

COMMUNITY HOUSING PARTNERS

ILLUSTRATIVE RENDERING - FROM WITTER FIELDS

MOSELEYARCHITECTS WINSTANLEY ARCHITECTS & PLANNERS

CITY FY 2025 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

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CR-05 - Goals and Outcomes

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

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

In City Fiscal Year 2025, the Office of Housing used CDBG and HOME funds to do the following:

Rental Units (Preserving and Creating Affordable Rental Housing):

- 100% accomplishment in preserving and maintaining the existing supply of 1,150 public housing and replacement units in the city.
- 80% accomplishment in rehabilitating affordable rental units
- 50% accomplishment in modifying 1 rental unit to be accessible for a disabled tenant

Homeowners:

- 67% accomplishment in rehabilitating 2 homes through the Home Rehabilitation Loan Program (HRLP).

Homebuyers:

- 75% accomplishment in assisting 6 first-time homebuyers purchase homes through the Flexible Homeownership Assistance Program (FHAP).

Homeless Persons and Persons at Risk of Homelessness:

- 100% accomplishment in preventing 58 individuals from becoming homeless through the Transitional Assistance Program.
- 221% accomplishment in sheltering 442 individuals through the Winter Shelter Program.

The City also assisted in the purchase of an affordable rental unit by Good Shepherd Housing, an affordable housing non-profit.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Ensure Equal Access to Housing	Affordable Housing	CDBG: $	Other	Other	5	3	60.00%	1	1	100.00%
Homeless Intervention and Prevention Services	Affordable Housing Homeless	CDBG: $ / HOME-ARP: $200000	Homelessness Prevention	Persons Assisted	750	241	32.13%	58	58	100.00%
Homeless Services	Homeless	CDBG: $	Homeless Person Overnight Shelter	Persons Assisted	1000	1262	126.20%	200	442	221.00%
Increase Housing Affordability	Affordable Housing	CDBG: $ / HOME: $ / Section 108: $5472415	Rental units constructed	Household Housing Unit	300	0	0.00%			
Increase Housing Affordability	Affordable Housing	CDBG: $ / HOME: $ / Section 108: $5472415	Direct Financial Assistance to Homebuyers	Households Assisted	40	26	65.00%	8	6	75.00%

Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: $ / HOME: $300000	Rental units rehabilitated	Household Housing Unit	12	152	1,266.67%	11	9	81.82%
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: $ / HOME: $300000 /	Homeowner Housing Rehabilitated	Household Housing Unit	40	13	32.50%	3	2	66.67%
Planning and Administration	General Management	CDBG: $ / HOME: $	Other	Other	16	17	106.25%	17	17	100.00%

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

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

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	49	6
Black or African American	202	16
Asian	6	1
American Indian or American Native	5	0
Native Hawaiian or Other Pacific Islander	1	0
Total	**263**	**23**
Hispanic	20	1
Not Hispanic	243	22

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

Narrative

CDBG funds assisted a total of 503 persons in FFY 2024. Two hundred and forty persons identified as "other multiracial." The chart above does not include those categories and therefore the number of persons assisted appears to be less than it actually is.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,907,168	
HOME	public - federal	844,309	
Competitive McKinney-Vento Homeless Assistance Act	public - federal	876,519	
Section 108	public - federal	5,472,415	
Section 8	public - federal	25,691,453	
Other	public - federal	3,700,000	

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 the need for repairs rather than targeting specific areas of the city. For these reasons the City does not target its investments.

Leveraging

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

In FY 2025, the City continued to use City Housing Trust Fund (HTF) dollars and local funds to support Housing Alexandria's Sanse/Naja project, which will be 100% affordable and have an estimated 474 units, including 416 rental units and 58 for-sale/condominium units. The project will be receiving Low-Income Housing Tax Credits, local funds, state bond funding, HOME funding from the City, and a Section 108 loan from the City, as well as private funds.

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

The City used HOME funds to assist Good Shepherd Housing to purchase an affordable rental unit. Local match funds were used as part of the loan to Good Shepherd.

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

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

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

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

Table 7 – Program Income

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

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	12	16
Number of Special-Needs households to be provided affordable housing units	2	1
Total	**14**	**17**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	14	11
Number of households supported through Acquisition of Existing Units	8	7
Total	**22**	**18**

Table 12 – Number of Households Supported

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

The City fell short of its goal to serve households with special needs because it did not have architects to design the necessary modifications for clients. However, one special needs household was served by transferring the resident to a more accessible unit, meaning they did not require CDBG assistance but did receive service for its needs.

The number of units acquired was below goal because some homebuyers chose to use a program that uses local funds instead of HOME funds. The total number of homebuyers was actually 13, with one additional unit purchased by a non-profit to preserve the affordability of a rental unit.

Discuss how these outcomes will impact future annual action plans.

