



# CITY FY 2023 DRAFT CAPER

## FOR HOUSING AND COMMUNITY DEVELOPMENT

### ABOUT THE CAPER

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



Presented by the City of Alexandria Office of Housing

421 King Street

Suite 215

Alexandria, VA 22314

[Alexandriava.gov/Housing](http://Alexandriava.gov/Housing)

## Table of Contents

CR-05 - Goals and Outcomes .....	2
CR-10 - Racial and Ethnic composition of families assisted .....	8
CR-15 - Resources and Investments 91.520(a) .....	9
CR-20 - Affordable Housing 91.520(b) .....	14
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	17
CR-30 - Public Housing 91.220(h); 91.320(j) .....	19
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	21
CR-40 - Monitoring 91.220 and 91.230.....	26
<b>CR-45 - CDBG 91.520(c) .....</b>	<b>28</b>
CR-50 - HOME 24 CFR 91.520(d).....	29
CR-58 – Section 3 .....	31

DRAFT

## **CR-05 - Goals and Outcomes**

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

This document serves as an overview of major initiatives and highlights that were proposed and executed throughout the program year.

#### **Rental Units (Preserving and Creating Affordable Rental Housing):**

- 100% accomplishment in preserving and maintaining the existing supply of 1,150 public housing and replacement units in the City;
- 2700% accomplishment in creating 81 new units at The Waypoint at Fairlington, a 100% affordable multifamily building developed by Wesley Housing Development Corp. The project contains 8 HOME-assisted units

#### **Homeowners:**

- 62.5 % accomplishment in rehabilitating 5 homes through the Home Rehabilitation Loan Program (HRLP)

#### **Homebuyers:**

- 25% accomplishment in assisting 2 first-time homebuyers purchase homes through the Flexible Homeownership Assistance Program (FHAP)

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

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

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

- 36% accomplishment in preventing 54 individuals from becoming homeless through the Transitional Assistance Program
- 139% accomplishment in sheltering 278 individuals through the Winter Shelter Program

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

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

DRAFT

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Ensure Equal Access to Housing	Affordable Housing	CDBG: \$18,800	Other	Other	5	2	40.00%	1	1	100.00%
Homeless Intervention and Prevention Services	Affordable Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0	54	
Homeless Intervention and Prevention Services	Affordable Housing Homeless	CDBG: \$72,474	Homelessness Prevention	Persons Assisted	750	104	13.87%	150	54	36.00%
Homeless Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0	278	
Homeless Services	Homeless	CDBG: \$20,000	Homeless Person Overnight Shelter	Persons Assisted	1000	420	42.00%	200	278	139.00%
Homeless Services	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Increase Housing Affordability	Affordable Housing	HOME: \$700,000	Rental units constructed	Household Housing Unit	300	194	64.67%	3	81	2,700.00%

Increase Housing Affordability	Affordable Housing	CDBG: \$ / HOME: \$ / Section 108: \$	Homeowner Housing Added	Household Housing Unit	0	0		36	0	0.00%
Increase Housing Affordability	Affordable Housing	HOME: \$90,000	Direct Financial Assistance to Homebuyers	Households Assisted	40	6	15.00%	8	2	25.00%
Maintain Housing Affordability	Affordable Housing		Other	Other	100	0	0.00%			
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$700,000	Rental units rehabilitated	Household Housing Unit	12	143	1,191.67%	151	141	93.38%
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$489,191	Homeowner Housing Rehabilitated	Household Housing Unit	40	7	17.50%	8	5	62.50%
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	

Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Planning and Administration	General Management	CDBG: \$153,044 / HOME: \$33,377	Other	Other	16	17	106.25%	17	17	100.00%

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

DRAFT

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

The City's priority is always the creation and preservation of affordable housing. CDBG funds are typically used for preservation, while HOME funding supports the creation of new units. In Fiscal Year 2023, the City committed CDBG funds to rehabilitate elevators and elevator lobbies in a housing development with 149 affordable units. This preserved affordability since the property did not need to borrow or raise capital to do the rehabilitation and therefore could continue to charge affordable rents. CDBG funds also preserved housing affordability for five low-income homeowners by rehabilitating and increasing the useful life of their homes.

The Winter Shelter and Transitional Assistance Program - programs which address the needs of the homeless and those exiting homelessness - experienced an increase in demand, a change from the previous year's decrease. This increase is likely attributable to rising rental prices and eviction rates, as well as landlords choosing not to renew leases in the absence of a "just cause" law governing lease non-renewals.

