

CITY OF ALEXANDRIA FY2023

# Draft Annual Action Plan

**For Housing and  
Community  
Development**

## *Resident Summary*

### *What is the Draft 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 Draft Annual Action Plan explains how the City will use the funds it receives from HUD in City Fiscal Year (FY) 2023 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 Draft Annual Action Plan are shown on the following pages.

### **AMENDING THE CONSOLIDATED PLAN**

The City is planning to amend the 2022-2026 Consolidated Plan to include a new use for Section 108 loan guarantee funds and expand its definition of "characteristics related to housing instability."

Previously, the City was going to use its Section 108 loan funds to support a loan pool that would go toward multiple projects. However, it became clear it would be a better use of funds to support a single project. Since this was not in the original Consolidated Plan, that section is being amended.

The City is also expanding its definition of "characteristics related to housing instability." The current definition only includes people who were formerly homeless, people with special needs such as HIV/AIDS, and people living in overcrowded housing. The expanded definition includes households with undocumented members and households with low-English proficiency.

# 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.

**FY 2023 Goal: 36 Homeownership Units and 3 Rental Units**

### 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 2023 Goal: 8 New Homeowners Assisted**

### ALEXANDRIA NEIGHBORHOOD STABILIZATION PROGRAM

The Alexandria Neighborhood Stabilization Program purchases homes as short sales and foreclosures, repairs and improves them, and sells them at a reduced cost to qualified first-time homebuyers as part of the Flexible Homeownership Assistance Program.

## 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 2023 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*

## EVICTON PREVENTION

Using federal funding from the American Rescue Plan Act (ARPA), the Eviction Prevention Team will assist Alexandria residents at risk of eviction access state Rent Relief Programs, navigate the eviction process, find other housing resources to help keep them in their current homes or find housing they can afford.

**FY 2023 Goal: 600 Households Assisted**

## 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 2023 Goal: 150 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 2023 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 2023 Goal: 149 Renters Assisted**

### 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 2023 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 2023 Goal: 8 homes rehabilitated**

# FY 2023 Draft Annual Plan

*Activities to be undertaken in FY 2023, funding amounts, and performance goals*

| Program                                                                                                    | Proposed FY 2023 Federal Funding                                                     | FY 2023 Performance Measure                 |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Equitable Access to Housing</b>                                                                         |                                                                                      |                                             |
| <b>Housing Opportunities Fund (HOF)</b>                                                                    | \$723,150 (New HOME—\$578,520<br>HOME Match—\$144,630)                               | 36 Homeownership Units<br>3 Rental Units    |
| <b>Flexible Homeownership Assistance Program</b>                                                           | \$300,000 (HOME Program Income -<br>\$250,000 CDBG Program Income -<br>\$50,000)     | 8 New Homeowners                            |
| <b>Alexandria Neighborhood Stabilization Program</b>                                                       | <i>HOME funding revolves within the<br/>program.</i>                                 | 4 New Homeowners<br>(counted in FHAP total) |
| <b>Fair Housing Testing</b>                                                                                | \$28,810 (New CDBG)                                                                  | One Round of Testing                        |
| <b>Prevent and End Homelessness</b>                                                                        |                                                                                      |                                             |
| <b>Eviction Prevention</b>                                                                                 | \$500,000 (ARPA)                                                                     | 600 Households Assisted                     |
| <b>Transitional Assistance Program</b>                                                                     | \$50,000 (New CDBG)                                                                  | 150 People Assisted                         |
| <b>Winter Shelter</b>                                                                                      | \$20,000 (New CDBG)                                                                  | 200 People Sheltered                        |
| <b>Maintain Housing Stability</b>                                                                          |                                                                                      |                                             |
| <b>Rental Accessibility Modification Program</b>                                                           | \$57,500 (New CDBG)                                                                  | 2 Units Modified                            |
| <b>Rental Property Rehabilitation Program</b>                                                              | \$700,000 (CDBG Carryover)                                                           | 149 Renters Assisted                        |
| <b>Home Rehabilitation Loan Program</b>                                                                    | \$1.5M (New CDBG - \$899,309;<br>Program Income - \$325,000;<br>Carryover—\$360,000) | 8 Homes Rehabilitated                       |
| <b>Program Administration (staff costs to manage,<br/>monitor, and track use of federal program funds)</b> | \$242,843 (New CDBG - \$193,325;<br>New HOME - \$49,518)                             | n/a                                         |

## SECTION 108 LOAN FUNDS

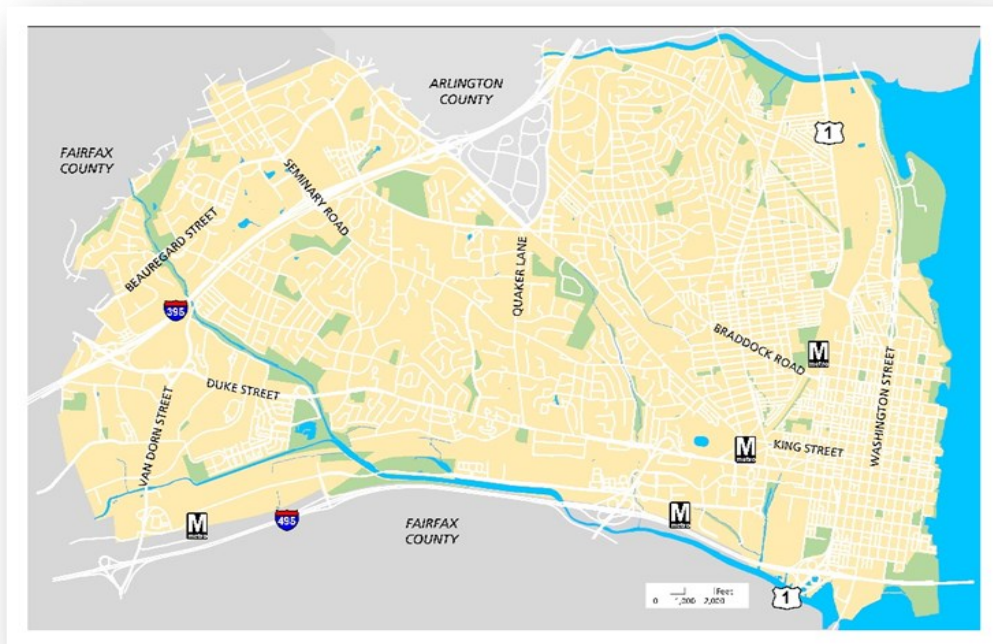
The Section 108 loan program allows CDBG and HOME grantees to supplement local loan funds to support community development, economic development, and housing projects in their jurisdictions. The City plans to borrow up to \$5,865,035 to support the creation of deeply affordable units in Arlandria. The 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.

CITY OF ALEXANDRIA FY2023

# Draft Annual Action Plan

## *What areas does the Draft Annual Action Plan serve?*

The geographic area served by programs supported with CDBG and HOME funds during the FY 2023 Draft Annual Action Plan will be the entire City, which includes areas of concentrated poverty and minority populations.



## *How can I comment on the Draft Annual Action Plan?*

The Draft FY 2023 Annual Action Plan and Draft Resident Summary will be made available for public comment from Monday, March 21 through Friday, April 22. 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 8 am to 5 pm, Monday through Friday, at City libraries, and on the Office of Housing's website ([www.alexandriava.gov/Housing](http://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 Saturday, April 23 9:30am City Council Public Hearing (meeting information can be found: [www.alexandriava.gov/Council](http://www.alexandriava.gov/Council)). Written comments should be sent via email to [kimberly.cadena@alexandriava.gov](mailto: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 Friday, April 22.

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.