

## **Executive Summary**

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

#### **1. Introduction**

The City Fiscal Year (CFY) 2021 Annual Action Plan is intended to be a continuation of the 2020 Annual Plan and is the sixth year of the 2015-2020 Consolidation Plan. The 2015-2020 Consolidated Plan was extended one year as approved by HUD in June 2018 to allow the City to participate in the Metropolitan Washington Council of Governments preparation of a Regional Analysis of Impediments to Fair Housing (AI). This AI will be included in the 2022-2026 Consolidated Plan and will help shape the priorities and goals of the Consolidated Plan.

Because this Annual Plan is intended to be an continuation of the 2020 Annual Plan, the priorities, goals, and strategies of the Plan remain the same, with the exception of additional funding for a short-term rental assistance program created in response to the coronavirus pandemic. While funding for this program is new, most of the other projects will receive similar funding as in 2020. It is anticipated priorities, strategies, goals, and funding levels will change in 2022-2026 Consolidated Plan based on citizen input, housing market analysis, consultation with local organizations, and the AI.

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

#### **3. Evaluation of past performance**

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

As this plan is a continuation of the CFY 2020 Action Plan, no new evaluations of past performance were done. The CFY 2022 Consolidated Plan will evaluate past performance over the life of the CFY 2015-2020 Five-Year Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In September 2019 the City held a public hearing on the CFY 2019 CAPER and solicited public comments. No comments were received, so no changes were made to the Action Plan. As this Annual Plan is a continuation of last year's activities with no change in priorities and goals and minimal change in funding amounts, the consultation process was minimized and incorporated into the citizen participation process. Organizations will be individually invited to consult on the draft Plan during the 30 day public comment period and their input will be included in the final Plan.

Citizen participation was somewhat hindered by the coronavirus outbreak and the emergency measures required to contain it. The Citizen Summary was intended to be available at City libraries and the Office of Housing, but the libraries were closed before the Citizen Summary had been distributed to them. A copy of the Summary and Draft Plan were available at the Office of Housing for in person review, but staff were assigned full time telework as of March 30, which is also the day the Governor of Virginia issued a "stay at home" order. The Summary and Draft Plan remained available to the public on the Office of Housing website. The Citizen Summary and Draft Plan were amended in response to the increased CDBG funding provided by the CARES Act and the amended versions were announced to the public via eNews, social media, and the Office of Housing's website. Interested parties were informed about both the original and amended versions of the Citizen Summary and Draft Plan via email and a public hearing was held on the amended Draft Plan on April 18.

**5. Summary of public comments**

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

Comment period has not concluded.

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

Comment period has not concluded.

**7. Summary**

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

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

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

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

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

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	Carpenter's Shelter
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	Department of Community and Human Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
4	<b>Agency/Group/Organization</b>	Alexandria Housing Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	Wesley Housing Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	Community Lodgings, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
7	<b>Agency/Group/Organization</b>	AHC, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Partnership to Prevent and End Homelessness	
Housing Master Plan	Office of Housing	

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City placed advertisements in two newspapers in general circulation in Alexandria, the Alexandria Times and El Tiempo Latino. They notified the public the comment period on the Plan was open from March 19 to April 20 and that a public hearing on the Plan would take place on Saturday, April 18. The City also posted the Citizen Summary and the full Draft Plan to the Office of Housing's website. The Office of Housing also made Facebook posts and Tweeted about the Draft Plan.

From March 19 until the March 27, the Citizen Summary and Draft Plan were available at the Office of Housing for in person review. Beginning on March 30, Office of Housing staff were instructed to telework full time and the Governor of Virginia issued a "stay at home" order. As of that date, the Summary and Draft Plan were only available online or through special request.



