

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

**DATE: April 6, 2023
TIME: 7:00-9:00 P.M.**

VIRTUAL

*****Virtual Spanish interpretation will be provided at the meeting*****

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of an Affordable Housing Plan for The Rutherford (5000 Seminary Road) 7:05 p.m.
(Tamara Jovovic/Ken Wire)
Action Requested: Review and Vote on Affordable Housing Plan
3. Public Hearing on City FY 2024 Annual Action Plan for Housing and Community 7:30 p.m.
Development (Kim Cadena)
Action Requested: Provide Comments on Action Plan
4. [Zoning for Housing](#) Update (Committee Members and Tamara Jovovic) 7:50 p.m.
5. Consideration of March 2, 2023 Minutes 8:05 p.m.
Action Requested: Review and Vote on March Minutes
6. Report Outs (Committee Members) 8:10 p.m.
 - a) [Alexandria West Small Area Plan](#)
 - b) PRGS
 - c) 1022 Pendleton St. Boarding House Letter of Support
7. ARHA Updates (Michelle Krockner) 8:20 p.m.
8. Housing Alexandria Updates (Jon Frederick) 8:25 p.m.
9. Information Items: 8:30 p.m.
Financial Report
10. Staff Updates (Staff) 8:35 p.m.
Budget Updates
11. Announcements and Upcoming Housing Meetings (Staff) 8:50 p.m.

Alexandria West Community Pop-Up

April 11, 2023; 3:30 p.m. - 5:30 p.m.
Ramsay Recreation Center, 5650 Sanger Ave.

Alexandria West Community Pop-Up

April 17, 2023 5:00 p.m. - 6:30 p.m.
West End Food Pantry, 5150 Fillmore Ave.

Zoning for Housing Community Meeting (Hybrid)

April 18, 2023; 6:00 p.m. - 8:00 p.m.

Ramsay Recreation Center, 5650 Sanger Ave. and Virtual

ARHA Redevelopment Work Group

April 20, 2023; 5:30 p.m. - 7:00 p.m.

City Hall, Council Work Room, 301 King St.

Alexandria West Community Pop-Up

April 20, 2023 1:30 p.m. - 3:30 p.m.

Northern Virginia Community College; 5000 Dawes Ave.

Alexandria West Planning Community Meeting

May 8, 2023; 6:30 p.m. - 9:00 p.m.

Location TBD

Zoning for Housing Community Meeting (Hybrid)

May 10, 2023; 6:00 p.m. – 7:45 p.m.

Beatley Library, 5005 Duke St. and Virtual

12. Adjournment (Chair)

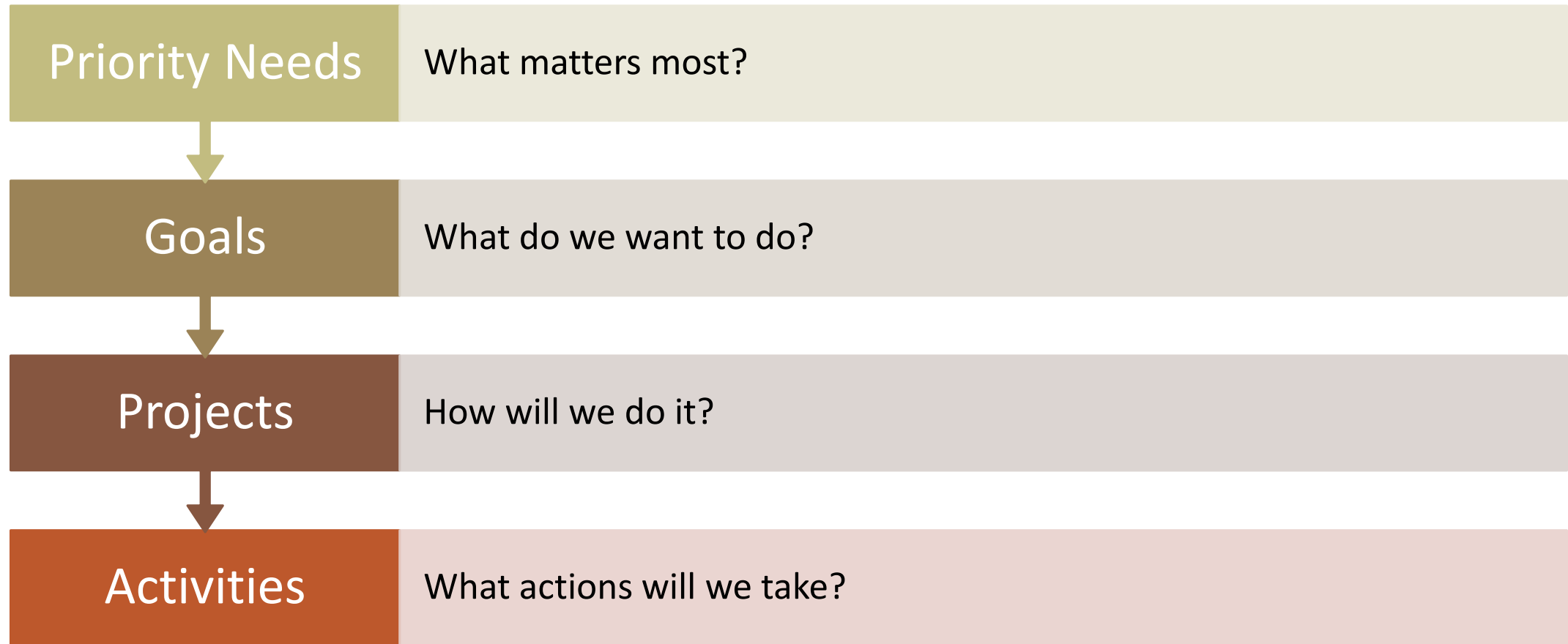
9:00 p.m.

Draft FY 2024 Annual Action Plan

FOR HOUSING AND COMMUNITY DEVELOPMENT

April 6, 2023

Consolidated Plan Format



Priority Needs and Goals

Equitable Access to Housing

- Housing Affordability
- Housing Accessibility

Prevent and End Homelessness

- Homelessness Prevention
- Homeless Services

Maintain Housing Stability

- Support Low-Income Renters
- Support Low-Income Homeowners

Community Development Block Grant & Home Investment Partnership Program

CDBG

- Intended for community development projects and services
- Must be targeted at low- or moderate-income people
- Can be used for housing rehabilitation and housing related services, but not new housing construction
- 15% cap on funds used for public services
- City focuses funds on rehab projects