DRAFT



## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	99	0
Black or African American	239	18
Asian	4	0
American Indian or American Native	3	6
Native Hawaiian or Other Pacific Islander	1	0
<b>Total</b>	<b>346</b>	<b>24</b>
Hispanic	53	7
Not Hispanic	293	17

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

### Narrative

The Winter Shelter and Transitional Assistance Programs are the two most utilized programs that use CDBG funds. The heavy utilization of these programs by Black or African-American households reflects the over-representation of Black or African-American households in poverty in Alexandria in comparison to other races. The households assisted by the Home Rehabilitation Loan Program were nearly evenly split between White and Black households.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,015,445	1,559,889
HOME	public - federal	3,736,389	123,377
Competitive McKinney-Vento Homeless Assistance Act	public - federal	876,519	
LIHTC	public - state	24,000,000	
Section 108	public - federal	5,951,460	0
Section 8	public - federal	25,630,535	

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

### Narrative

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

## Leveraging

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

In FY 2023, the City used City Housing Trust Fund (HTF) and local funds to pay soft costs for Housing Alexandria's Sanse/Naja project, which will be 100% affordable and have an estimated 474 units. The project will be receiving Low-Income Housing Tax Credits, local funds, state bond funding and future HOME funding from the City.

HTF funds were also used to supplement the CDBG funds used for the Rental Accessibility Modification Program.

In February 2023, the City Council authorized the sale of a City-owned parking lot to a non-profit developer as part of a land assemblage for the Housing Alexandria Sanse/Naja project. The sale will be finalized in August 2023.

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

**Table 5 – Fiscal Year Summary - HOME Match Report**

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

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
404,490	352,131	123,377	0	633,245

Table 7 – Program Income

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

**Table 8 - Minority Business and Women Business Enterprises**

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

**Table 9 – Minority Owners of Rental Property**

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

**Table 10 – Relocation and Real Property Acquisition**

DRAFT

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	193	0
Number of Special-Needs households to be provided affordable housing units	14	2
<b>Total</b>	<b>207</b>	<b>2</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	48	8
Number of households supported through Rehab of Existing Units	159	145
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>207</b>	<b>153</b>

Table 12 – Number of Households Supported

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

In FY 2023, eight HOME units were delivered at the Waypoint at Fairlington, an 81-unit, 100% affordable development.

The FY 2023 Action Plan anticipated the delivery of 36 new homeownership units and three new rental units. The three rental units would have served four intellectually/developmentally disabled households

each. The rising cost of materials and higher interest rates created a funding gap which has delayed the project.

The number of single-family homes rehabilitated using the Home Rehabilitation Loan Program did not match the one-year goal due to fewer program applicants in FY 2023.

The number of first-time homebuyers was slightly below the one-year goal, likely because of rising interest rates.

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

Future action plans will be adjusted to reflect the later delivery of the expected 36 homeownership and three rental units.

Because of the reduced demand for the program, some funding that had been directed to the Home Rehabilitation Loan Program will be reprogrammed to support multifamily building rehabilitation instead.

Funding for the first-time homebuyer program will remain the same or increase because of the need for more downpayment and closing cost assistance to buyers and the delivery of more affordable homeownership set-aside units in new construction buildings.

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

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	128	0
Low-income	9	4
Moderate-income	8	6
<b>Total</b>	<b>145</b>	<b>10</b>

**Table 13 – Number of Households Served**

**Narrative Information**

In FY 2023, three low-income and five moderate-income renter households moved into units assisted by the City's HOME program. One low-income and one moderate-income first-time homebuyers received HOME downpayment and closing cost assistance to purchase homes.



CDBG funds assisted 126 extremely low-income, five low-income, and seven moderate income renters through the rehabilitation of common areas and elevators in their building. One middle-income renter was also assisted. Two disabled households with extremely low-incomes were assisted through the modification of their units to improve accessibility.

CDBG funds also assisted four low-income and one moderate-income homeowners. These homeowners received loans and project management services to bring their homes up to code and extend the useful life of the homes.

DRAFT

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

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

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

During FY 2023, the Alexandria Department of Community and Human Services (DCHS) continued to employ one full-time worker through the Projects for Assistance in Transition from Homelessness (PATH) program. The PATH worker's primary duty is to conduct routine community outreach targeted at engaging individuals experiencing homelessness in mental health treatment and housing services. Outreach occurs throughout the City with specific attention to areas where individuals experiencing homelessness are known to sleep and/or spend their days (e.g. near the Potomac River waterfront, bridges, parks and public libraries). The PATH worker also conducts in-reach services at local shelters, drop-in centers, free meal sites, churches, and other agencies, and works with various partners such as the local police, first responders, and mental health workers to identify potential PATH candidates and recruit their involvement in the PATH program. To improve community awareness of the program, the PATH worker disseminates business cards and the City of Alexandria Community Resource cards to first responders, local businesses, librarians, and the community-at-large.