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish				<a href="https://local.eltiempolatino.com/places/view/30810/city_of_alexandria.html">https://local.eltiempolatino.com/places/view/30810/city_of_alexandria.html</a>
3	Public Hearing	Non-targeted/broad community				
4	Newspaper Ad	Non-targeted/broad community				<a href="https://alextimes.com/2020/03/eng-spn-city-of-alexandria-notice-of-public-hearing-and-notice-of-availability-of-the-draft-fy-2021-one-year-action-plan">https://alextimes.com/2020/03/eng-spn-city-of-alexandria-notice-of-public-hearing-and-notice-of-availability-of-the-draft-fy-2021-one-year-action-plan</a>
5	Internet Outreach	Non-targeted/broad community				<a href="https://www.facebook.com/HousingAlexandriaVA/posts/231199908268533?__xts__%5B0%5D=68.ARDC3Sw5-3mWTF37Z18xyJ5toHVUdhtBqjt0v7Favi_SyCUEaHs47Ps50yzePoaz">https://www.facebook.com/HousingAlexandriaVA/posts/231199908268533?__xts__%5B0%5D=68.ARDC3Sw5-3mWTF37Z18xyJ5toHVUdhtBqjt0v7Favi_SyCUEaHs47Ps50yzePoaz</a>

**Table 4 – Citizen Participation Outreach**

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## Expected Resources

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

#### Introduction

The following table shows the amount of funds expected to be available in CFY 2021.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,141,608	375,000	360,000	1,876,608	0	CDBG funds will be used to support community development programs for low to moderate income households. Programs include: the Home Rehabilitation Loan Program (will serve 10-12 households in CFY 2021); Winter Shelter program (will serve 360 homeless persons in CFY 2021); and the Transitional Assistance Program (will serve 89 people in FY 2021)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	585,127	250,000	0	835,127	0	HOME funds will be used to serve persons with low and moderate incomes. Programs include Flexible Homeownership Assistance Program (will serve an estimated 10 households in CFY 2021); and development or preservation of affordable units through acquisition/rehabilitation or new construction.
Other	public - federal	Admin and Planning Housing Public Services	671,570	0	0	671,570	0	The supplemental CDBG funds for COVID-19 response will be used to provide rental assistance to low-income families who have suffered temporary income loss due to the pandemic.

Table 5 - Expected Resources – Priority Table

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

HOME match requirements will be satisfied with local resources such as City General Fund and the City's Housing Trust Fund. The Virginia

Housing Development Authority will also provide funds to support the construction and/or acquisition of affordable rental projects as well as provide interest rate reductions for mortgages for first-time homebuyers.

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

A number of recommended policies and actions in the form of principles, goals, strategies, tools, and funding strategies are noted in the City Housing Master Plan. The Office of Housing is participating in the creation of a citywide Joint Facilities Master Plan which will establish standards for what kinds of City properties are appropriate for the colocation of affordable housing. The Office of Housing is also working with the Alexandria City Public Schools to evaluate the possibility of collocating housing on school sites as the school system constructs new school buildings.

**Discussion**

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and/or Create Affordable Rental Housing	2016	2020	Affordable Housing	City of Alexandria	Renter households with incomes at or below 60% AMI	HOME: \$556,374	Rental units constructed: 120 Household Housing Unit
2	Provide Affordable Ownership Housing Opportunities	2016	2020	Affordable Housing	City of Alexandria	First-time homebuyers with incomes at/below 80%AMI	CDBG: \$50,000 HOME: \$250,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Improve Living Conditions / Maintain Affordability	2016	2020	Affordable Housing	City of Alexandria	Existing homeowners with incomes at/below 80%AMI	CDBG: \$805,962	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Provide Shelter Facility for Homeless Households	2016	2020	Homeless	City of Alexandria	Persons who are homeless	CDBG: \$20,000	Homeless Person Overnight Shelter: 260 Persons Assisted
5	Homeless Intervention and Prevention Services	2016	2020	Homeless	City of Alexandria	Renter households with incomes at or below 60% AMI Persons who are homeless / at risk of homelessness	CDBG: \$50,000 COVID-19 CDBG: \$671,570	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted Homelessness Prevention: 89 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide Accessibility Modifications for Renters	2016	2020	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Disabled renter households at or below 80% AMI	CDBG: \$57,500	Rental units rehabilitated: 3 Household Housing Unit
7	Provide Fair Housing Testing	2016	2020	Fair Housing	City of Alexandria	Equal access to renter and homebuyer housing	CDBG: \$23,054	Other: 1 Other
8	Planning and Administration	2016	2020	General Management	City of Alexandria	General Management	CDBG: \$185,092 HOME: \$28,753	Other: 1 Other