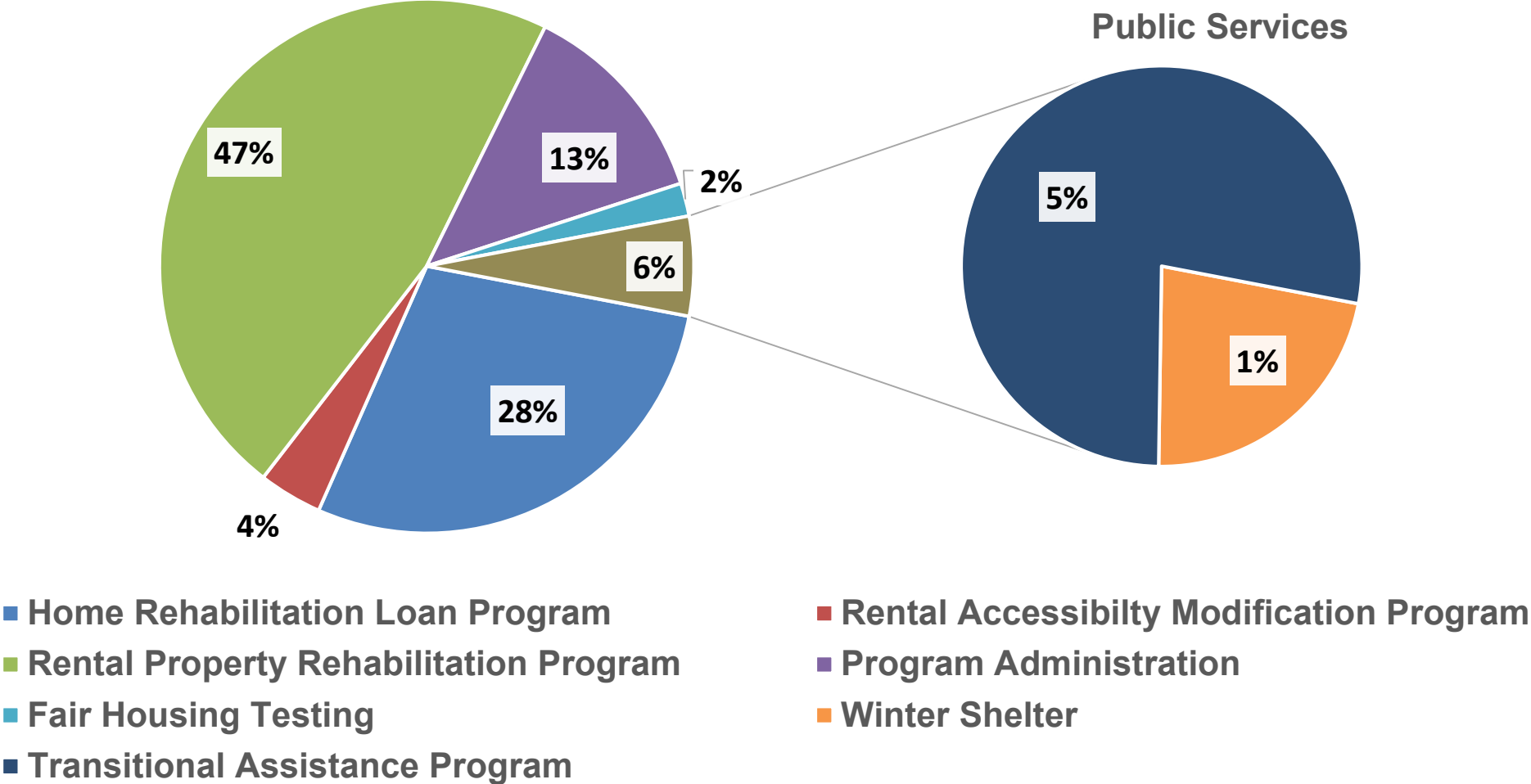
HOME

- Only for funding housing programs
- Can be used for both rental and homeownership construction or rehab
- Can also be used for down-payment and closing cost assistance
- Income restrictions on both rental and homeownership programs; rent limits for HOME units
- Homeownership units have resale restrictions to keep them affordable to future buyers

Program	Proposed FY 2024 Federal Funding	Estimated FY 2024 Performance Measure
Equitable Access to Housing		
Housing Opportunities Fund (HOF)	\$393,078 (New HOME—\$323,448 HOME Match—\$69,630)	Sitework will begin on a new 474-unit project
Flexible Homeownership Assistance Program	\$300,000 (HOME Program Income - \$250,000 CDBG Program Income - \$50,000)	8 New Homeowners
Alexandria Neighborhood Stabilization Program	<i>HOME funding revolves within the program.</i>	4 New Homeowners (counted in FHAP total)
Fair Housing Testing	\$29,891 (New CDBG)	One Round of Testing
Prevent and End Homelessness		
Transitional Assistance Program	\$70,000 (New CDBG)	150 People
Winter Shelter	\$20,000 (New CDBG)	200 People
Maintain Housing Stability		
Rental Accessibility Modification Program	\$57,500 (New CDBG)	2 Units Modified
Rental Property Rehabilitation Program	\$300,000 (New CDBG)	205 Renters Assisted
Home Rehabilitation Loan Program	\$1.5M (New CDBG - \$427,688; CDBG Program Income - \$325,000; Carryover—\$360,000; New HOME \$350,000)	8 Homes Rehabilitated
Program Administration (staff costs to manage, monitor, and track use of federal program funds)	\$228,367 (New CDBG - \$189,404; New HOME - \$38,963)	n/a

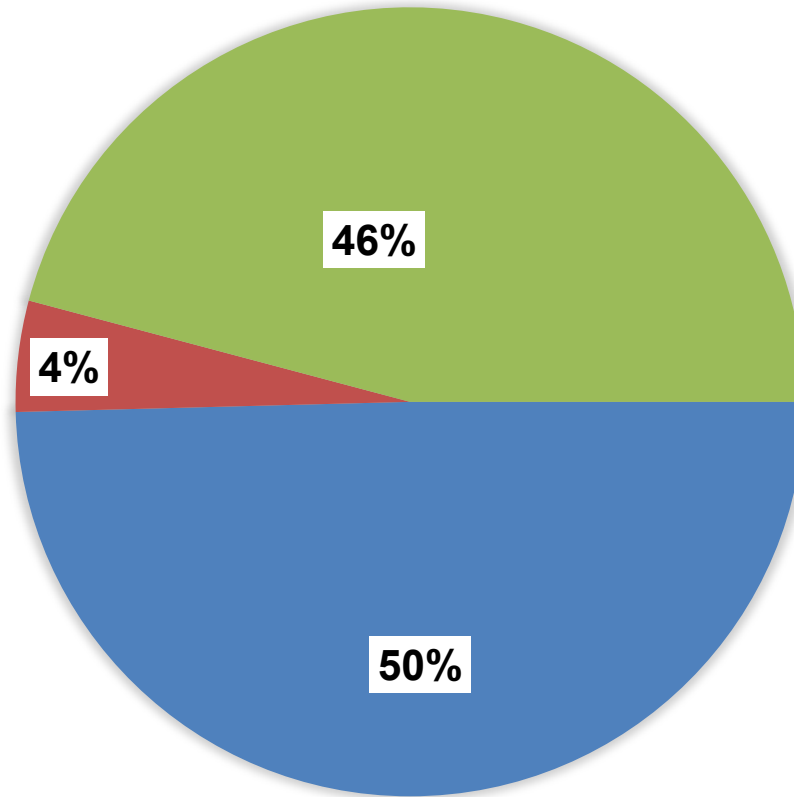
Community Development Block Grant

Proposed CFY24 CDBG Allocation Funding Distribution



Home Investment Partnership Program

PROPOSED CFY24 CDBG ALLOCATION FUNDING DISTRIBUTION



■ Home Rehabilitation Loan Program

■ HOME Admin

■ HOME HOF

Park Vue

In CFY 2024, the City plans to use \$1 million in combined City and CDBG funds to rehabilitate elevators and windows at Housing Alexandria's Park Vue development in Arlandria

Park Vue (Arlandria) will receive \$4 million in CDBG and City funds over the next four years to perform other capital maintenance to the property

Providing funds for capital maintenance enables Housing Alexandria to keep rents affordable





The Dylan

Proposed use of FY 24 HOME Program Income is to provide down payment and closing cost assistance to first-time homebuyers

The Dylan is a new condominium development in Potomac Yard

Office of Housing held a lottery in January 2023 for nine affordable units

HOME Program Income will be used to assist the nine first-time homebuyers to purchase their new units

Next Steps

The Public Comment period ends April 21

The City Council will vote on the Draft Action Plan at their April 25, 2023 Legislative Session

Comments can be submitted via email to kimberly.cadena@alexandriava.gov or via postal mail to:

Office of Housing

ATTN: Kim Cadena

421 King Street, Suite 215

Alexandria, VA 22314

Kim Cadena

kimberly.cadena@
alexandriava.gov

Questions?

Draft Annual Action Plan

For Housing and
Community
Development

Resident Summary

What is the Annual Action Plan?

The Annual Action Plan is the City's application to the Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds. The Annual Action Plan explains how the City will use the funds it receives from HUD in City Fiscal Year (FY) 2024 to address Alexandria's housing and community development needs. It is guided by the Priority Needs established in the FY 2022-2026 Consolidated Plan.

How does it work?

In the FY 2022-2026 Consolidated Plan, the City identified Equitable Access to Housing, Preventing and Ending Homelessness, and Maintaining Housing Stability as Priority Needs. It established Goals it wanted to accomplish to address these Priority Needs.

Each year, the City reviews its five year Goals and the progress it has made toward them in the previous year. It then sets annual goals for the progress it wants to make in the upcoming year.

To accomplish these goals, it develops Projects. Projects can be designed to fulfill one or more goals and are the basis for Activities, which are specific actions funded by CDBG or HOME funds. Activities can be anything from funding the operation of a homeless shelter to helping a low-income homeowner repair their roof. Completing Activities helps the City meet its Goals.

The Needs, Goals, Projects, and Activities in the Annual Action Plan are shown on the following pages.



Equitable Access to Housing

Ensuring every Alexandria resident can access and afford housing that fits their needs

HOUSING AFFORDABILITY

Housing should be affordable to renter households at all income levels and homeownership should be attainable to moderate income households.

CREATE AFFORDABLE RENTAL HOUSING

The Housing Opportunities Fund supports the development of affordable rental housing. It provides funds to developers for activities such as acquisition, rehabilitation, predevelopment, development, and construction for affordable rental housing projects.