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

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

CDBG funds were used to support the Carpenter's Shelter's Winter Shelter Program which, through a contract with the City, provided seasonal shelter, workshops, and connections to community services from November 1 to April 15 to protect 278 persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

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

- Community Lodgings, Inc. provided homeless families, many of whom are leaving emergency shelters, with transitional housing, case management, education, and other supportive services.
- ALIVE! House provided transitional shelter and supportive services for families.
- The Alexandria Community Shelter, a City-owned emergency shelter operated by Volunteers of America Chesapeake, had 64 shelter beds for adults available year-round.
- The Carpenter's Shelter had 60 emergency shelter beds for families available year-round.

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

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

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

- Friends of Guest House provided transitional housing and supportive services to 112 female ex-offenders to help them achieve self-sufficiency.
- The Alexandria Domestic Violence Safe House provided a safehouse stay to 66 women and 74 children.

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

CDBG funds were used to support the Transitional Assistance Program, which provides security deposits and rental assistance to low-income households experiencing or at-risk of homelessness. Fifty individuals were helped by this program.

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

- Christ House provided 14 men with transitional housing, intensive case management, job training, and employment search assistance to facilitate their transition to independent living.

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

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

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

In February 2023, the City Council approved the Alexandria Redevelopment and Housing Authority's (ARHA) redevelopment plan for the Samuel Madden Homes, which will transform the existing 66-unit site into two buildings with a total of 532 units, 326 of which will be affordable to incomes ranging from 0-80% AMI. In March and June 2023, the City Council approved loans totaling \$3.1 million dollars to support the project, which was also awarded Low-Income Housing Tax Credits by Virginia Housing. ARHA plans to apply for Section 18 Tenant Protection Vouchers to replace the 66 public housing units on the site and is exploring the use of Faircloth-to-RAD conversions. The City continues to work with ARHA to advance the project through the development process, including the environmental review and Section 106 processes.

ARHA is also moving forward to redevelop the Ladrey High-rise Apartments from a 170-unit elderly/disabled building to a 271-unit mixed-income development. In March 2023, ARHA submitted concept plans to the City for redevelopment with a goal of obtaining development approval in time for the 2024 Virginia tax credit cycle. The City's Department of Planning & Zoning and the Office of Housing are working closely with ARHA to help the agency complete the development approval process in time to meet this goal. Ladrey was awarded 170 Tenant Protection Vouchers through a Section 18 award in 2020.

#### **Resyndication**

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

#### **Public Housing Conversion**

In FY 2023, with the support of the City, the Alexandria Redevelopment and Housing Authority (ARHA) continued to pursue a transition from Section 9 (public housing) to Section 8 subsidies (RAD and Project-Based Vouchers) for multiple properties through HUD's Section 18 and RAD conversion processes. Operating revenue generated by converting units from a public housing operating subsidy to a Project Based Section 8 subsidy will allow the housing authority to increase project income and apply those funds to address numerous capital items and deferred maintenance repairs in its housing stock. ARHA

will be able to leverage these increased operating revenues with private and other public capital resources. ARHA is working with HUD on six Rental Assistance Demonstration (RAD) applications for converting the operating subsidies of the Old Dominion, West Glebe, James Bland I and II, Chatham Square, and Braddock-Whiting-Reynolds (BWR) developments from public housing to RAD and Project-Based Vouchers. The City supports these efforts and provides ARHA with letters support as needed.

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

ARHA staff meets at least twice a year with each housing development's community. Topics discussed include building and unit maintenance, community safety, new services offered, any applicable property redevelopment, and rules and regulations affecting both the Agency and residents. During the meetings, residents are encouraged to provide input, suggest improvements, and ask questions.

- ARHA has frequently met with residents in preparation for the significant changes and benefits that will result from Section 18 and RAD subsidy conversion of public housing properties. Citywide meetings to review the ARHA Annual Plan and its amendments have been well attended with vocal resident participation. During all resident meetings, participants are encouraged to ask questions and to provide comment.
- Residents are also encouraged to participate in management decisions via Resident Surveys. This tool has been used to assess resident needs and interest in specific issues such as the quality of maintenance provided by ARHA and the redevelopment of public housing properties
- ARHA resident associations, such as the ARHA Resident Association (ARA) and Resident Advisory Board (RAB), continue to be active in the community and with ARHA management. ARHA resident associations elect their officers and meet monthly to discuss issues that affect ARHA residents and their communities. Monthly, they bring their concerns to ARHA management and to ARHA's Board of Commissioners where Board members and the CEO can hear, respond, and follow up on issues raised by resident representatives. In addition, ARHA's resident associations review and comment on the Annual Agency Plan, Five Year Plan, and all significant amendments to ARHA's housing programs that are submitted to HUD. The president of the ARA was appointed to the ARHA board by City Council several years ago.
- ARHA continues to seek new local partners to offer support with homeownership education, finance, credit repair, and down payment assistance.
- ARHA continues to administer its Homeownership Voucher Program. Currently 18 voucher families own their home. ARHA hopes to once again partner with the Office of Housing to aid eligible residents with City downpayment and closing cost assistance so they can achieve homeownership.