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Preserve and/or Create Affordable Rental Housing
	<b>Goal Description</b>	Under the Housing Opportunities Fund program, the City will help preserve and/or construct affordable rental housing using federal dollars, along with monies from the City General Fund and the City Housing Trust Fund. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development, development, and construction activities.
2	<b>Goal Name</b>	Provide Affordable Ownership Housing Opportunities
	<b>Goal Description</b>	The Flexible Homeownership Assistance Program will provide down-payment and closing cost assistance to eligible first-time homebuyers who are at or below 80% of AMI and are buying a City approved housing unit.



3	<b>Goal Name</b>	Improve Living Conditions / Maintain Affordability
	<b>Goal Description</b>	Under the Home Rehabilitation Loan Program, eligible households may receive zero-interest, deferred payment rehabilitation loans up to \$135,000 for single-family residences or \$75,000 to condominiums residences to cover construction costs. All loans must be repaid in full in 99 years; however, loans become immediately due and payable if the property is sold or transferred during this period of time.
4	<b>Goal Name</b>	Provide Shelter Facility for Homeless Households
	<b>Goal Description</b>	Through the Winter Overflow Shelter program, coordinated by Carpenter's Shelter, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
5	<b>Goal Name</b>	Homeless Intervention and Prevention Services
	<b>Goal Description</b>	Under the Transitional Assistance Program, the City will provide security deposit and first month's rent to households experiencing or at-risk of homelessness.  Under the COVID-19 Rental Assistance Program, the City will provide short-term rental assistance to tenants in City-assisted housing who suffered a temporary loss of income due to the COVID-19 pandemic.
6	<b>Goal Name</b>	Provide Accessibility Modifications for Renters
	<b>Goal Description</b>	Through the Rental Accessibility Modification Program, the City provides grants for accessibility modifications to rental units for tenants with disabilities. The program provides up to \$50,000 per unit for modifications and the landlord is obligated to keep the modifications in place for the length of the tenant's tenure or five years, whichever is longer.
7	<b>Goal Name</b>	Provide Fair Housing Testing
	<b>Goal Description</b>	Conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market

<b>8</b>	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	General management, oversight, and coordination of all CDBG and HOME program-funded activities and programs.

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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

#### Projects

#	Project Name
1	Program Administration CDBG (FFY 2020/ FFY 2021)
2	HOME Program Administration (FFY 2020/CFY 2021)
3	Housing Opportunities Fund
4	Flexible Homeownership Assistance Program
5	Home Rehabilitation Loan Program
6	Winter Shelter Program
7	Transitional Housing Program
8	Rental Accessibility Modification Program (RAMP)
9	Fair Housing Program
10	COVID-19 Rental Assistance Program

**Table 7 - Project Information**

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

Funding priorities remain the same as outlined in the Strategic Plan with the addition of a program to address the effects of the COVID-19 pandemic.

**AP-38 Project Summary**  
**Project Summary Information**

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<b>1</b>	<b>Project Name</b>	Program Administration CDBG (FFY 2020/ FFY 2021)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	General Management
	<b>Funding</b>	CDBG: \$185,092
	<b>Description</b>	CDBG Program Administration provides general management, oversight, and coordination of all CDBG program-funded activities
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	HOME Program Administration (FFY 2020/CFY 2021)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	General Management
	<b>Funding</b>	HOME: \$28,753
	<b>Description</b>	HOME Program Administration for CYF 2020 will provide general management, oversight, and coordination of all HOME-funded activities.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	Housing Opportunities Fund
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Preserve and/or Create Affordable Rental Housing
	<b>Needs Addressed</b>	Renter households with incomes at or below 60% AMI