In FY 2024, site work will begin on a 474-unit project

HOMEOWNERSHIP ASSISTANCE

The Flexible Homeownership Assistance Program provides down payment and closing cost assistance to qualified low- and moderate-income first-time homebuyers who live or work in Alexandria. The homes are resale-restricted to other qualified buyers to maintain their affordability.

FY 2024 Goal: 9 New Homeowners Assisted

THE DYLAN

In FY 2024, nine qualified low- and moderate-income first-time homebuyers will receive down payment and closing cost assistance to purchase affordable units at The Dylan, a new condominium community in Potomac Yard. These buyers were selected via lottery.

HOUSING ACCESSIBILITY

No one should experience housing discrimination because of membership in a protected class

FAIR HOUSING

The Office of Housing conducts yearly Fair Housing Testing to ensure housing providers are not discriminating against housing consumers. It also investigates Fair Housing violations and educates housing consumers and providers about Fair Housing requirements

FY 2024 Goal: 1 round of Fair Housing Testing

Prevent and End Homelessness

Providing shelter to every Alexandrian and giving them access to supportive services and a safe, stable home

REHOUSING

The Transitional Assistance Program helps households at risk of homelessness pay security deposits and first month's rent so they can move into permanent, stable housing.

FY 2024 Goal: 150 Persons Assisted



HOMELESSNESS PREVENTION

Households at risk of homelessness should be supported so they can remain in their current homes or quickly be placed in new stable housing.

WINTER SHELTER

From November 1 to April 15, the Winter Shelter Program provides overnight shelter to unhoused people in Alexandria, as well as workshops and linkages to community services. The Winter Shelter Program is administered by Carpenter's Shelter.

FY 2024 Goal: 200 Persons Sheltered

HOMELESS SERVICES

Unhoused persons should have access to shelter and services that will help them achieve permanent housing.

Maintain Housing Stability

Keeping low- and moderate-income Alexandrians in their homes

SUPPORT LOW-INCOME RENTERS

Low-income renters should receive services that will help them stay in their homes.

LOW-INCOME RENTER SUPPORT

The Rental Property Rehabilitation Program will provide no-interest deferred loans to owners of non-profit affordable rental properties to rehabilitate common areas and building infrastructure, extending the usable life of the property.

FY 2024 Goal: 205 Renters Assisted

DISABLED RENTER SUPPORT

The Rental Accessibility Modification Program (RAMP) funds the modification of rental units for low-income tenants with disabilities. These modifications can include installing grab bars, replacing bathtubs with walk-ins showers, and adding ramps.

FY 2024 Goal: 2 rental units modified

SUPPORT LOW-INCOME HOMEOWNERS

Low-income homeowners should receive services that will help them stay in their homes.

REHABILITATE OLDER HOMES

The Home Rehabilitation Loan Program helps low-income homeowners make repairs to their homes, extend the usable life of the property, and add accessibility features. It provides no-interest loans to pay for construction-related costs. The loans are not due until the property is sold.

FY 2024 Goal: 8 homes rehabilitated

FY 2024 Annual Plan

Activities to be undertaken in FY 2024 funding amounts, and performance goals

Program	Proposed FY 2024 Federal Funding	FY 2024 Performance Measure
Equitable Access to Housing		
Housing Opportunities Fund (HOF)	\$393,078 (New HOME—\$323,448 HOME Match—\$69,630)	Sitework will begin on a new 474-unit project
Flexible Homeownership Assistance Program	\$300,000 (HOME Program Income - \$250,000 CDBG Program Income - \$50,000)	8 New Homeowners
Alexandria Neighborhood Stabilization Program	<i>HOME funding revolves within the program.</i>	4 New Homeowners (counted in FHAP total)
Fair Housing Testing	\$29,891 (New CDBG)	One Round of Testing
Prevent and End Homelessness		
Transitional Assistance Program	\$70,000 (New CDBG)	150 People Assisted
Winter Shelter	\$20,000 (New CDBG)	200 People Sheltered
Maintain Housing Stability		
Rental Accessibility Modification Program	\$57,500 (New CDBG)	2 Units Modified
Rental Property Rehabilitation Program	\$300,000 (New CDBG)	205 Renters Assisted
Home Rehabilitation Loan Program	\$1.5M (New CDBG - \$427,688; Program Income - \$325,000; Carryover—\$360,000; New HOME \$350,000)	8 Homes Rehabilitated
Program Administration (staff costs to manage, monitor, and track use of federal program funds)	\$228,367 (New CDBG - \$189,404; New HOME - \$38,963)	n/a

SECTION 108 LOAN FUNDS

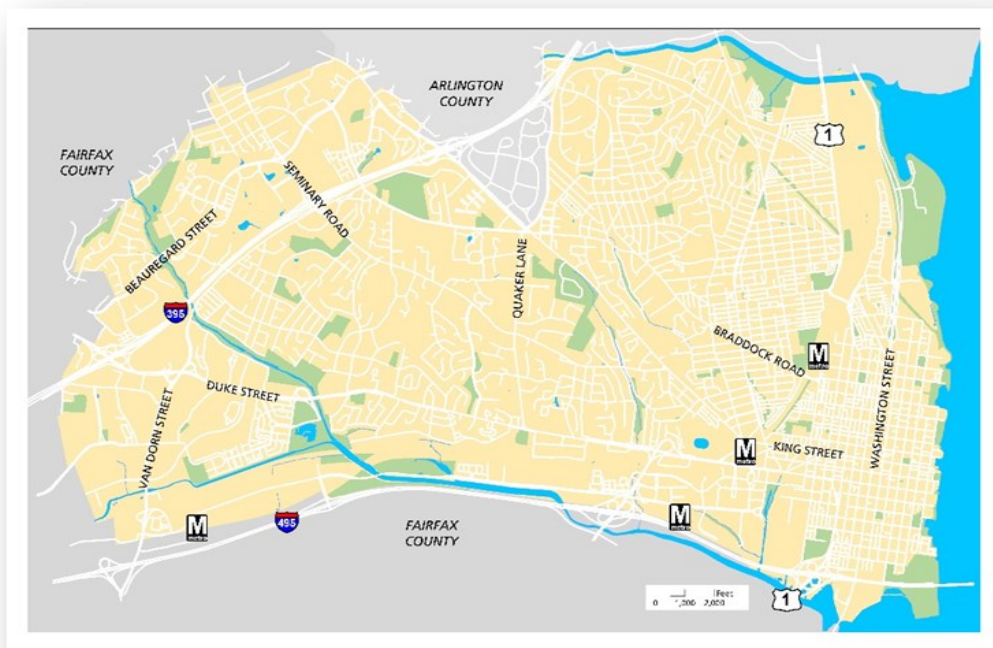
The Section 108 loan program allows CDBG and HOME grantees to supplement local loan funds to support community development, economic development, and housing projects in their jurisdictions. The City plans to borrow up to \$5,865,035 to support the creation of deeply affordable units in Arlandria. The loans will be repaid with proceeds from the project, with the City providing a guarantee of its future CDBG allocations in case of default. Until the project has stabilized and is producing cash flow, the City will subsidize the interest on the loan using CDBG funds.

CITY OF ALEXANDRIA FY2024

Annual Action Plan

What areas does the Annual Action Plan serve?

The geographic area served by programs supported with CDBG and HOME funds during the FY 2024 Annual Action Plan will be the entire City, which includes areas of concentrated poverty and minority populations.



How can I comment on the Annual Action Plan?

The Draft FY 2024 Annual Action Plan and Draft Resident Summary will be made available for public comment from Monday, March 20, 2023 through Friday, April 21, 2023. During the 30-day comment period copies of the Draft Annual Action Plan and Draft Resident Summary will be made available at the Office of Housing, 421 King Street, Suite 215 from 8 am to 5 pm, Monday through Friday, at City libraries, and on the Office of Housing's website (www.alexandriava.gov/Housing). Copies will also be mailed via USPS upon request.

Persons wishing to comment may do so by providing testimony at the Thursday, April 6, 2023 7:00pm Alexandria Housing Affordability Advisory Committee virtual meeting (meeting information can be found: www.alexandriava.gov/Housing). Written comments should be sent via email to kimberly.cadena@alexandriava.gov or postal mail to Kim Cadena, 421 King St., Suite 215, Alexandria, VA, 22314. Comments on the Draft Annual Action Plan will be accepted until 5 p.m. on Friday, April 21, 2023.

Translated copies of the Draft Annual Action Plan and copies of the Draft Annual Action Plan accessible to persons with disabilities are available upon request.



