000	142	14.20%	200	142	71.00%
Increase Housing Affordability	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	300	113	37.67%	81	113	139.51%
Increase Housing Affordability	Affordable Housing	CDBG: \$ / HOME: \$220,000	Direct Financial Assistance to Homebuyers	Households Assisted	40	4	10.00%	8	4	50.00%

Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$86,475	Rental units rehabilitated	Household Housing Unit	12	2	16.67%	2	2	100.00%
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$455,110	Homeowner Housing Rehabilitated	Household Housing Unit	40	2	5.00%	8	2	25.00%
Planning and Administration	General Management	CDBG: \$172,612/ HOME: \$36,457	Other	Other	16	16	100.00%	16	16	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 priority is always the creation and preservation of affordable housing. CDBG funds are typically used for preservation, while HOME funding supports the creation of new units. In Fiscal Year 2022, the City completed two Home Rehabilitation Loan Program (HRLP) projects using CDBG funds, preserving affordable home ownership units by increasing the useful life of homes owned by low-income homeowners who cannot finance repairs or modifications themselves. The number of HRLP projects completed fell short of the FY 2022 goal due to COVID-19-related factors, but the program has several projects in the pipeline and remains a City priority. CDBG funds were also used to complete two Rental Accessibility Modification Program (RAMP) projects, allowing two extremely low-income mobility-impaired households to remain in their units by modifying the units to make them accessible.

The Winter Shelter and Transitional Assistance Program - programs which address the needs of the homeless and those exiting homelessness - experienced a decrease in demand. This can be viewed as a positive trend regarding the number of persons impacted by homelessness in the city.

## 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	45	21
Black or African American	113	21
Asian	20	16
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	1	0
<b>Total</b>	<b>179</b>	<b>58</b>
Hispanic	16	12
Not Hispanic	163	46

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

### Narrative

The Winter Shelter and Transitional Assistance Programs are the two most utilized programs that use CDBG funds. The heavy utilization of these programs by Black or African-American households reflects the over-representation of Black or African-American households in poverty in Alexandria in comparison to other races.

HOME beneficiaries were fairly evenly distributed among White, Black or African-American, and Asian persons. This reflects the diversity of the families who occupy The Spire, a 100% affordable multifamily development which delivered 113 units in December 2021, 8 of which were HOME-assisted. Four households received HOME assistance with down-payments and closing costs through the Flexible Homeownership Assistance Program. All of these households were Black or African-American and one also identified as Hispanic.

## 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	3,015,445	1,523,676
HOME	public - federal	1,279,882	256,457
Section 108	public - federal		0

**Table 3 - Resources Made Available**

### Narrative

CDBG expenditures were less than expected because there were fewer HRLP activities than anticipated. HOME expenditures were similarly less than expected because there were fewer first-time homebuyers than anticipated. All HOME funds expended were from program income. Remaining HOME and CDBG funds were carried over into FY 2023 for use in new and existing projects.

CDBG-CV funds were expended for rental and utility assistance to eligible households.

### 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 is typically driven by land availability or 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 2022, the City only expended program income to support HOME activities. The HOME funds were used to provide down payment and closing cost assistance to income eligible first-time homebuyers. These funds were typically combined with an allocation from Virginia Housing's Sponsoring Partnerships and Revitalizing Communities (SPARC) program, which reduces the mortgage interest rate by one percent for eligible first-time homebuyers.

CDBG funds for the RAMP and HRLP programs were supplemented by funds from the City's Housing Trust Fund to pay construction soft costs and temporary relocation costs for program participants.

<b>Fiscal Year Summary – HOME Match</b>	
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	660,948	256,457	0	404,490

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	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
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	100	113
Number of Special-Needs households to be provided affordable housing units	2	2
<b>Total</b>	<b>102</b>	<b>115</b>

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	81	113
Number of households supported through Rehab of Existing Units	11	4
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>92</b>	<b>117</b>

Table 12 – Number of Households Supported

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

During FY 2022, 113 units were delivered at The Spire, a 100% affordable property. It had been anticipated 81 units would be delivered at the Waypoint at Fairlington, but they will not be delivered until FY 2023 based on supply chain issues.