### **Actions taken to provide assistance to troubled PHAs**

ARHA is not a troubled PHA.

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

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

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

In FY 2023, the City began a Zoning for Housing/Housing for All initiative to study a number of different proposals to increase housing production in Alexandria. While not all of the proposals are directly aimed at increasing the supply of committed affordable housing, one of the goals of the Zoning for Housing initiative is to increase housing affordability by increasing the supply of housing throughout the city.

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

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

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

In FY 2023, the City began the Alex West planning process, engaging with residents of the Alexandria West Small Area Plan about what they felt their neighborhood lacks and ways to meet those needs. Alexandria West has a large population of renters, many of whom are under the 60% AMI level.

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

The City commissions a Certified Risk Assessor and Certified Lead-based Paint Inspector to conduct a Risk Assessment and Lead-based Paint Testing at all Home Rehabilitation Loan Program and Rental Accessibility Modification Program projects if the structures were constructed before 1978 and when any painted surfaces are likely to be disturbed during the proposed rehabilitation work. The City pays the costs for the risk assessments and lead-based paint testing, and when warranted for soil analysis. The results of these risk assessments are provided to the property owner(s) and the assigned

project architects. The project architects, based on the level of assistance being provided at a project, will incorporate the appropriate level of hazard abatement required to meet the requirements of the Title X regulations. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

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

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

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

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

Federal and state programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as Head Start for

low-income children and Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits to children, elderly persons, disabled adults, and pregnant women; the Workforce Development Center, which is the City's one stop center for Workforce Investment Act service delivery, and the Virginia initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients. These programs and services were supplemented by City and non-profit programs such as food pantries, free or reduced-cost childcare programs, mentoring programs for low-income youth, and educational support programs offered by Alexandria City Public Schools.

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

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

In FY 2023, the City continued working with public and private provider agencies to offer housing and/or supportive services to low-income households in Alexandria. The Office of Housing convened quarterly meetings of non-profit developers and service providers to foster dialogue between organizations. The City also worked with local lenders, realtors, developers, architects, contractors and its state government who were essential in assisting the City in completing affordable housing projects and implementing programs to meet the needs of low-income and moderate-income households.

The ARHA Redevelopment Work Group is convened to coordinate ARHA's efforts to redevelop, financially reposition, and modernize its housing stock. The group is convened by the City Manager and comprised of two members of City Council, one member of Planning Commission, and two members of ARHA's Board of Commissioners. The Work Group meets monthly with City and ARHA staff to discuss ARHA's strategic plans, redevelopment efforts, subsidy changes, resident engagement, and more. In addition, a Joint Work Session between the City Council, the Planning Commission, and the ARHA Board of Commissioners was held in June 2022 to foster further cooperation between the bodies.

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

The Office of Housing joined with other City departments and community partners such as the Department of Community and Human Services, Legal Services of Northern Virginia, and Christ Church to form the Eviction Prevention Task Force to work on short- and long-term strategies to prevent eviction and housing instability. The Task Force led to the creation of the Alexandria Eviction Prevention Partnership, a collaboration between ALIVE!, Legal Services of Northern Virginia, the



Northern Virginia Affordable Housing Alliance, and the Lazarus Ministry of Christ Church. The Partnership works directly with Alexandria residents, assisting them with applying for rental assistance and navigating the eviction process.

The Partnership to Prevent and End Homelessness (The Partnership) is the City's Continuum of Care group. Also known as The Partnership, it works with many different public and private entities to ensure that it has a broad, diverse active membership that is reflective of the Alexandria's community. The Partnership plans, coordinates and implements an effective and efficient system-wide response to homelessness within the City. The Partnership also coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

The Alexandria Council of Human Service Organizations (ACHSO) was formed to strengthen the human services network in the city, build relationships, and leverage resources. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs.

The Alexandria Redevelopment and Housing Authority ARHA and City agencies frequently, and informally, coordinate their efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing and the Department of Planning & Zoning continue to provide support to ARHA's redevelopment efforts by meeting with ARHA staff to coordinate on the Agency's plans and discussion items raised during the monthly meetings of the ARHA Redevelopment Work Group.