	<b>Funding</b>	HOME: \$556,374
	<b>Description</b>	Housing Opportunities Fund supports the development of affordable sales and rental housing. Funds are provided to developers for activities such as acquisition, rehabilitation, predevelopment, development, and construction for affordable rental housing projects.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	110 low- to- moderate-income families; 10 homeless persons
	<b>Location Description</b>	930 N Henry St, Alexandria, VA; redevelopment of a homeless shelter which includes a new shelter, 10 transitional housing units, and 87 affordable rental units  699 N Patrick St, Alexandria, VA; redevelopment of public housing to include 15 public housing units and 37 affordable rental units  2280 N Beauregard St, Alexandria, VA; redevelopment of a church site to contain 113 affordable rental units and a new church building
	<b>Planned Activities</b>	Completion of three affordable rental housing projects, one containing public housing units and one containing 10 transitional housing units for people moving from homelessness to permanent housing.
<b>4</b>	<b>Project Name</b>	Flexible Homeownership Assistance Program
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Provide Affordable Ownership Housing Opportunities
	<b>Needs Addressed</b>	First-time homebuyers with incomes at/below 80%AMI
	<b>Funding</b>	CDBG: \$50,000 HOME: \$250,000
	<b>Description</b>	Assist first-time low and moderate income homebuyers with the purchase of a home
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 moderate-income first-time homebuyers will be assisted by the program
	<b>Location Description</b>	Throughout the city of Alexandria

	<b>Planned Activities</b>	First-time homebuyers to will be provided with assistance for down payments and closing costs
5	<b>Project Name</b>	Home Rehabilitation Loan Program
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Improve Living Conditions / Maintain Affordability
	<b>Needs Addressed</b>	Existing homeowners with incomes at/below 80%AMI
	<b>Funding</b>	CDBG: \$1,130,962
	<b>Description</b>	Under the Home Rehabilitation Loan Program, the City will provide up to \$135,000 for non-condominiums and up to \$75,000 for condominiums zero-interest, deferred payment rehabilitation loans to eligible households to cover construction costs. All loans must be repaid in full in 99 years; however, loans become immediately due and payable if the property is sold or transferred during this period.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low-to-moderate income homeowners who occupy their homes will be assisted
	<b>Location Description</b>	Throughout the city of Alexandria
	<b>Planned Activities</b>	No-interest deferred loans and technical assistance will be provided to low- and moderate-income homeowners in owner-occupied properties to repair code violations, extend the useful life of the property, and make necessary accessibility modifications to allow the owners to age in place.
6	<b>Project Name</b>	Winter Shelter Program
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Provide Shelter Facility for Homeless Households
	<b>Needs Addressed</b>	Persons who are homeless
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This program will provide seasonal shelter to homeless households, along with workshops and linkages to community services, from November 1 to April 15, to protect them from outside exposure-related conditions such as hypothermia and frostbite during cold weather months.

	<b>Target Date</b>	4/15/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	260 homeless persons
	<b>Location Description</b>	5701-D Duke Street, Alexandria, VA This is a converted department store in a disused mall.
	<b>Planned Activities</b>	Overnight shelter will be provided for homeless individuals and families between Nov 15, 2020 and April 1, 2021
<b>7</b>	<b>Project Name</b>	Transitional Housing Program
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Homeless Intervention and Prevention Services
	<b>Needs Addressed</b>	Persons who are homeless / at risk of homelessness
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Under the TAP program, the City will provide security deposit and rental assistance to households experiencing homelessness or at-risk of homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low-income households at risk of homelessness will be assisted
	<b>Location Description</b>	Throughout the City of Alexandria
	<b>Planned Activities</b>	The Department of Community and Human Services will provide security deposits and first month's rent payments for households at risk of homelessness
<b>8</b>	<b>Project Name</b>	Rental Accessibility Modification Program (RAMP)
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Provide Accessibility Modifications for Renters
	<b>Needs Addressed</b>	Disabled renter households at or below 80% AMI
	<b>Funding</b>	CDBG: \$57,500