The City has reached the end of its current Consolidated Plan cycle and is reconsidering all of its current projects in light of their performance.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	1
Low-income	8	14
Moderate-income	0	0
Total	**11**	**15**

Table 13 – Number of Households Served

Narrative Information

For activities that qualify as "affordable housing" per HOME regulations, two extremely low-income homeowner households and one extremely low-income renter household were served using CDBG funds. Six low-income first-time homebuyer households and nine low-income renter households were served using HOME funds.

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 2025, the Alexandria Department of Community and Human Services (DCHS) continued to employ one full-time worker through the Projects for Assistance in Transition from Homelessness (PATH) program. The PATH worker's primary duty is to conduct routine community outreach targeted at engaging individuals experiencing homelessness in mental health treatment and housing services. Outreach occurs throughout the City with specific attention to areas where individuals experiencing homelessness are known to sleep and/or spend their days (e.g., near the Potomac River waterfront, bridges, parks, and public libraries). The PATH worker also conducts in-reach services at local shelters, drop-in centers, free meal sites, churches, and other agencies, and works with various partners such as the local police, first responders, and mental health workers to identify potential PATH candidates and recruit their involvement in the PATH program. To improve community awareness of the program, the PATH worker disseminates business cards and the City of Alexandria Community Resource cards to first responders, local businesses, librarians, and the community-at-large.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG funds were used to support the Carpenter's Shelter's Winter Shelter Program which, through a contract with the City, provided seasonal shelter, workshops, and connections to community services from November 1 to April 15 to protect 442 persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

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

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

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

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

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

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

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

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

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

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

Actions taken to address the needs of public housing

The City provided a $56 million moral guarantee in support of ARHA's purchase of a senior independent living building in which ARHA intends to project-base vouchers in all of the units (except those currently occupied).

In FY 2025, 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 to convert the West Glebe, 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 of 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 comments.

ARHA also engages residents of properties proposed for redevelopment, provides information about the process, and seeks their input regarding resident needs and preferences related to proposed community design and function. ARHA also provides information related to proposed

relocation plans.

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 2025, the City concluded the Alex West planning process, engaging with residents of the Alexandria West Area 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. The plan included recommendations for zoning changes to allow for more residential development in the area and strategies to mitigate displacement of low-income residents of the area. The Alex West Plan was approved by City Council in November 2024.

The City continues to work on its Housing 2040 Master Plan, which will include recommendations for fiscal tools to promote the development of affordable housing.

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

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

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

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

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

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

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

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

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

The City's 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 a 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 2025, 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.

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 lead 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 community. The Partnership plans, coordinates and implements an effective and efficient system-wide response to homelessness within the City. The Partnership also coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

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

training and in-depth education programs.

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

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

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

The Office of Housing operates a Fair Housing Testing Program 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 preliminary 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 unsuccessful in resolving the case, the City's Human Rights Commission could ultimately be called upon to hold a public hearing to make a final determination of discrimination.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

The Annual Action Plan for federal fiscal year 2025 was submitted to HUD in May 2025.

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 was September 6, 2025 - September 22, 2025. Notices about the CAPER and the public comment period were published in the week of September 6, 2025 in two newspapers of general circulation, one of which is Spanish-language. The full CAPER was made available electronically on the Office of Housing's website and in hard copy at the Office's physical location (which is accessible via multiple bus routes) as well as libraries throughout the city. Accessible and translated versions are available upon request. A public hearing on the CAPER was held on September 4, 2025 as part of the regularly scheduled Alexandria Housing

Affordability Advisory Committee (AHAAC) meeting. AHAAC members represent a variety of stakeholder groups with interests in housing affordability, such as renters, non-profit developers, a member of a faith community, etc.

CR-45 - CDBG 91.520(c)

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

The City undertook two new activities in FY 2025: loaning HOME money to an affordable housing non-profit so they could purchase a rental unit and rehabilitating eight rental units at the request of another non-profit.

The City has reached the end of its Consolidated Plan cycle and will be reevaluating all of its current projects based on how well it accomplished its goals.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

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

Lacy Court, St James Plaza, Nexus, The Bloom, and The Waypoint were all inspected this year and no issues were noted.

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

HOME program income was used for the Home Rehabilitation Loan and the Flexible Homeownership Assistance Programs. 7 households were assisted, 6 of which were low-income. The other households was extremely low-income. Five of the households were single-person and one household was two-person.

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 was a signatory, along with HUD and the Virginia Department of Historic Resources, to a Memorandum of Agreement regarding historic resources at the Heritage development site, allowing the project to proceed. The Heritage has a HAP contract with HUD to support affordable units and received a density bonus from the City in exchange for additional affordable units.

The City also supported ARHA's purchase of a senior-only rental building that ARHA intends to make a majority of the units project-based.

CR-58 – Section 3

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

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

Table 14 – Total Labor Hours

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

Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative