

CITY OF ALEXANDRIA FY2026

March 17, 2025

Draft Annual Action Plan

**For Housing and
Community
Development**

Resident Summary

What is the Annual Action Plan?

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

How does it work?

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

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

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

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



Equitable Access to Housing

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

HOUSING AFFORDABILITY

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

CREATE AFFORDABLE RENTAL HOUSING

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

In FY 2026, construction will continue on a 474-unit project

HOMEOWNERSHIP ASSISTANCE

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

FY 2026 Goal: 8 New Homeowners Assisted

SEMINARY ROAD TOWNHOUSES

In FY 2026, Housing Alexandria will deliver the first townhouses in its Seminary Road development, giving low-income first time homebuyers a path to homeownership through Shared Equity Homeownership. The City will assist these buyers with downpayments and closing costs.

HOUSING ACCESSIBILITY

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

FAIR HOUSING

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

FY 2026 Goal: 1 round of Fair Housing Testing

Prevent and End Homelessness

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

REHOUSING

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

FY 2026 Goal: 50 Persons Assisted



HOMELESSNESS PREVENTION

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

WINTER SHELTER

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

FY 2026 Goal: 200 Persons Sheltered

HOMELESS SERVICES

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

Maintain Housing Stability

Keeping low- and moderate-income Alexandrians in their homes

SUPPORT LOW-INCOME RENTERS

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

LOW-INCOME RENTER SUPPORT

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

FY 2026 Goal: 10 units rehabilitated

DISABLED RENTER SUPPORT

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

FY 2026 Goal: 2 rental units modified

SUPPORT LOW-INCOME HOMEOWNERS

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

REHABILITATE OLDER HOMES

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

FY 2026 Goal: 5 homes rehabilitated

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Activities to be undertaken in FY 2026, estimated funding amounts, and performance goals

Program	FY 2026 Estimated Federal Funding	FY 2026 Performance Measure
Equitable Access to Housing		
Housing Opportunities Fund (HOF)	\$302,054 (New HOME—\$241,643 HOME Match—\$60,411)	Construction will continue on a new 474-unit project
Flexible Homeownership Assistance Program	\$300,000 (HOME Program Income - \$250,000 CDBG Program Income - \$50,000)	8 new homeowners
Alexandria Neighborhood Stabilization Program	<i>HOME funding revolves within the program.</i>	4 new homeowners (counted in FHAP total)
Fair Housing Testing	\$39,600 (New CDBG)	One round of testing
Prevent and End Homelessness		
Transitional Assistance Program	\$70,000 (New CDBG)	50 people assisted
Winter Shelter	\$20,000 (New CDBG)	200 people sheltered
Maintain Housing Stability		
Rental Accessibility Modification Program	\$57,500 (New CDBG)	2 units modified
Rental Property Rehabilitation Program	\$300,000 (New CDBG)	10 units rehabilitated
Home Rehabilitation Loan Program	\$1.4M (New CDBG - \$419,689; Program Income - \$325,000; Carryover—\$360,000; New HOME \$300,000)	5 homes rehabilitated
Program Administration (staff costs to manage, monitor, and track use of federal program funds)	\$261,280 (New CDBG - \$208,613; New HOME - \$52,667)	n/a

SECTION 108 LOAN FUNDS

The Section 108 loan program allows CDBG and HOME grantees to supplement local loan funds to support community development, economic development, and housing projects in their jurisdictions. The City plans to borrow up to \$5,472,415 to support the creation of deeply affordable units in Arlandria. The loans will be repaid with proceeds from the project, with the City providing a guarantee of its future CDBG allocations in case of default. Until the project has stabilized and is producing cash flow, the City will subsidize the interest on the loan using CDBG funds.

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What areas does the Annual Action Plan serve?

The geographic area served by programs supported with CDBG and HOME funds during the FY 2026 Annual Action Plan will be the entire City, which includes areas of concentrated poverty and minority populations.



How can I comment on the Annual Action Plan?

The Draft FY 2026 Annual Action Plan and Draft Resident Summary will be made available for public comment from Monday, March 17, 2025 through Wednesday, April 16, 2025. During the 30-day comment period copies of the Draft Annual Action Plan and Draft Resident Summary will be made available at the Office of Housing, 421 King Street, Suite 215 from 9 am to 5 pm, Monday through Friday, at City libraries, and on the Office of Housing's website (www.alexandriava.gov/Housing). Copies will also be mailed via USPS upon request.

Persons wishing to comment may do so by providing testimony at the regular Thursday, April 3, 2025 Alexandria Housing Affordability Advisory Committee meeting at 7pm in Room 1900, Alexandria City Hall, 301 King Street. Written comments should be sent via email to kimberly.cadena@alexandriava.gov or postal mail to Kim Cadena, 421 King St., Suite 215, Alexandria, VA, 22314. Comments on the Draft Annual Action Plan will be accepted until 5 p.m. on Wednesday, April 16, 2025.

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