Continuing supply chain issues and labor shortages delayed the completion of home rehabilitation projects, leading to the completion of only two projects instead of the anticipated eight.

**Discuss how these outcomes will impact future annual action plans.**

Most City programs will remain levelly or proportionally funded because they remain priorities for the City.

Because of the large amount of carryover from the Home Rehabilitation Loan Program (HRLP), these funds will be reprogrammed to rehabilitate elevators in a residential multifamily building housing low- and moderate-income renters. This will support the City's goal of preserving units while effectively expending unused funds. The HRLP itself will continue to be funded at its usual level.

The City will continue to prioritize first-time homebuyer assistance because rising home prices and interest rates will make it more difficult for homebuyers to afford to purchase a home without down payment and closing cost assistance.

The City remains committed to its goal of creating or preserving 2,000 units with new affordability by 2025 through its programs as targeted in the 2013 Housing Master Plan. The goals outlined in future action plans will remain in line with the objectives of the Housing Master Plan.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3	1
Low-income	1	11
Moderate-income	0	0
<b>Total</b>	<b>4</b>	<b>12</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The Office of Housing directly administers three programs which require information on income by family size to determine eligibility: Flexible Homeownership Assistance Program, Home Rehabilitation Loan Program (HRLP), and Rental Accessibility Modification Program (RAMP). All of these programs require recipient households to be under the HUD low-income limit by household size.

The four households served by the Flexible Homeownership Assistance Program were low-income. One household served by the HRLP program was extremely low-income and the other was low-income. Both households served by the RAMP program were extremely low-income.

Eight units at The Spire were funded using HOME dollars. One of those households was extremely low-income and the other seven were low-income.

## **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 2022, 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 2002. Prior to working for DCHS he worked at a local homeless shelter for over three years. The PATH Coordinator has lived experience and is a subject matter expert on homelessness having served on the Commonwealth of Virginia's Policy Academy Team in 2003 and on the Governor's Policy Council until 2007. In 2004, he was a presenter at the Virginia PATH Training Conference where he provided a presentation titled, "MH/SA Hard to Reach." He was also a speaker at the 2007 state housing conference where he presented, "CSB's & Supportive Housing". The PATH Coordinator is a member of the Homelessness Resource Center Advisory Board, was a board member of The National Coalition for the Homeless from 2003-2007, and has been a member of the National Coalition's Faces of Homelessness Speakers Bureau from 2003 to present, where he speaks to thousands of people each year on issues of homelessness and poverty.

### **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 142 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 Volunteers of America Chesapeake, had 64 shelter beds available year-round.
- The Carpenter's Shelter had 60 emergency shelter beds 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**

City ARPA funds were used to provide eviction prevention and housing resource navigation services through the Office of Housing and the Department of Community and Human Resources. In addition, ARPA funds provided support for eviction prevention services provided through Legal Services of Northern Virginia.

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

- Friends of Guest House provided transitional housing and supportitive services to female ex-offenders to help them achieve self-sufficiency.
- The Alexandria Domestic Violence Safe House provided a safehouse stay to 103 individuals, including 54 women, 1 man, one non-binary person, and 32 children.

**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. Fifty individuals were helped by this program.

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

- Christ House provided 12 men with transitional housing, intensive case management, job training, and employment search assistance to facilitate their transition to independent living.



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

### **Actions taken to address the needs of public housing**

#### **Public Housing Conversion**

In FY 2022, with the support of the City, the Alexandria Redevelopment and Housing Authority (ARHA) continued to pursue a transition from Section 9 (public housing) to Section 8 subsidies (RAD and Project-Based Vouchers) for multiple properties through HUD's Section 18 and RAD conversion processes. Operating revenue generated by converting units from a public housing operating subsidy to a Project Based Section 8 subsidy will allow the housing authority to increase project income and apply those funds to address numerous capital items and deferred maintenance repairs in its housing stock. ARHA will be able to leverage these increased operating revenues with private and other public capital resources. ARHA has worked with HUD to transition two Section 18 awarded properties – Park Place and Saxony Square – to project-based vouchers on 43 total units. ARHA is also working with HUD on six Rental Assistance Demonstration (RAD) applications for converting the operating subsidies of the Old Dominion, West Glebe, James Bland I and II, Chatham Square, and Braddock-Whiting-Reynolds (BWR) developments from public housing to RAD and Project-Based Vouchers.