	<b>Description</b>	Under the RAMP program, the City will provide grants for accessibility modifications to rental units for tenants with disabilities. For cases in which the landlord requests that the unit be returned to its non-accessible state after the disabled tenant moves out, an appropriate source of non-federal funding will be identified.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 low- to moderate-income households with at least one disabled member will benefit from this program
	<b>Location Description</b>	Throughout the City of Alexandria
	<b>Planned Activities</b>	Grants and technical assistance will be provided to make accessibility modifications to rental units on behalf of households containing at least one disabled member
9	<b>Project Name</b>	Fair Housing Program
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Provide Fair Housing Testing
	<b>Needs Addressed</b>	Equal access to renter and homebuyer housing
	<b>Funding</b>	CDBG: \$23,054
	<b>Description</b>	Through Fair Housing Testing, the City will test 1 round of rental properties and realtors in the City to identify any discriminatory practices in the rental and sales housing market.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The Office of Housing will conduct fair housing testing in the City of Alexandria to ensure fair housing statutes are being followed
10	<b>Project Name</b>	COVID-19 Rental Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Intervention and Prevention Services

<b>Needs Addressed</b>	Renter households with incomes at or below 60% AMI Persons who are homeless / at risk of homelessness
<b>Funding</b>	CDBG: \$671,570
<b>Description</b>	Under the COVID 19 program, the City will provide rental assistance for up to 3 months to households who experienced short-term income loss. Maximum per household assistance is \$1,500 for the three-month period of back rent.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 low-income households will benefit from this program, most of them having incomes below 60% AMI. These households will have suffered temporary income loss due to the pandemic.
<b>Location Description</b>	
<b>Planned Activities</b>	The Office of Housing will provide payments to landlords of affordable housing projects/units on behalf of qualified tenants to provide rental assistance to those Households who exercised income loss because of COVID 19 related business closures.

## AP-50 Geographic Distribution – 91.220(f)

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

100% of funds will be targeted citywide

### Geographic Distribution

Target Area	Percentage of Funds
City of Alexandria	100

**Table 8 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

Unless otherwise indicated in the Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire City of Alexandria, which includes areas of minority concentration. While CDBG- and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. As indicated in the most recent Consolidated Annual Performance and Evaluation Report (CAPER), minorities constituted 71% of the City’s CDBG and HOME beneficiaries for the program year ending June 30, 2019. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries over the next year.

### Discussion

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The tables below are based on the CDBG and HOME program goals expected to be accomplished during City FY 2021.

One Year Goals for the Number of Households to be Supported	
Homeless	270
Non-Homeless	570
Special-Needs	3
Total	843

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	400
The Production of New Units	120
Rehab of Existing Units	13
Acquisition of Existing Units	0
Total	533

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

#### Discussion

The Production of New Units and Rehab of Existing Units: During FY 2021, the City anticipates developing or preserving 133 affordable units through acquisition, rehabilitation, or new construction for households at or below 60% AMI.

Rental Assistance: During FY 2021, the City anticipates providing rental assistance to 400 low-income households who have suffered temporary income loss due to the COVID-19 pandemic.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

The City and ARHA will continue to work together to address the needs of public housing and its residents. They will use the following strategies:

- Preserve and maintain the existing supply of 1,150 public housing and replacement units in the City;
- Provide up to 1,460 Housing Choice Vouchers from its allocation of 1,971 to low- to moderate-income households;
- Expand and preserve the supply of assisted housing;
- Improve the quality of assisted housing;
- Increase assisted housing choices;
- Improve community quality of life and economic viability by providing an improved living environment;
- Promotion of self-sufficiency and asset development; and
- Ensure equal opportunity and affirm fair housing

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

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

- Encourage residents to participate in the management of their communities and with ARHA. Bi-annually (unless needed more frequently), ARHA management holds regular, well attended (some meetings are mandatory) resident meetings for each Public Housing community. In these meetings, management discusses with the residents, new rules and regulations, as well as, any community specific issues. At each meeting, residents are encouraged to comment, make recommendations, and ask questions.
- Encourage residents to participate in management decisions via Public Housing resident surveys. This tool will continue to be used when ARHA management needs to assess resident's needs and interest in specific issues such as the redevelopment of Public Housing developments. After analyzing the data, ARHA will hold community meetings to discuss survey results.
- Encourage the ARHA Resident Association, Resident Association Board, and Ladrey Resident

Council to comment on all ARHA Annual, Five-Year, and Administrative Plans. These three associations are independent organizations that elect their own officers, and all serve as a liaison between Public Housing residents and ARHA management. Association representatives meet regularly with ARHA upper management to discuss Public Housing resident issues and concerns. The President of the ARHA Resident Association also serves on ARHA's Board of Directors to provide a voice for residents.