CITY FY 2024 ANNUAL ACTION PLAN

For Housing and Community Development

Presented by the Office of Housing
421 King Street, Suite 215
Alexandria, VA 22314
alexandriava.gov/Housing
March 20, 2023

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Executive Summary

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

1. Introduction

2. Summarize the objectives and outcomes identified in the Plan

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

In its 2022-2026 Consolidated Plan, the City identified Priority Needs of Equitable Access to Housing, Preventing and Ending Homelessness, and Maintaining Housing Stability. The projects proposed by the City in this City Fiscal Year 2024 (Federal Fiscal Year 2023) Draft Annual Action Plan (Draft Plan) will fulfill these needs through:

Equitable Access to Housing

- Preparatory sitework will begin on a 474-unit development in which one-quarter of the units will be reserved for households at or below 40% Area Median Income
- 8 low-income first-time homebuyers will receive downpayment and closing cost assistance
- 1 round of fair housing testing will be conducted

Prevent and End Homelessness

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

Maintain Housing Stability

- 8 low-income homeowners will have their homes rehabilitated to increase the life of the property and allow them to remain in their homes
- 2 disabled low-income renters will have accessibility modifications made to their units to allow them to remain in their homes
- 196 low- and moderate-income renters will have the elevators and windows of their building rehabilitated, extending the usable life of their building

- 9 extremely low-income renters will have their building and rental units rehabilitated, extending the usable life of the building and preventing them from being displaced

3. Evaluation of past performance

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Prior to the drafting of the Plan, the City consulted with numerous agencies, non-profits, and community organizations with an interest in community development and affordable housing in Alexandria. The feedback and suggestions received from these partners was incorporated into the Draft Plan that was then made available for public comment.

Alexandria's citizen participation process presents the Draft Annual Plan that was created by the City in consultation with its partner agencies, community organizations, and non-profits with an interest in community development and housing in Alexandria. The Draft Plan and a Resident Summary of the Draft Plan synthesizing the intended Priority Needs, Goals, and Projects are being made available on the City's website, at the Office of Housing, and in City libraries. There will be a 30-day public comment period and two public hearings (one held prior to the development of the Draft Plan, both of which allowed and will allow for in-person and virtual participation.

5. Summary of public comments

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

The Public Comment period is still open.

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

The Public Comment period is still open.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Kim Cadena

421 King St., Ste 215

Alexandria, VA

703.746.4990

kimberly.cadena@alexandriava.gov

alexandriava.gov/Housing

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

1. Introduction

In accordance with the City's 2021 Citizen Participation Plan, the City consulted with designated agencies, groups, and community organizations prior to drafting the Annual Plan and during the public comment period. These consultations were conducted via email.

The City consulted with the following community groups and organizations:

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

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

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

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

Public and Assisted Housing Providers City staff and the staff of them Alexandria Redevelopment and Housing Authority (ARHA) meet monthly to discuss issues of mutual interest to both agencies. Topics

include how the City can best support ARHA's efforts to reposition and modernize its housing stock, ARHA's housing programs and future redevelopment plans, and City planning efforts that might affect ARHA's housing portfolio and its residents. The City hosts monthly meetings of the ARHA Redevelopment Work Group where City Council members and ARHA Board members discuss local and federal housing policy, ARHA's redevelopment projects and development pipeline, and ARHA's subsidy repositioning activities.

Non-profit Affordable Housing Providers. The City works with Housing Alexandria (formerly Alexandria Housing Development Corporation), Community Lodgings Inc, Wesley Housing Development Corporation, AHC, Inc., and other non-profit organizations, to identify and develop opportunities for affordable housing preservation and production within the City. These organizations operate mixed-use project and/or several affordable rental apartments affordable for households with incomes at or below 60% of the area median income (AMI). The City has quarterly meetings with providers to review city development and permitting processes, City housing policies, and discuss priorities.

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

State Government Virginia Housing (VH) and the Virginia Department of Housing and Community Development (DHCD) have partnered with the City to provide financial support for the City's first-time homeownership and neighborhood stabilization programs. The Office of Housing staff stays abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. In addition, VH administers federal Low Income Housing Tax Credits (LIHTC) which fund most of the City's new affordable rental development and also provides below-market loans and/or grants to mitigate housing impacts related to economic development. DHCD administers state and federal housing trust funds which are competitively awarded to housing projects serving low- and moderate-income households, including persons experiencing or at risk of homelessness. It is also noted that the mix of affordability prioritized in competitive LIHTC applications includes incorporating 10% of the units affordable to households with incomes at or below 40% of AMI. In addition, the City provides pilot rental subsidy grant funds to subsidize even greater levels of affordability to serve very low-income households. Referrals for the city pilot rental subsidy program are coordinated in consultation with the City's Department of Community and Human Services (DCHS).

The Office of Housing administers the State Rental Assistance Program (SRAP) in Alexandria on behalf of the Virginia Department of Behavioral Health and Developmental Services, which funds the program. SRAP provides eligible individuals with developmental disabilities rental assistance so that they can live independently.

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

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
8	Agency/Group/Organization	Volunteers of American National Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
9	Agency/Group/Organization	Friends of Guest House
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
10	Agency/Group/Organization	HABITAT FOR HUMANITY OF NORTHERN VIRGINIA
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
11	Agency/Group/Organization	Legal Services of Northern Virginia
	Agency/Group/Organization Type	Services - Legal
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
12	Agency/Group/Organization	Northern Virginia Regional Commission
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Regional organization

	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
13	Agency/Group/Organization	Rebuilding Together
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
14	Agency/Group/Organization	Alexandria Public Health Agency
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
15	Agency/Group/Organization	Northern Virginia Affordable Housing Alliance
	Agency/Group/Organization Type	Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.
16	Agency/Group/Organization	Wesley Housing Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.

17	Agency/Group/Organization	SHELTERED HOMES OF ALEXANDRIA
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to the development of the Plan, all groups consulted were contacted via email to solicit ideas for possible new programs to include in the Plan or changes to existing programs. The Plan will also be distributed to all the groups consulted during the public comment period. It is intended that groups will provide suggestions, comments, and corrections during this period.

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Alexandria's citizen participation process presents the Draft Annual Plan that was created by the City in consultation with its partner agencies, community organizations, and non-profits with an interest in community development and housing in Alexandria. The Draft Plan and a Resident Summary of the Draft Plan synthesizing the intended Priority Needs, Goals, and Projects were made available on the City's website, at the Office of Housing, and in City libraries. There was a 30 day public comment period from March 20 to April 21 and a public hearing was held on April 6.

While the single comment received was in favor of the Projects in the Draft Plan, alterations to the Draft Plan may have been made depending on if other types of comments had been received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing was held at the April 6 Alexandria Housing Affordability Advisory Committee meeting.			
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	An ad was placed in El Tiempo Latino, a Spanish-language paper in general circulation in Alexandria. The ad specified how to access copies of the Plan and the date and time of the City Council Public Hearing. No comments were received.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Social media posts were made with a copy of a plan summary attached.			
5	Newspaper Ad	Non-targeted/broad community	An ad was placed in the Alexandria Times, an English-language paper in general circulation in Alexandria. The ad specified how to access copies of the Plan and the date and time of the Public Hearing.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

The amount of LIHTC, Section 8, and competitive McKinney-Vento Homeless Assistance Act funds available over the next two years is unknown. The Alexandria Redevelopment and Housing Authority is applying for competitive 9% LIHTCs to use in its redevelopment of Samuel Madden Homes, which will transform a 66-unit public housing community into a 532-unit mixed income development, but the amount of the possible award will not be known until after the start of City Fiscal Year 2024.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,094,483	375,000	360,000	1,829,483	3,433,556	CDBG funds will be used to support community development programs for low to moderate income households. Programs include: Home Rehab Loan Program; Winter Shelter program; the Transitional Assistance Program; and multifamily rehabilitation projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	712,411	250,000	0	962,411	1,711,962	HOME funds will be used to serve persons with low and moderate incomes. Programs include Flexible Homeownership Assistance Program; and development or preservation of affordable units through acquisition/rehabilitation or new construction.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Public Services	876,519	0	0	876,519	0	
Section 108	public - federal	Housing Multifamily rental new construction Public Improvements	5,951,460	0	0	5,951,460	0	The Section 108 loan will go to support public improvements necessary for the construction of a multifamily rental project. The loan will be repaid using a portion of future CDBG allocations and residual receipts from the project.
Section 8	public - federal	TBRA	25,691,453	0	0	25,691,453	0	This budget is for 1/1/2023-12/31/2023 and was drawn from the HCV Data Dashboard. https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard

Table 5 - Expected Resources – Priority Table

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

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

Virginia Housing will also provide funds to support the construction and/or acquisition of affordable rental projects as well as provide interest rate reductions for mortgages for first-time homebuyers. In addition, it is projected that funding provided by Amazon will be used to support the preservation or construction of affordable rental units.