#### **Resyndication**

The 100 public housing replacement units built in 2005 across the Chatham Square and BWR sites are at the end of their 15-year LIHTC compliance period. In early 2021 ARHA's Limited Partners exited from the BWR properties. ARHA is also working with the Limited Partners of Chatham Square to secure their exit from the property. Once ARHA has full ownership and control over the 100 units represented in these two developments, they expect to re-syndicate with new tax credits. During the resyndication process, ARHA will also convert these units to RAD subsidy and modernize the units.

#### **Mixed-Income Redevelopment**

In November 2021, ARHA selected development partners to redevelop the Samuel Madden property. In March 2022, ARHA submitted concept plans to the City for redevelopment with a goal of obtaining development approval in time for the 2023 Virginia tax credit cycle. The City's Department of Planning & Zoning and the Office of Housing are working closely with ARHA to help the agency complete the development approval process in time to meet this goal, if possible.

ARHA has issued a Request for Proposals to procure a development partner for the Ladrey Senior Highrise site and is expected to select a development partner in fall 2022. Ladrey was awarded 170 Section 8 vouchers through a Section 18 award in 2020.

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

ARHA staff meets at least twice a year with each housing development's community. Topics discussed include building and unit maintenance, community safety, new services offered, any applicable property

redevelopment and rules and regulations affecting both the Agency and residents. During the meetings, residents are encouraged to provide input, suggest improvements, and ask questions.

- ARHA has frequently met with residents in preparation for the significant changes and benefits that will result from Section 18 and RAD subsidy conversion of public housing properties. Citywide meetings to review the ARHA Annual Plan and its amendments have been well attended with vocal resident participation. During all resident meetings, participants are encouraged to ask questions and to provide comment.
- Residents are also encouraged to participate in management decisions via Resident Surveys. This tool has been used to assess resident needs and interest in specific issues such as the quality of maintenance provided by ARHA and the redevelopment of public housing properties
- ARHA resident associations, such as the ARHA Resident Association (ARA) and Resident Advisory Board (RAB), continue to be active in the community and with ARHA management. ARHA resident associations elect their officers and meet monthly to discuss issues that affect ARHA residents and their communities. Monthly, they bring their concerns to ARHA management and to ARHA's Board of Commissioners where Board members and the CEO can hear, respond, and follow up on issues raised by resident representatives. In addition, ARHA's resident associations review and comment on the Annual Agency Plan, Five Year Plan, and all significant amendments to ARHA's housing programs that are submitted to HUD. The president of the ARA was appointed to the ARHA board by City Council several years ago.
- 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 down payment and closing cost assistance so they achieve homeownership.
- ARHA is in the process of establishing working parameters to partner with the Neighborhood Assistance Corporation of America (NACA). NACA's established Homeownership program will be a great benefit to ARHA's residents who are interested in purchasing a home whether it be using a voucher or moving forward into self-sufficiency without monthly subsidized support.
- ARHA continues to make resident self-sufficiency one of its top priorities. It has provided financial literacy and credit counseling workshops, resume writing assistance, and job fairs to public housing residents and program participants. ARHA has also provided regular information on homeownership opportunities to its residents. ARHA works towards increasing residents' job skills through the Social Services, Resident Opportunity & Self-Sufficiency (ROSS), and Family Self Sufficiency (FSS) programs.

### **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, allowing an increase in density for housing development projects in exchange of the provision of affordable housing units.

During FY 2022, the City Council approved an ordinance allowing for the construction of co-living units. Co-living allows for smaller units with shared common facilities with lower average rents.

A zoning ordinance to allow for more bonus height in certain zones in exchange for affordable housing was proposed, but ultimately was sent back to staff for more study about the impact of its potential application in some neighborhoods, including on existing garden style apartments that provide workforce affordable housing.

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

Using ARPA funding, the City hired four temporary employees to provide eviction prevention and housing resource navigation services to residents experiencing housing instability. The City has also provided funding to Legal Services of Northern Virginia to help with eviction prevention and courthouse outreach.