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

ARHA is not a troubled PHA.

**Discussion**

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

### **Introduction**

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

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

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

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

During CFY 2021, the City's Department of Community and Human Services (DCHS) will continue service delivery through outreach, assessment, case management, mental health emergency services, emergency shelter, domestic violence shelter, and counseling services. Services in the City will continue to operate in conjunction with the Alexandria Health Department and Neighborhood Health.

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

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

The following emergency shelters and transitional housing programs will be provided to address the needs of homeless persons in the City in FY 2021:

Carpenter's Shelter will provide 60 beds in its emergency shelter, and provide case management, community case management and supportive services to homeless families and single adults. It will also provide 10 transitional housing units.

The Alexandria Community Shelter, a City-owned, 65 bed emergency shelter operated by Volunteers of America- Chesapeake will provide temporary emergency shelter to homeless individuals.

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

The Carpenter's Shelter Winter Shelter Program, through a contract with the City which includes CDBG funding, provides seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

The City will also continue to support the housing and service needs of homeless persons and at-risk populations through the competitive Alexandria Fund for Human Services. Agencies that anticipate receiving these funds include the following:

ALIVE! House will provide transitional shelter, case management, and other supportive services for homeless families transitioning to self-sufficiency.

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

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

Guest House will provide 17 transitional housing beds in a group home setting along with supportive services to help female ex-offenders re-entering the community after incarceration transition to self-sufficiency.

**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**

Through the City's continuum of care system, homeless persons are able to receive assessment for housing needs and referral to appropriate housing and homeless services. Individuals and families who are at risk of homelessness may be able to avoid becoming homeless through prevention programs. Those who are unsheltered are assessed for appropriate housing and services and may be placed directly into permanent or transitional services. When emergency shelter is necessary, case



management promotes rapid housing and employment.

**The following facilities and programs will be provided during CFY 2021 to help homeless persons make the transition to permanent housing and independent living:**

The City's Alexandria Community Shelter will administer the Rapid Re-housing Assistance program to assist families and individuals who are experiencing homelessness become quickly re-housed and stabilized.

Under the Homeless Prevention Program, the Centralized Assessment, located within the City's Department of Community and Human Services (DCHS), provides homeless prevention services. Prevention is the first strategy explored for an individual or family at risk of homelessness. Prevention funds may be used to pay rent arrears and/or utility arrears. Prevention staff may also provide interventions within the home to ease tension and enable individuals and families to remain housed.

The Transitional Assistance Program, funded with CDBG, provides security deposit and rental assistance to households experiencing or at risk of homelessness. The Program, administered by DCHS, is expected to assist **40 households, consisting of 89 individuals**, during CFY 2021.

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

The Alexandria Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), has memorandums of understanding (MOU) with private and public care institutions and the criminal justice system, which are designed to keep individuals from being discharged into homelessness. Also, DCHS is responsible by state code to provide discharge planning services to individuals who are in state psychiatric hospitals. Policies are in place to ensure that adequate discharge planning takes place and housing options are available at discharge.

Beginning at age 14, any youth receiving foster care services has an annual transitional living plan meeting within 90 days of each upcoming birthday. The youth participates in the development of a transitional living plan that outlines goals and objectives in skill areas identified by the youth. Several life skills programs are made available to youth 14 or older in foster care. Youth 18 and over can choose to continue to receive services to age 21 as long as they remain in school.

The following programs will be provided during CFY 2021 to help low income persons avoid becoming homeless:

### **Prevention and Intervention Programs for the Homeless**

Rent Relief Program will provide financial assistance to income-eligible renters who receive no other rental subsidies, and who are 65 or older or have a complete and total disability.

Safe Haven, administered through the Alexandria Community Services Board, will continue to provide supportive housing and services for homeless or chronically homeless individuals with mental illness or co-occurring mental health and substance use disorders.

DCHS in conjunction with The Alexandria Community Services Board (ACSB) and Sheltered Homes of Alexandria (SHA) will provide permanent supportive housing for homeless persons who are mentally ill and /or have substance use disorders.