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

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

The Office of Housing operates a Fair Housing Testing Program designed to identify discriminatory practices based on race, national origin, familial status, persons with disabilities, and sexual orientation in the rental housing, real estate sales and mortgage lending markets. The City trains and provides stipends to pairs of testers who conduct tests to identify evidence of discrimination in the provision of housing. Where testing has found some evidence of discrimination, a formal complaint of discrimination

can be filed with the City's Human Rights Office. Following further investigation, the Human Rights Office prepares a decision determining whether discrimination occurred. The Human Rights Office then attempts to remedy the case between the Fair Housing Testing Program and the respondent. If appropriate, the City's Human Rights Commission could ultimately be called upon to hold a public hearing on the case and make a final decision of discrimination.

The Fair Housing Testing Program for FY 2023 tested financial institutions in the city for evidence of discrimination on the basis of race and national origin in mortgage lending. Thirteen real estate firms were tested, and no evidence of discrimination was found.

The Alexandria City Council has not yet formally received the Regional Fair Housing Plan, which the Metropolitan Washington Council of Government (MWCOC) created using input from eight Washington D.C. area jurisdictions, including Alexandria. However, the City had previously begun to implement several of the Plan's goals and strategies, such as making bus transportation free, expanding homeownership opportunities for first-time homebuyers, and using zoning incentives to increase the supply of affordable housing.

DRAFT

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City's Office of Housing is the lead office for ensuring that progress is made toward achieving goals established in the Consolidated Plan. The Office of Housing is also responsible for seeing that CDBG and HOME funded programs are administered in a manner consistent with program regulations. Any subrecipient that utilizes CDBG or HOME funds is subject to the requirements of a grant or loan agreement with the City and is required to submit progress reports to the City on a regular basis. Housing staff conducts on-site and remote monitoring to determine if the subrecipients continue to comply program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed. In FY 2023, select multifamily properties which receive HOME funding was physically inspected, and the financial statements of the properties was reviewed through Housing's asset management function in accordance with the asset management and certification schedules established by HUD. No major issues were found.

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

The City conducts environmental reviews of all the major projects it funds. These reviews include assessments of the projects' compliance with the City's Master Plan and Small Area Plans both now and in the future.

The Annual Action Plan for federal fiscal year 2023 was submitted to HUD in May 2023 and was approved in August 2023.

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

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

The CAPER public comment period is August 25, 2023 - September 11, 2023. Notices about the CAPER and the public comment period were published in the week of August 21, 2023 in two newspapers of general circulation, one of which was Spanish-language. During the public comment period, copies of the CAPER will be emailed to members of community groups with an interest in community development activities. These groups are also invited to attend the public hearing on the CAPER. Social

media posts will be made on the Office of Housing’s Facebook and Twitter pages to advertise the public comment period. The full CAPER is made available electronically on the Office of Housing’s website and in hard copy at the Office’s physical location (which is accessible via multiple bus routes) as well as libraries throughout the city. Accessible and translated versions were available upon request. A public hearing on the CAPER will be held on September 7, 2023 as part of the regularly scheduled Alexandria Housing Affordability Advisory Committee (AHAAC) meeting. AHAAC members represent a variety of groups with interests in housing affordability, such as renters, non-profit developers, members of the faith community, etc.

DRAFT

**CR-45 - CDBG 91.520(c)**

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

The City continued to expand its multifamily building rehabilitation program in response to reduced demand for its Home Rehabilitation Loan Program. Going forward, the City has committed future CDBG funds to support a multi-year building rehabilitation project.

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

No

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

DRAFT

## **CR-50 - HOME 24 CFR 91.520(d)**

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

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

Three HOME funded properties were inspected in FY 2023.

- The Spire: No issues
- Lacy Court: No issues
- The Bloom: No health and safety issues. Minor issues were corrected by property management.

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

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

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

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

Program income was used to provide downpayment assistance to two first-time homebuyers. One very low-income White single-parent household received \$50,000 in downpayment assistance and one low-income White single person household received \$40,000 in downpayment assistance.

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

The City applied for, and was awarded, a Community Project Funding grant to support the Sanse/Naja project, which will have 474 affordable units when completed. It also funded a pilot rental subsidy program, which helps very low- and extremely low-income households afford units in affordable housing developments. Development Special Use Permits were granted to two 100% affordable rental developments.

DRAFT

### CR-58 – Section 3

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

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

**Table 14 – Total Labor Hours**

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



Other.					
--------	--	--	--	--	--

**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

DRAFT