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 Alexandria Health Department continues to run a robust outreach program aimed at getting marginalized and low-English proficiency populations vaccinated and boosted against COVID-19.

### **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 housing programs are often coordinated with anti-poverty services. A primary example of this coordination is the Partnership to Prevent and End Homelessness (PPEH)'s case management process for homeless persons. The PPEH works to ensure shelter, transitional housing, and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans. Another example is the Alexandria Redevelopment and Housing Authority (ARHA) provision of self-sufficiency programs to promote the economic wellbeing of tenants in the agency's public housing, Section 8, and other assisted housing. ARHA also works with the Department of Community and Human Services and private agencies to help educate disabled seniors and adults on financial management.

Federal and state 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 Head Start for low-income children and 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 to children, elderly persons, disabled adults, and pregnant women; the Workforce Development Center, which is the City's one stop center for Workforce Investment Act service delivery, and 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. These programs and services were supplemented by City and non-profit programs such as food pantries, free or reduced-cost childcare programs, mentoring programs for low-income youth, and educational support programs offered by Alexandria City Public Schools.

**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 FY 2022, 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 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. In addition, a Joint Work Session between the City Council, the Planning Commission, and the ARHA Board of Commissioners was held in June 2022 to foster further cooperation between the bodies.

**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 form the Eviction Prevention Task Force to work on short- and long-term strategies to prevent eviction and housing instability. The Task Force led to the creation of the Alexandria Eviction Prevention Partnership, a collaboration between ALIVE!, Legal Services of Northern Virginia, the Northern Virginia Affordable Housing Alliance, and the Lazarus Ministry of Christ Church. The Partnership works directly with Alexandria residents, assisting them with applying for rental assistance and navigating the eviction process.

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's 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 interests, 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.

In FY 2022, the City completed a small area plan for the Arlandria-Chirilagua neighborhood, a Latinx community located adjacent to Amazon's future HQ 2 campus. Housing recommendations incorporated in the plan included multiple strategies and tools to preserve, improve and expand housing affordability, including units affordable to households with incomes at or below 40% AMI. Given the now-planned investment in this neighborhood, in consultation with HUD, the City is working to create a housing preference to enable current residents to remain in their neighborhood as new housing resources are created. Approximately 1400 housing units are currently being developed, preserved or improved as recommendations of the plan are implemented.

**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 designed to identify discriminatory practices based on race, national origin, familial status, persons with disabilities, and sexual orientation in the rental housing, real estate sales and mortgage lending markets. The City trains and provides stipends to pairs of testers who conduct tests to identify evidence of discrimination in the provision of housing. Where testing has found some evidence of discrimination, a formal complaint of discrimination can be filed with the City's Human Rights Office. Following further investigation, the Human Rights Office prepares a decision determining whether discrimination occurred. The Human Rights Office then attempts to remedy the case between the Fair Housing Testing Program and the respondent. If appropriate, the City's Human Rights Commission could ultimately be called upon to hold a public hearing on the case and make a final decision of discrimination.

The Fair Housing Testing Program for FY 2022 tested real estate firms in the city for evidence of discrimination on the basis of race and national origin in pre-application phase of real estate sales. Thirteen real estate firms were tested, and no evidence of discrimination was found.

The City is also participating, through the Metropolitan Washington Council of Governments, in a Regional Analysis of Impediments to Fair Housing (RAI). HUD is providing technical assistance for this effort. The RAI is expected to be completed in January of 2023. It will include information on both regional impediments and those in Alexandria. The information specific to Alexandria will be used to replace the City's most recent Analysis of Impediments, which was completed in 2015.

## **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 conducts 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. In FY 2022, every multifamily property which received funding support from City, state or federal resources was physically inspected, and the financial statements of the properties was reviewed through Housing's asset management function. No major issues were found. A detailed report on minor issues observed and corrected can be found below.

The Office of Housing follows City of Alexandria procurement procedures when soliciting for 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 the major projects it funds. These reviews include assessments of the projects' compliance with the City's Master Plan and Small Area Plans both now and in the future.