### **Housing, Health, Social Services, Employment, Education, or Youth Programs for Low Income Individual**

Rental Accessibility Modification Program (RAMP) will provide accessibility modifications to privately-owned units for low income disabled renter households.

Flexible Homeownership Assistance Program (FHAP) will provide deferred-payment second trust loans of up to \$50,000 for down payment and closing cost assistance to income qualified, first-time homebuyer households, specifically for resale of previously assisted resale restrict units and special projects.

Home Rehabilitation Loan Program will provide no-interest, deferred payment loans to low-and moderate-income homeowners for home rehabilitation activities that include energy efficiency improvements.

Alexandria Neighborhood Stabilization Program (ANSP) will provide funding to Rebuilding Together Alexandria to acquire, rehabilitate and sell housing units to first-time, low-to moderate-income homebuyers.

Real Property Tax Relief Program will relieve the housing tax burden for the elderly and/or disabled homeowners with certain incomes who may not be able to pay their house tax.

The Northern Virginia Family Services (NVFS) will provide long-term Tenant based Rental Assistance (TBRA) to persons living with HIV/AIDS in the City.

## Discussion

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

### **Introduction:**

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing are described below.

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

**State Restrictions.** The City continues to work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be State restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary.

The City is engaged in many different actions to reduce or eliminate regulatory barriers to affordable housing. It is studying allowing Accessory Dwelling Units to be built in single-family neighborhoods, reviewing its zoning regulations to identify possible reforms and encourage developers to build more affordable housing, and working with developers to determine how bonus density and voluntary housing contributions can be balanced with profitability.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As noted in the City's Housing Master Plan, the City has identified programmatic, zoning and funding tools that could be implemented to address obstacles in meeting underserved needs and fostering and maintaining affordable housing. While several identified tools could be implemented immediately, some tools will require additional study, community processes, and changes to state law to enable the City to enact legislation to encourage or require affordable housing development.

### **Actions planned to address obstacles to meeting underserved needs**

The City's Office of Housing will be the lead entity for ensuring that progress is made toward the goals and priorities established in the Consolidated Plan. Ongoing tracking of activities and programs will be provided through regular reporting of current and planned activities. The City's Office of Housing will also track progress through compilation of data and information that will be used for the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER for each year will include information regarding the use of federal, state, local, and private funds to provide affordable housing, provide supportive services, and promote community development for extremely low and moderate income families.

The Office of Housing will also be responsible for seeing that CDBG and HOME funded programs are administered in a manner consistent with program regulations. Any subrecipient who utilizes CDBG or HOME funds will be subject to the requirements of a grant or loan agreement with the City, and will be required to submit progress reports to the City on a regular basis. Housing staff will also conduct onsite and desk monitorings to determine if the subrecipients are in compliance with program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed.

The City is participating in the Metropolitan Region Council of Governments Regional Analysis of Impediments to Fair Housing (AI) which will identify populations who are underserved or discriminated against. The City will use the AI to shape forthcoming plans, including the new Consolidated Plan. The new Consolidated Plan will also be informed by community participation and input, allowing populations with underserved needs to spotlight those needs.

### **Actions planned to foster and maintain affordable housing**

A major City goal for rental housing is to preserve the existing supply of public housing and replacement units covered by Resolution 2876. To do this, the City works with and supports ARHA in their redevelopment initiatives. In addition, the City seeks to preserve the supply of other assisted rental housing, and to preserve and expand the supply of affordable rental housing and workforce housing. Affordable rental housing is generally defined as having rent levels that do not exceed those used for Low Income Housing Tax Credits (LIHTC) Program purposes, which are affordable to households

at 60% of the area median income (AMI) paying no more than 30% of their income for rent. Workforce housing is generally defined as having rent levels that are affordable to households at 80% of AMI paying no more than 30% of their income for rent. The City uses HOME funds, state funds, and local dollars to help construct and preserve affordable and workforce rental housing.

The City is also using CDBG funds this year to preserve affordable housing by providing rental assistance to tenants in City-supported affordable housing developments. Because of the COVID-19 pandemic, many tenants have experienced a loss of income, compromising their ability to pay rent and, consequently, affecting the nonprofit property owners' ability to pay operating costs. To keep the properties solvent and reduce future back rent payment burdens on tenants, the City will provide rental assistance to qualifying households. This will preserve the affordability of both the building and the units.

