

CITY OF ALEXANDRIA FY2022-2026

Draft Consolidated Plan

**For Housing and
Community
Development**

Resident Summary

What is the Consolidated Plan?

The Consolidated Plan is a report required every five years by the Department of Housing and Urban Development (HUD). It documents current needs and conditions in the community and explains how the City will use the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds it receives from HUD to address Alexandria's housing and community development needs.



How does it work?

Using data from the Census, the American Community Survey, the Comprehensive Housing Affordability Strategy, and other government and local sources, the City identifies what housing and community development problems are Priority Needs. It then establishes Goals it wants to accomplish to address the Priority Needs. To accomplish these Goals, it creates Projects, which group together actions it plans to take. These actions are Activities, which serve to make the Goals reality.

The Needs, Goals, Projects, and Activities in the Plan are shown on the following pages. They are color-coded to match the chart above.

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 2022 Goal: 81 new units of affordable rental housing

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 2022 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.

FY 2022 Goal: 4 new homeowners assisted

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 2022 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

EVICTION PREVENTION

Using federal funding designated for coronavirus response, the Emergency Rental Assistance Program will continue to assist Alexandria residents who cannot access the state Rent Relief Program. Residents who can access the state program will receive referrals for further assistance.

FY 2022 Goals: 100 Households Assisted (in addition to referrals)

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 2022 Goal: 150 people assisted with housing

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 2022 Goal: 200 individuals given shelter

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 Landlord-Tenant division of the Office of Housing provides mediation in conflicts between tenants and landlords, such as disputes over rent or living conditions.

FY 2022 Goal: 1,500 disputes mediated

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 2022 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 useable 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 2022 Goal: 10 homes rehabilitated

FY 2022 Draft Annual Plan

Activities to be undertaken in FY 2022, funding amounts, and performance goals

Program	Proposed FY 2022 Federal Funding	Estimated FY 2022 Performance Measure
Equitable Access to Housing		
Housing Opportunities Fund (HOF)	\$673,856 (New HOME—\$515,085 HOME Match—\$128,771)	81 Housing Units
Flexible Homeownership Assistance Program	\$300,000 (HOME Program Income - \$250,000 CDBG Program Income - \$50,000)	8 Households
Alexandria Neighborhood Stabilization Program	<i>HOME funding revolves within the program.</i>	4 Households
Fair Housing Testing	\$23,054 (New CDBG)	One Round of Testing
Prevent and End Homelessness		
Emergency Rental Assistance Program	\$545,000 (CDBG-CV 3)	100 Households (plus refer- rals to the state program)
Transitional Assistance Program	\$50,000 (New CDBG)	150 People
Winter Shelter	\$20,000 (New CDBG)	200 People
Maintain Housing Stability		
Rental Accessibility Modification Program	\$57,500 (New CDBG)	2 Units Modified
Home Rehabilitation Loan Program	\$1.3M (New CDBG - \$705,424; Program Income - \$325,000; Carryover—\$360,000)	10 Homes Rehabilitated
Program Administration (staff costs to manage, monitor, and track use of federal program funds)	\$180,895 (New CDBG - \$143,374; New HOME - \$21,788)	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 establish a stand-by loan fund to support housing development projects. The loans will be repaid with proceeds from the projects, with the City providing a guarantee of its future CDBG allocations in case of default. Projects and funding amounts will be selected after consultation with HUD and an analysis of the project's feasibility.

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Draft Consolidated Plan

What areas does the Draft Plan serve?

The geographic area served by programs supported with CDBG and HOME funds during the 2022-2026 Draft Plan will be the entire City, which includes areas of concentrated poverty and minority populations.



How can I comment on the Draft Plan?

The Draft CFY 2022-2026 Consolidated Plan and Draft Resident Summary will be made available for public comment from Friday, April 23 through Monday, May 24. During the 30-day comment period copies of the Draft Consolidated 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, 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 May 6 6:30pm virtual meeting of the Alexandria Housing Affordability Advisory Committee (AHAAC) (meeting information can be found: www.alexandriava.gov/Housing) and/or the Saturday, May 15 9:30am virtual City Council Public Hearing (meeting information can be found: www.alexandriava.gov/Council). 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 Plan will be accepted until 5 p.m. on Monday, May 24.

The Draft Plan and Draft Resident Summary are available in a format accessible to persons with disabilities upon request.