



OFFICE OF
HOUSING

Fiscal Year 2026 CAPER

PREPARED BY THE CITY OF ALEXANDRIA OFFICE OF HOUSING

September 3, 2026

What is the CAPER?



Programs

- ❖ Transitional Assistance Program (CDBG) – assists low-income residents with security deposits and first month's rent
- ❖ Winter Shelter (CDBG) – provides overnight shelter to unhoused people during the winter months
- ❖ Home Rehabilitation Loan Program (CDBG) – assists low-income homeowners with repairs to extend the useful life of their home
- ❖ Rental Property Rehabilitation Program (CDBG) – assists non-profit affordable rental properties with rehabilitation and repairs of common areas and building infrastructure
- ❖ Flexible Homebuyer Assistance Program (HOME) – provides down-payment and closing cost assistance to income-qualified first-time homebuyer

How much did we spend?

OBJECTIVE	BUDGETED	SPENT
Prevent homelessness	\$70,000	\$64,780
Provide winter shelter	\$20,000	\$20,000
Rehabilitate homes*	\$779,689	\$719,102
Rehabilitate rental housing**	\$300,000	\$325,000
Assist first-time homebuyers	\$300,000	\$1,300,000

*A project is currently underway

**Funding for Phase I; Phase 2 is currently underway

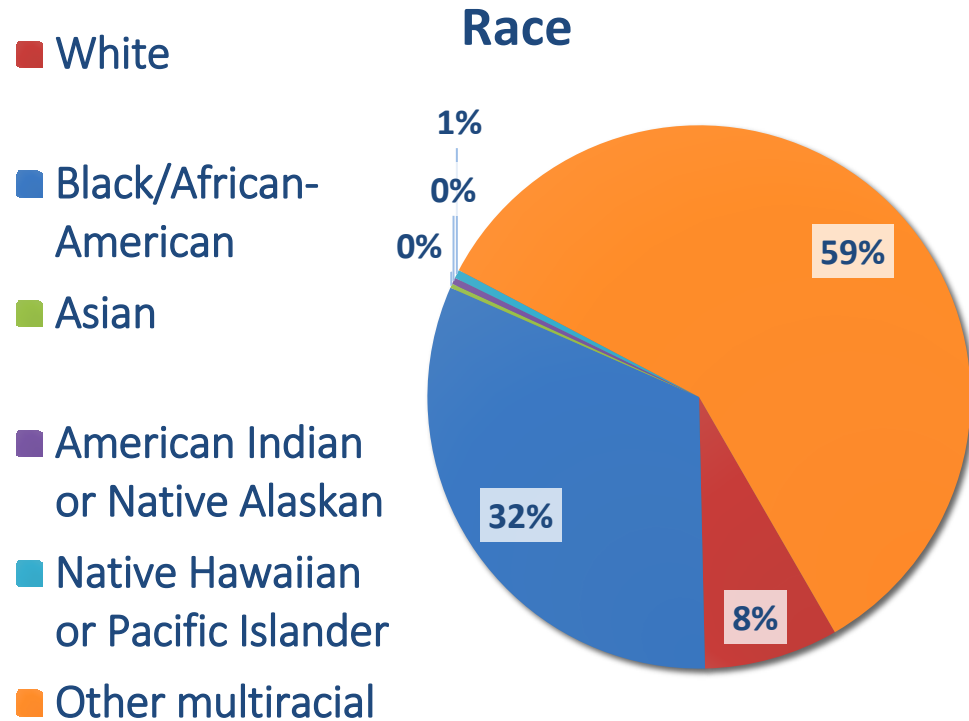
How did we do this year?

OBJECTIVE	GOAL	ACHIEVEMENT	% OF GOAL
Prevent homelessness	50 people	63 people	126%
Provide winter shelter	200 people	506 people	253%
Rehabilitate homes	5 homes	0 homes	0%
Rehabilitate rental housing	11 units	204 units	1,855%
Assist first-time homebuyers	8 homebuyers	29 homebuyers	363%

How did we do over the last 5 years?

OBJECTIVE	GOAL	ACHIEVEMENT	% OF GOAL
Prevent homelessness	750 people	304 people	40.5%
Provide winter shelter	1000 people	1768 people	176.8%
Rehabilitate homes	40 homes	13 homes	32.5%
Make rental housing accessible	12 units	4 units	33.3%
Rehabilitate rental housing	348 units	352 units	101.1%
Assist first-time homebuyers	40 homebuyers	55 homebuyers	137.5%
Build rental housing	300 units	0 units	0%

Who did we serve?



CDBG funded programs

- ❖ 4% of those assisted identified as Hispanic or Latino/a
- ❖ 80% of those assisted were extremely low-income
- ❖ 72% of families assisted received overnight shelter

Other Accomplishments

- ❖ Applications opened for units at Sanse
- ❖ Samuel Madden North began construction
- ❖ Rehabilitation of the Pendleton Street Rooming House continued



Samuel Madden North Construction

Public Comment

- ❖ Comment period open until September 7
- ❖ Comments can be submitted by postal mail or email
- ❖ Full version of the CAPER available online, at the Office of Housing, or at City libraries

Contact Information

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