With regard to homeownership, the primary goal is to provide homeownership opportunities for households with incomes between 60% of AMI as calculated by HUD and the City-established maximum income limit of mathematical 80% of AMI. The City intends to continue its programs to assist income-qualified first-time homebuyers purchase homes and to keep low-income homeowners in their homes by providing funds for repairs and accessibility modifications.

### **Actions planned to reduce lead-based paint hazards**

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

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

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

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

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

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

### **Actions planned to reduce the number of poverty-level families**

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that will help reduce the number of poverty level households by improving their economic status through education, job training and job placement, and other support services. Many of the supportive housing and services for the extremely low- and low-income previously described in this Plan, especially those for homeless and at-risk persons, coincide with this strategy. As noted below, many of the City programs and services are offered in coordination with other public, private and non-profit organizations. The City also informs all of its subrecipients of their Section 3 responsibilities and includes a Section 3 clause in contracts with them.

### **Actions planned to develop institutional structure**

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

**The Department of Community and Human Services (DCHS).** DCHS provides essential safety net services that improve or maintain the quality of life for Alexandrians, including social services and public benefits assistance, and mental health, intellectual disability and substance abuse services. DCHS continues to promote affordable housing and improve services to homeless Alexandrians by partnering and advocating with Alexandria Redevelopment and Housing Authority (ARHA), Alexandria Housing Development Corporation (AHDC), the Virginia Department of Behavioral Health and Development Services (DBHDS) and other housing organizations, community partners, and stakeholders to advocate for more affordable housing opportunities and funding for housing options.

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

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

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

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

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

The Office of Housing also works with various agencies such as the Virginia Housing Development Authority (VHDA) to access special funding opportunities for first-time homebuyers, as well as to



monitor changes in mortgage financing that may impact households of various home levels. Ongoing VHDA workshops for first-time homebuyers have been provided by First Home Alliance, a HUD-approved housing counseling agency, working in partnership with the City.

**Discussion:**

## Program Specific Requirements

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

#### Introduction:

Activities planned with respect to all CDBG and HOME funds expected to be available during the program year (including program income that will have been received before the start of the new program year) are guided by the principals, strategies, and goals established in the 2014 City Council-approved Housing Master Plan, including the following:

1. Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured.
2. Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment
3. Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers
4. Enable homeowners to remain in their homes safely, comfortably, and affordably.
5. Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities
6. Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities
7. Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of our children, families and community

The recommended principles, goals, strategies, and tools contained in this Housing Master Plan provide a framework for the City to achieve a range of affordable housing options to serve a wide variety of housing needs, preserve and enhance its diversity, and contribute to a strong and vibrant economy.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
3. The amount of surplus funds from urban renewal settlements 0

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4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

**Other CDBG Requirements**

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

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

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

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

**Definition of Modest Housing for HOME-Assisted Ownership Units.** To comply with the Home Program requirement that HOME-assisted ownership housing units qualify as affordable housing (i.e., that a unit’s value does not exceed 95% of the median purchase price for single-family housing in the area), the City is required to define "modest housing" and describe the procedures to be used to determine that HOME-assisted ownership units fall within that definition.

As allowed by the HOME regulations for activities involving homeownership housing, the City will qualify a unit as modest housing for HOME purposes if the value of the unit falls within the Single Family Mortgage Limits under Section 203(b) of the National Housing Act. When the HOME-funded activity involves homebuyer assistance, the City will utilize an appraisal to determine the property value of the assisted housing unit. When the activity involves rehabilitation of an owner-occupied housing unit, the City will generally utilize the property tax assessment to determine value. However, if the owner's equity is inadequate to secure the City's loan, the City may order an after-rehabilitation appraisal to establish whether or not the loan-to-value ratio will be acceptable upon

completion of the rehabilitation.

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

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

- The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds are less than the full amount of the HOME subsidy, the borrower shall pay the net proceeds available to the City.
- For sale of all HOME-assisted properties occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net proceeds of the sale. The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).
- Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

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

N/A