The Office of Housing has updated its project completion forms to include all data that may be required in IDIS, which makes the reporting and monitoring processes efficient.

The Office is working to enhance our tracking system for Section 3 activities in FY 2023.

The Annual Action Plan for federal fiscal year 2022 was submitted to HUD in May 2022 and is awaiting approval.



## **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 City updated its Citizen Participation Plan in December of 2021 to include new community groups who have an interest in community development and housing activities. It also updated the plan with information about virtual meetings, clarified participation procedures during emergencies, and incorporated new HUD guidance. The CAPER public comment period was September 13, 2022 - September 28, 2022. Notices about the CAPER and the public comment period were published in the week of August 21, 2022 in two newspapers of general circulation, one of which was Spanish-language. During the public comment period, copies of the CAPER were emailed to members of community groups with an interest in community development activities. Social media posts were made on the Office of Housing's Facebook and Twitter pages to advertise the public comment period. The full CAPER was made 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 versions were available upon request. A public hearing on the CAPER was held virtually on September 20, 2022.

One comment was received from the public, asking why more federal resources were not used for homeless services. The CAPER was edited to clarify that numerous city, state, and federal resources are also used for provide homeless services as outlined in the City's Budget document.

It is noted that the City urges HUD to adopt more a more inclusive reference to community members in its reporting system, e.g. "residents" versus "citizens."

**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.**

Currently, the City will be maintaining its program objectives of creating and preserving affordable housing. It will incorporate other activities that further these goals such as the rehabilitation of common areas in affordable multifamily buildings in FY 2022.

For certain properties marketed as part of the FHAP, the amount of down-payment and closing cost assistance will be increased to make more expensive properties affordable to low- and moderate-income households. This is in response to the rise in home prices in FY 2021.

Efforts are being made to increase awareness of the HRLP and RAMP programs, such as marketing materials and program applications available in multiple languages and utilizing partnerships with community partners to spread awareness, which may increase the number of program participants.

**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 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 §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.

Due to COVID-19 precautions, some inspections that were scheduled for FY 2021 occurred in FY 2022.

Properties inspected:

- **AHC Inc:**
  - The St. James: No issues
  - The Spire: Minor sidewalk issues; contractor repaired
- **Alexandria Housing Development Corporation:**
  - Lacy Court: Minor issues; no health and safety issues
  - The Bloom: No issues
  - The Nexus: No issues
- **Community Lodgings Inc:**
  - 3916 Elbert Ave: Vegetation overgrowth and pavement issues; peeling paint on building exterior

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

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 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. 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.

**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 is used to support the Flexible Homeownership Assistance Program. In FY 2022, \$220,000 in program income was used to provide down payment and closing cost assistance to four households. Three of these households were low-income and the other was very low income. One of the households was a single-parent household. All the households were Black or African-American and one was Hispanic. Program income was also used for HOME Administrative costs.

No tenants are assisted using HOME program income.

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

Rebuilding Together DC-Alexandria (RTA) is a local non-profit which provides home repairs to low-income homeowners in the City of Alexandria and the District of Columbia. They received a \$1.6 million Healthy Homes grant to assist low-income homeowners by remediating lead, abating mold issues, improving HVAC systems, and repairing other issues that cause unhealthy living situations. RTA's work will help improve living conditions for low-income homeowners and help preserve an important source of both affordable housing and home equity for these homeowners.

Alexandria volunteered to be the lead Responsible Entity for the environmental reviews of the projects RTA is undertaking in Alexandria and the District. The City provided technical assistance to RTA as they obtained the information needed for the City's approval of a Tier 1 environmental review and will be evaluating and submitting their Tier 2 reviews as they identify potential projects they wish to undertake.

The City also continued work with developers (ARHA, Wesley, Alexandria Housing Development Corporation, Community Lodging, Inc., Community Housing Partners and others) as they developed plans for future affordable housing projects throughout the city. A robust pipeline of projects is being developed with partners to increase the number of affordable housing units in the city. AHDC's Arlandria project was awarded 9% LIHTC by Virginia Housing during the reporting period.

### CR-58 – Section 3

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

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	1	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		3			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		3			
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.		3			
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.					
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**