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Affordability	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	Section 108: \$5,951,460	Direct Financial Assistance to Homebuyers: 9 Households Assisted
2	Maintain or Improve Living Conditions	2021	2025	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Equitable Access to Housing Maintain Housing Stability	CDBG: \$1,584,309	Rental units rehabilitated: 207 Household Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Homeless Services	2021	2025	Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$20,000	Homeless Person Overnight Shelter: 200 Persons Assisted
4	Homeless Intervention and Prevention Services	2021	2025	Affordable Housing Homeless	City of Alexandria	Prevent and End Homelessness Maintain Housing Stability	CDBG: \$70,000	Homelessness Prevention: 150 Persons Assisted
5	Ensure Equal Access to Housing	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$29,891	Other: 1 Other
6	Planning and Administration	2021	2025	General Management	City of Alexandria	General Management	CDBG: \$189,404 HOME: \$38,963	Other: 17 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Housing Affordability
	Goal Description	<p>Through the Housing Opportunities Fund and the Section 108 loan program, the City will preserve and/or construct affordable sales and rental housing using federal dollars, along with City General Fund and monies from City Housing Trust Fund. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development (including site preparation), development, and construction activities (including infrastructure).</p> <p>Using CDBG and HOME funds, the City will assist moderate-income first-time homebuyers with down payments and closing costs to make homeownership more affordable.</p>
2	Goal Name	Maintain or Improve Living Conditions
	Goal Description	<p>Through the Home Rehabilitation Loan Program, eligible homeowners may receive zero-interest, deferred payment rehabilitation loans to cover costs associated with bringing their homes up to code, extending the useful life of their homes, or increasing accessibility for themselves or a member of their household. All loans must be repaid in full in 99 years; however, loans become immediately due and payable if the property is sold or transferred during this period of time.</p> <p>The Rental Accessibility Modification Program (RAMP) assists eligible renter households to make accessibility modifications to their units. While landlords are required to allow accessibility modifications under the American with Disabilities Act, they are not required to pay for the modifications. RAMP provides funds for these modifications, allowing tenants to remain safely in their units.</p> <p>The City will also be using CDBG funds to support the rehabilitation of multifamily affordable properties. Properties can apply to the City's Housing Opportunities Fund for funding, which will be provide in the form of a loan to the property.</p>
3	Goal Name	Homeless Services
	Goal Description	<p>Through the Winter Overflow Shelter program, coordinated by Carpenter's Shelter, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.</p>

4	Goal Name	Homeless Intervention and Prevention Services
	Goal Description	Through the Transitional Assistance Program, the City provides security deposit and rental assistance to households experiencing or at-risk of homelessness.
5	Goal Name	Ensure Equal Access to Housing
	Goal Description	Conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market.
6	Goal Name	Planning and Administration
	Goal Description	General management, oversight, and coordination of all CDBG and HOME program-funded activities and programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

Table 7 - Project Information

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

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Fair Housing
	Target Area	
	Goals Supported	Ensure Equal Access to Housing
	Needs Addressed	Equitable Access to Housing
	Funding	CDBG: \$29,891
	Description	Testing and enforcement of fair housing laws in Alexandria.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Office of Housing will conduct fair housing testing to ensure housing providers in the city are complying with fair housing laws.
2	Project Name	Program Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	General Management
	Funding	CDBG: \$189,404 HOME: \$38,963
	Description	Program administration and general management activities for the HOME and CDBG programs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The Office of Housing will manage, monitor, and track the use of federal program funds.
3	Project Name	Home and Building Rehabilitation
	Target Area	
	Goals Supported	Maintain or Improve Living Conditions
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$1,115,688 HOME: \$350,000
	Description	Provide home rehabilitation loans to low-income homeowners and/or rehabilitate multifamily affordable rental housing providers to extend the lives of their properties and increase accessibility.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	205 low- and moderate-income households will benefit from the rehabilitation of their buildings. 8 low-income homeowners will benefit from rehabilitation of their homes.
	Location Description	
	Planned Activities	The City will assist two affordable multifamily rental buildings to rehabilitate their common areas, elevators, exteriors, and for one of them, units. The City will also assist 8 low-income homeowners to extend the lifespan of their homes through rehabilitation work.
4	Project Name	Rehousing
	Target Area	
	Goals Supported	Homeless Intervention and Prevention Services
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$70,000
	Description	Provide subsidies for rapid rehousing, security deposits, first month's rent, and transitional housing for low-income households at-risk of homelessness or exiting homelessness.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	150 low-income individuals will be assisted.

	Location Description	
	Planned Activities	The Transitional Assistance Program will provide subsidies for rapid rehousing, security deposits, first month's rent, and transitional housing for low-income households at-risk of homelessness or exiting homelessness.
5	Project Name	Disabled Renter Support
	Target Area	
	Goals Supported	Maintain or Improve Living Conditions
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$57,500
	Description	Modify rental units and rental developments to create greater accessibility for disabled low-income renters.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Two low-income households with disabled household members will benefit from this activity.
	Location Description	
	Planned Activities	The City will provide up to \$50,000 in accessibility modifications for income-qualified renter households with a disabled household member.
6	Project Name	Homeless Services
	Target Area	
	Goals Supported	Homeless Services
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$20,000
	Description	Through the Winter Overflow Shelter program, coordinated by Carpenter's Shelter, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	Affordable Rental Housing
	Target Area	
	Goals Supported	Increase Housing Affordability
	Needs Addressed	Equitable Access to Housing
	Funding	HOME: \$323,448
	Description	The Housing Opportunities Fund supports the development of affordable sales and rental housing. Funds are provided to developers for activities such as acquisition, rehabilitation, predevelopment, development, and construction for affordable rental housing projects. The required match for HOME funds will be from the City Housing Trust fund in the amount of \$144,630. At least 15% of the total HOME funds will be reserved for use by eligible CHDOs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Homeownership Assistance
	Target Area	
	Goals Supported	Increase Housing Affordability
	Needs Addressed	Equitable Access to Housing
	Funding	HOME: \$250,000
	Description	Assist first-time low- and moderate-income homebuyers with the purchase of a home, including homes that have been renovated through the Alexandria Neighborhood Stabilization Project.
	Target Date	6/30/2024

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>9 low- and moderate-income first-time homebuyer households will receive assistance.</p>
<p>Location Description</p>	
<p>Planned Activities</p>	<p>HOME carryover funds will be used to assist first-time low- and moderate-income homebuyers with down payments and closing costs to purchase of a home, including homes that have been renovated through the Alexandria Neighborhood Stabilization Project.</p> <p>Nine households will be assisted with downpayments and closing costs to purchase affordable homeownership units at The Dylan, a new condominium community in the Potomac Yard area.</p>

AP-50 Geographic Distribution – 91.220(f)

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

100% of funds will be targeted citywide.

Geographic Distribution

Target Area	Percentage of Funds
City of Alexandria	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Unless otherwise indicated in the Draft Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire city of Alexandria. Certain City projects, such as the Home Loan Rehabilitation Program and the Rental Accessibility Modification Program, serve households across the city, so targeting funds in areas of minority concentration would prevent households outside of these areas from benefiting from these projects. While CDBG- and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. As indicated in the most recent Consolidated Annual Performance and Evaluation Report (CAPER), minorities constituted 74.9% of the City’s CDBG and HOME beneficiaries for the program year ending June 30, 2022. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries over the next year.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	363
Special-Needs	2
Total	565

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	150
The Production of New Units	0
Rehab of Existing Units	215
Acquisition of Existing Units	9
Total	374

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

Discussion

One hundred and ninety-six low- and moderate-income renter households will be supported through the rehabilitation of common areas and building infrastructure in their complex. Nine extremely low-income individuals will be supported by the total rehabilitation of their current rental building. Eight low-income homeowners will receive assistance with home rehabilitation and two low-income renters with special needs will have their units modified to increase accessibility.

Two hundred unhoused individuals will be provided with overnight shelter during the winter months. An additional one hundred and fifty non-homeless individuals will be assisted with security deposit and first month's rent payments.

Nine income-qualified first-time homebuyers will receive downpayment and closing cost assistance to purchase affordable condominium units in The Dylan, a new development in the Potomac Yard area.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The City plans to:

- Provide ARHA with financial assistance for the redevelopment of Samuel Madden
- Assist ARHA in its entitlement process for its proposed redevelopment plans for the Ladrey Senior Apartments
- Support ARHA's community engagement process regarding its planned redevelopments
- Support ARHA's applications for Low-Income Housing Tax Credits for the redevelopment and rehabilitation of its developments
- Work with ARHA to minimize administrative delays during building rehabilitations and construction

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

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

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

concerns. The President of the ARHA Resident Association also serves on ARHA's Board of Commissioners to provide a voice for residents.

- Encourage residents to participate in the redevelopment process of the Samuel Madden Homes and the Ladrey Senior Apartment sites. ARHA is actively engaging the residents of Samuel Madden Homes and the Ladrey Senior Apartments in a visioning process to determine the types of amenities and architectural design they would like for the redeveloped sites. ARHA's intention is to establish an active system of resident self-governance that will continue after the redevelopment has been completed.

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

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

ARHA is not a troubled PHA.

Discussion

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

Introduction

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

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

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

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

During CFY 2024, the City's Department of Community and Human Services (DCHS) will continue service delivery through outreach, assessment, case management, mental health emergency services, emergency shelter, domestic violence shelter, and counseling services. Services in the City will continue to operate in conjunction with the Alexandria Health Department and Neighborhood Health.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The following emergency shelters and transitional housing programs will be provided to address the needs of homeless persons in the City in FY 2024:

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

The Alexandria Community Shelter, a City-owned, 64 bed emergency shelter operated by Volunteers of

America- Chesapeake will provide temporary emergency shelter to homeless families and single adults.

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

The City's Winter Shelter Program, a City-funded (City, CDBG, and ESG) contract with a nonprofit service provider that provides seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

Christ House, a shelter and soup kitchen for men, will provide transitional services for up to six months for men who are seeking to become self-sufficient, and will provide hot meals each night during the year.

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

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

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

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

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

Discussion

During City FY24, construction will begin on a project that will provide twelve units of housing to individuals with special needs. The housing units will be three apartments with four bedrooms each, allowing the client to caregiver ratio to align with best practices. The units will replace a previous group home that served six individuals, increasing the capacity by six individuals.

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

Introduction:

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

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

Regionally, the City is participating the development of a Regional Analysis of Impediments to Fair Housing, which will provide new guidance for ways the City can improve policies to encourage housing and make housing choice more equitable. This regional analysis will include a specific analysis of impediments to fair housing in Alexandria, which will guide City actions to reducing impediments to fair housing choice in Alexandria. This new analysis will replace the City's previous Analysis of Impediments to Fair Housing which was done in 2015 along with the Consolidated Plan. The draft Plan was released for public comment in February 2023 and will be submitted to HUD during summer 2023. Alexandria will incorporate the final goals and strategies of the Regional Fair Housing Plan into its CFY 2025 Annual Action Plan.

On a local level, the City is working on a "Zoning for Housing" initiative to identify sections in the zoning ordinance that could be removed or revised to allow for greater overall housing production in the city with an emphasis on creating more workforce and affordable housing. The Zoning for Housing Initiative will launch publicly in March 2023 and continue into Program Year 2023. The City is also encouraging developers to use the new Residential Multifamily Zone, which is a floating zone allowing for substantial increases in development density in exchange for deeply affordable units on-site. Five projects, which are either in pre-development or under construction, will yield more than 1,000 units of committed affordable housing when completed.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

As noted in the City’s Housing Master Plan, the City has identified programmatic, zoning, and funding tools that could be implemented to address obstacles in meeting underserved needs and fostering and maintaining affordable housing. While several identified tools could be implemented immediately, some tools will require additional study, community processes, and amendments to state law to enable the City to enact legislation to encourage or require affordable housing development. The City is beginning a Zoning for Housing initiative that will occur in City FY 2024 to engage the community in a dialogue about new or expanded zoning tools the City could use to increase housing production.

Actions planned to address obstacles to meeting underserved needs

The City continues to expand its outreach efforts to underserved communities, both through official channels and through partnerships with community organizations. The City is revamping its community engagement process and increasing the number of meetings where language translation or a non-English first format is available. These efforts are aimed at soliciting input from traditionally marginalized groups in Alexandria about their needs and community priorities. As an example, in the ongoing Alexandria West Planning process, interpretation and translation of meetings and materials will be provided in five languages, other than English, reflecting the area’s diverse population. The City continues to identify best practices in community engagement to improve its ability to recognize and address problems and concerns in underserved communities that may not have been apparent without improved outreach and engagement with those communities.

Actions planned to foster and maintain affordable housing

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

Another one of the City’s goals is to preserve the existing supply of public housing and replacement units covered by Resolution 2876. To do this, the City works with and supports ARHA in their redevelopment activities, such as the Samuel Madden Homes and the Ladrey Senior Apartments redevelopments. The Samuel Madden redevelopment project has received Planning Commission and City Council approval and anticipates receiving Section 18 voucher and LIHTC awards in summer 2023 with a financial closing and construction to follow. Beginning in City FY 2023 and continuing into FY24, the City plans to work with ARHA on developing and refining their development plans for the

redevelopment of the Ladrey Senior Apartments and help ARHA receive the land use entitlements required for its intended LIHTC application in spring 2024.

With regard to homeownership, the City intends to continue its programs to assist income-qualified first-time homebuyers purchase homes and to keep low-income homeowners in their homes by providing funds for repairs and accessibility modifications. In addition, the City will support the rehabilitation of affordable multifamily rental buildings to preserve their long-term affordability.

Actions planned to reduce lead-based paint hazards

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

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

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

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

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

Alexandria City Public Schools will continue their program of testing school drinking water for lead and replacing any pipes, taps, fountains, or fixtures found to be releasing lead into the water.

Actions planned to reduce the number of poverty-level families

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

The COVID-19 pandemic shifted the City's approach to reducing poverty from improving the economic stability of households to supporting households through economic hardship, including unanticipated medical costs, loss of income, and increasing housing costs. Food distributions, rental assistance, and other support programs were established or expanded to provide for vulnerable households affected by the pandemic and rising inflation costs. Some of these programs are likely to last through 2026 as the economy continues to improve and workers are re-employed. For workers who were laid off either temporarily or permanently, programs like SkillUp and the Work Base Learning Program have been introduced to provide increase income for households. These programs are intended to provide support, training, and employment connections.

Actions planned to develop institutional structure

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

The Department of Community and Human Services (DCHS). DCHS provides essential safety net services that improve or maintain the quality of life for Alexandria residents, including social services and public benefits assistance, and mental health, intellectual disability and substance abuse services. DCHS continues to promote affordable housing and improve services to homeless Alexandria residents by partnering and advocating with ARHA, Housing Alexandria, the Virginia Department of Behavioral Health and Development Services (DBHDS) and other housing organizations, community partners, and stakeholders to advocate for more affordable housing opportunities and funding for housing options. DCHS has recently moved to a new facility on the city's West End, where its services and those of many partner agencies will be consolidated in an area where demand for such services has been steadily increasing with the area's population.

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

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

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

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

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is	
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as follows:

The Consolidated Plan requires that the City describe other forms of investment proposed for use of HOME Program funds that are not included in the HOME Program regulations. The regulations include the following eligible forms of assistance: equity investments; interest-bearing loans or advances; non-interest-bearing loans for advances; interest subsidies; deferred payment loans; and grants. The City does not plan to utilize any other additional forms of investment that are not included in the HOME Program regulations.

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

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

- The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds are less than the full amount of the HOME subsidy, the borrower shall pay the net proceeds available to the City.
 - For sale of all HOME-assisted properties occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net proceeds of the sale. The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).
 - Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

Additionally, units purchased through the City's Homeownerships program including those using City HOME-funded loans are subject to an equity share provision. The equity share is determined by dividing the City loan amount by the purchase price of the property. The cost of the unit at resale is

discounted by the amount of the equity share lowering the overall cost to the new buyer creating more opportunities for affordability.

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

N/A

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

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

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

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

Applications for first-time homebuyer funds are also considered on a rolling basis. Potential homebuyers can find information about different City and state homebuyer programs on the Office of Housing's website: <https://www.alexandriava.gov/housing-services/homebuyer-resources>. The Flexible Homebuyer Assistance Program, which is funded using HOME program income, provides closing cost and down-payment assistance to low- and moderate-income households where at least one member of the household lives or works in Alexandria. Program participants must undergo first-time homebuyer

training and counseling prior to applying, as well as being approved for a mortgage note sufficient to cover the cost of the home they would like to purchase. Homes available for purchase are limited to those which are part of the City's affordable homeowner program and are marketed on the City's webpage, eNews mailing list, and Alexandria's public access Channel 70 television station. The maximum purchase price when HOME funds are used is equivalent to the HOME affordable homeownership limits for the area as provided by HUD.

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

City Hall Room 2000 | March 2, 2023

	Members Present	Members Absent	Staff
1	Annette Bridges		Eric Keeler, Deputy Director
2	Jan Macidull		Tamara Jovovic, Housing Program Manager
3		Devin Stokes	Kenny Turscak, Housing Analyst
4	Michelle Krocker		Siomara Amaya, Landlord-Tenant Relations Support
5	Michael Doyle		
6	Betsy Faga, Chair		
7	Coss Lumbé		
8	Yeshewase Ayele		
9	Jon Frederick		
10	Robyn Konkel		
11	Peter Siderovski		
12	Michael Jackson		
13	Shelley Murphy		
14	Peter-Anthony Pappas		
15	Aschalew Asabie		
16		Michael Butler	
17	Felicia Brewster		
	Helen McIlvaine*, Housing		
	Alison Coleman, DCHS*		
	Guests	Affiliation	
1	Aaron Remolona	Housing Alexandria	
2	Briana Harris	Housing Alexandria	
3			

*non-voting

The Chair called the meeting to order at 7:00 pm. Shelley Murphy took minutes.

1. Introductions and Chair remarks (Chair)

2. Public Hearing in Consideration of Financing Strategy for Housing Alexandria’s Park Vue Apartments

(Helen McIlvaine/Jon Frederick)

Action Requested: Vote for Commitment of Funds on Hand

Jon Frederick provided a presentation on Housing Alexandria's Park Vue property, a 196-unit high rise in Arlandria. Housing Alexandria acquired Park Vue in February 2022 for \$150 million, partially financed through Amazon Housing Equity Funds (HEF). At the time of purchase, rents at Park Vue ranged in affordability from 70-80% AMI. Housing Alexandria plans to preserve affordability at 60% AMI rent levels but will allow existing residents with household incomes exceeding this limit to remain in their homes. Housing Alexandria is currently rebranding the property from Park Vue to The Square at 511.

Within the past ten years, Park Vue has been bought and sold twice, with previous owners performing cosmetic and mechanical upgrades on the building. Despite this, the building requires elevator modernization and window renovations.

Mr. Frederick detailed the project's financing strategy, which is anticipated to include Fannie Mae loans, Amazon Housing Equity Funds, an Amazon grant, and City funding. The total project cost is anticipated to be approximately \$57 million. In addition, Mr. Frederick noted that Housing Alexandria plans to refinance the project in May or June 2023.

Housing Alexandria is requesting a \$5 million commitment from the City's federal dollars on hand, including Community Development Block Grant (CDBG) and other federal funds. The \$5 million funding request will include \$350,000 towards the City-administered Project Based Rental Assistance Program Pilot, which will reduce housing costs to 30% of the household's income for 5% of the units (ten units). The \$5 million commitment includes the immediate transfer of \$1 million to Housing Alexandria with future allocations of federal funds and other sources to be identified.

A member asked if Amazon had concerns about the property's large number of one-bedroom units. Mr. Frederick responded that Amazon did not have concerns about the unit mix and highlighted the attributes that have attracted Amazon to the project including proximity to its headquarters, its location in a neighborhood that needs additional affordable housing investments, and the project's intention to deepen affordability.

One member asked how CDBG funding works and if the City is committing taxpayer dollars to the project. Eric Keeler provided an explanation of CDBG funding and noted that some CDBG dollars will be transferred from the Home Rehabilitation Loan Program, which experienced lower than usual use during the COVID-19 pandemic. Mr. Keeler emphasized that the \$5 million in proposed funding will come entirely from federal sources and will not utilize meals tax revenue or other taxpayer sources.

A member expressed concerns about the ability to leverage Amazon funding for other projects in the city; another member noted that many surrounding jurisdictions are also seeking funds from Amazon. Helen McIlvaine responded that the City has been in serious talks with Amazon and stated that Staff is working on securing funding for future projects.

Michael Jackson moved to approve the commitment of federal funds on hand; Mike Doyle seconded the motion. The Committee approved the funding commitment unanimously; Jon Frederick abstained.

3. Overview of Financing Strategy for Housing Alexandria's Glebe-Mount Vernon Project

(Eric Keeler/Aaron Remolona)

Action Requested: Information Item/Opportunity to Ask Questions and Provide Input

Jon Frederick gave a brief update on Housing Alexandria's Glebe/Mount Vernon (GMV) project and introduced Aaron Remolona, Housing Alexandria's Vice President of Development and Acquisition, who provided a presentation on the project's status. In his presentation, Mr. Remolona noted the GMV project aligns with the recent Arlandria-Chirilagua Small Area Plan and summarized the project's financing strategy. Housing Alexandria will acquire some of the property's five parcels through a seller's note from the Weisberg Foundation, totaling \$11.5 million. In addition, the City is contributing land worth \$1.5 million to facilitate Phase 0, construction of the project's infrastructure and parking, which is scheduled to begin July 2023. Phase 0 is anticipated to be financed by the seller's note and soft financing, which has sources including the City, Amazon, and a \$17 million grant from Virginia Housing.

Phase I and II, which will comprise one building, will be financed primarily as 9%/4% LIHTC projects; the project was awarded 9% credits in July 2022 and construction is scheduled to begin in 2024. Costs are currently approximated at \$450,000 per unit.

Financing concerns for the project include uncertainty surrounding Amazon funding and the limitations of the 4% bond cap for Phase I/II. Helen McIlvaine clarified that if Amazon funding is not secured, the project's timing will likely change. Eric Keeler reported that this is a preview of the financing strategy; Housing Alexandria and Housing staff will return to the Committee with a further-defined financing strategy later this spring.

4. Pilot Rental Subsidy Program Update (Kenny Turscak)

Kenny Turscak gave a summary on the Project Based Rental Assistance Program Pilot (Pilot Rental Subsidy Program). The Pilot Rental Subsidy Program operates as a City-funded project-based subsidy with a five-year grant term, subject to a possible extension based on funding availability. When a local public housing authority (PHA) is unable to provide project-based vouchers for LIHTC projects, Virginia Housing's Qualified Allocation Plan

(QAP) allows other state, local, or federal sources to provide project-based subsidies, allowing applicants to score additional points on their LIHTC applications. Subsidy recipients are chosen by the City's Department of Community and Human Services (DCHS) which provides case management and other social services as needed; for subsidy recipients in The Bloom, Carpenter's Shelter provides services.

In addition to deepening affordability for subsidy households, the City created the Pilot Rental Subsidy Program to assist LIHTC projects; if a locality provides subsidies for five units or 10% of a project's total units, whichever is greater, the project is able to secure points toward its tax credit application. City support for LIHTC project including unit subsidies, revitalization area resolutions, support letters from City officials, and other financial support provides 105 points (in 2023 QAP) toward a project's tax credit application.

The City began funding its first Pilot Rental Subsidy Program in 2019 and has expanded subsidies to 36 units across four properties; additional subsidies are proposed at Housing Alexandria's Glebe/Mount Vernon and Park Vue projects, and at CHP's recently approved Witter Place project. As the first subsidized units near their expiration in 2024, the City is exploring opportunities to expand and/or make permanent the subsidy program; if proposed, a permanent subsidy program would likely be a part of the City's FY 2024 budget.

One member asked if residents' social and economic conditions are improving if many remain unemployed. A member responded that residents having long-term, stable, quality housing is an improvement for residents who may have experienced chronic homelessness or housing instability.

Ali Coleman, DCHS representative to the Committee, described the process through which DCHS chooses subsidy recipients. Part of this process includes a vulnerability scale, which considers prioritization based on risk of displacement, impacts to children, and other factors.

One member stressed the importance of the subsidy as it relates to LIHTC applications, noting that none of the projects receiving subsidies would have won tax credit equity without City support. Another member echoed the importance of the subsidy program and noted that Arlington provides over \$14 million annually toward its own project-based subsidy program.

5. Housing Budget and Projections (Eric Keeler/Tamara Jovovic)

Eric Keeler and Tamara Jovovic provided update on the City's proposed FY 2024 Office of Housing Budget, the Housing Trust Fund (HTF), and HTF projections. Due to a large number of pipeline projects, the City is forward-allocating funding from future budgets in its sequencing strategy.

When discussing Housing Trust Fund projections, Ms. Jovovic noted that there is a trade-off between set-aside units and developer contributions. Additional Committee discussion will be necessary to determine a balance between on-site committed affordable units and developers' voluntary monetary contributions to the HTF.

Mr. Keeler presented the City's proposed FY 2024 budget for the Office of Housing and outlined expenditures, sources, and uses. The City Manager will host a FY 2024 City Budget Public Hearing on March 18.

6. Zoning for Housing Update (Tamara Jovovic)

The Zoning for Housing/Housing for All kickoff event will take place over a two-day session on March 20 and March 21 with a project website forthcoming. Zoning for Housing will be a standing item on AHAAC's agenda during the duration of the project, and the kickoff event is anticipated to be a topic of discussion during April's AHAAC meeting.

7. Consideration of February 2, 2023, Minutes

Action Requested: Review and Vote on Minutes

Coss Lumbé motioned to approve the February 2, 2023, AHAAC minutes; Jon Frederick seconded the motion. The Committee approved the February AHAAC minutes unanimously.

8. Report Outs (Committee Members)

Betsy Faga reported meeting with the chair of Arlington's Citizens Advisory Commission on Housing; the chairs discussed collaboration between AHAAC and the Commission, including a potential joint meeting in the future.

Betsy Faga, Helen McIlvaine, and Eric Keeler reported on a recent meeting with Councilmember John Chapman. The Councilman plans to meet with the Committee later this fiscal year. The Councilman also noted the benefits of AHAAC being present to advocate at Council meetings and encouraged members to attend Council meetings and public hearings.

9. ARHA Updates (Michelle Krocker)

Michelle Krocker reported that City Council approved the Samuel Madden redevelopment project on February 25, 2023; following Council's approval, ARHA will apply for LIHTC equity.

Ms. Krocker stated that ARHA's next anticipated project is the Ladrey redevelopment. ARHA anticipates using the same fast-track strategy as

Samuel Madden—an 11 to 12 month period—for Ladrey's development approvals.

10. Housing Alexandria Updates (Jon Frederick)

Jon Frederick informed the Committee that AHDC has been rebranded to Housing Alexandria. Mr. Frederick reported that The Bloom recently received the [Excellence in Affordable Housing Development award](#) from ULI. Regarding Housing Alexandria's Seminary Road project, Mr. Frederick reported that state housing trust fund dollars remain unallocated, resulting in delays for the project.

11. Information Items:

Financial Report

Staff covered the financial report during agenda item five (Housing Budget and Projections).

12. Staff Updates (Staff)

Staff will send an email to the Committee to determine April's meeting date.

13. Announcements and Upcoming Housing Meetings (Staff)

City Council Public Hearing Meeting

February 25, 2023; 9:30 a.m.

City Hall, Council Chamber, 301 King St.

Regional Fair Housing Plan Public Listening Session

March 5, 2023; 2:00 p.m.

[Virtual](#)

ARHA Redevelopment Work Group

March 16, 2023; 5:30 p.m.

City Hall, Council Work Room, 301 King Street

14. Adjournment (Chair)

Michelle Krockner motioned to adjourn the meeting; the Chair adjourned the Committee at 9:06 p.m.

March 31, 2023

Congressman Donald S. Beyer Jr.
1119 Longworth Office Building
Washington, DC 20515

Re: Alexandria Housing Affordability Advisory Committee Support for 1022 Pendleton Street
Boarding House Rehabilitation Project

Dear Congressman Beyer,

As Chair of the Alexandria Housing Affordability Advisory Committee (AHAAC), I am pleased to express the Committee's strong support for the rehabilitation of 1022 Pendleton Street ("Boarding House"). AHAAC is a 19-member committee which advises City Council on issues regarding the preservation and creation of affordable housing; makes recommendations on policies governing the City's Housing Trust Fund (HTF) and Housing Opportunities Fund; works with staff to monitor the implementation of the Housing Master Plan; and oversees the administration of the HTF.

At AHAAC's December 2022 meeting, the Office of Housing briefed AHAAC on a proposed project to rehabilitate the property and preserve housing affordability with the support of City federal grant funding and other sources as they are identified. The scope of the project includes improving accessibility, providing energy-efficient heating and cooling systems, restoring the building's historical appearance, and temporarily relocating existing residents.

The briefing highlighted that the Boarding House is owned and operated by Janice Howard, a third generation of member of her family which has held the property since 1917. The Boarding House has contributed significantly to the City's African American history as a center of politics and culture in its early years, in particular by offering accommodations to African American travelers when discriminatory practices otherwise limited their housing options in the city. Throughout its history, 1022 Pendleton Street has operated at various points as a bakery and a hair salon, along with the boarding house. For the past several decades, the Boarding House has provided housing to those most in need, with many current residents residing at this location for a decade or more. Located in the city's Braddock Road Metro Station neighborhood, the Boarding House offers affordable accommodations which are transit accessible and central to employment, services, and other amenities.

While no vote was required as part of this briefing, AHAAC members enthusiastically supported the project and praised its commitment to Housing Master Plan principles including preservation of affordable housing in transit-oriented, amenity-rich areas; partnering with nonprofit and private developers to leverage City resources; and facilitating a variety of housing options for households of all incomes. Members noted the importance of the project's relationship with Carpenter's Shelter and stressed the importance of preserving this asset in a neighborhood which has few deeply affordable housing options. Members also noted the historical significance of the project and recognized that the preservation of housing affordability at the property will lend to

its legacy.

AHAAC expects to review this project again in the near future. In the meantime, I appreciate your consideration of the Committee's emphatic support for this affordable housing preservation opportunity in the City of Alexandria. If you have any questions about the Committee's support for this project, please do not hesitate to reach me at (703) 407-8889 or bfaga10@gmail.com.

Sincerely,

A handwritten signature in black ink that reads "Betsy Faga". The signature is written in a cursive, flowing style.

Betsy Faga
Chair, Alexandria Housing Affordability Advisory Committee

FY 2023 Affordable Housing Development Funds

Financial Report

March Highlights

Payments Received	Reference	DSUP or Transation ID	\$ Amount
Multifamily Loan Repayments	CLI	612 Notabene - 2012 (Pre-development and Renovation)	\$1,021
		Elbert Ave Renovations Sewer - 2009	\$2,319
	Landmark Towers	Landmark Towers	\$50,000
Grand Total			\$53,339

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Grand Total			

New Transaction(s)	Fund	Date Loan Closed	\$ Amount
Pilot Rental Assistance			-\$27,779
Grand Total			-\$27,779

Revenues

	2022						2023						FY Total
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Developer Contributions	\$31,236	\$10,412	\$0	\$0	\$0	\$0	\$152,708	\$335,824	\$0	\$0	\$0	\$0	\$530,179
Developer Contributions - Braddock SAP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Loan Repayments	\$3,339	\$108,919	\$3,339	\$3,339	\$0	\$3,339	\$3,339	\$0	\$53,339	\$0	\$0	\$0	\$178,956
New Revenue Allocated by City Council	\$10,779,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,779,115
ARPA CIP Funds	\$14,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,500,000
FY Total	\$25,313,690	\$119,331	\$3,339	\$3,339	\$0	\$3,339	\$156,047	\$335,824	\$53,339	\$0	\$0	\$0	\$25,988,250

Balance Available
\$10,363,250

Commitments and Reservations

The lifecycle of a project often spans more than a single FY. The "Start" column in the table below represents remaining monies already committed and/or reserved for a project on July 1 of the current FY.

Fund / Project	Start	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total	Grand Total
Housing Trust Fund															
Braddock SAP	\$3,123,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,123,273
Pilot Rental Assistance	\$648,025	\$0	-\$28,282	-\$6,100	-\$15,850	-\$22,182	-\$12,432	-\$13,330	-\$22,009	-\$27,779	\$0	\$0	\$0	-\$147,964	\$500,061
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Total	\$3,771,298	\$50,000	-\$28,282	-\$6,100	-\$65,850	-\$22,182	-\$12,432	-\$13,330	-\$22,009	-\$27,779	\$0	\$0	\$0	-\$147,964	\$3,623,334
Housing Opportunity Fund															
AHDC - Arlandria Ph 1	\$9,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,500,000
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000
ARHA - Redevelopment and Repositioning	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
ARPA Projects	\$0	\$14,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,500,000	\$14,500,000
CHP - Witter Place	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000
CLI - Elbert Avenue	\$0	\$400,000	\$0	\$0	\$0	\$0	-\$83,000	\$0	-\$73,500	\$0	\$0	\$0	\$0	\$243,500	\$243,500
EHIP	\$147,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,000
Housing Opportunity Fund Total	\$12,447,000	\$15,575,000	-\$275,000	\$0	\$0	\$0	-\$83,000	\$0	-\$73,500	\$0	\$0	\$0	\$0	\$15,143,500	\$27,590,500