

CITY OF ALEXANDRIA FY2027

April 6, 2026

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) 2027 to address Alexandria's housing and community development needs. It is guided by the Priority Needs established in the FY 2027-2031 Consolidated Plan.

How does it work?

In the FY 2027-2031 Consolidated Plan, the City identified Attainable Housing, Housing Stability, and Enhanced Community Services 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.

Cardinal Path affordable homeownership townhomes



Attainable Housing

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

INCREASE HOUSING ATTAINABILITY

Housing should be affordable to renter households at all income levels, homeownership should be attainable to moderate income households, and all housing types should be available to every household.

HOMELESSNESS PREVENTION

Low-income households at risk of homelessness should be able to obtain stable housing

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 2027, construction will continue on a 495-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 2027 Goal: 10 New Homeowners Assisted

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 2027 Goal: 1 round of Fair Housing Testing

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 2027 Goal: 50 Persons Assisted

Housing Stability

Keeping low- and moderate-income Alexandrians in their homes

MAINTAIN OR IMPROVE LIVING CONDITIONS

Low-income households should live in safe, quality homes that meet their needs.

RENTAL REHABILITATION

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.

Rehabilitation of a 196-unit property will continue

REHABILITATE OLDER HOUSES

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 2027 Goal: 6 homes 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 2027 Goal: 2 rental units modified

Enhanced Community Services

Expanding existing services for low-income Alexandria residents

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 2027 Goal: 250 Persons Sheltered

STREET OUTREACH

The Housing Crisis Outreach Worker provides outreach and engagement to individuals and households experiencing or at risk of homelessness by delivering homelessness prevention, diversion, and crisis intervention services.

FY 2027 Goal: 150 extremely low-income households will be assisted

HOMELESS SERVICES

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

YOUTH EMPLOYMENT

Low-income youth will participate in a summer program that teaches skills necessary for applying for, obtaining, and maintaining a job and succeeding in the workplace.

FY 2027 Goal: 10 low-income youth will participate

PREPARE YOUTH FOR EMPLOYMENT

Low-income youth should have opportunities to prepare for the workplace.

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Activities to be undertaken in FY 2027, funding amounts, and performance goals

Program	FY 2027 Federal Funding	FY 2027 Performance Measure
Housing Attainability		
Housing Opportunities Fund (HOF)	\$451,424 (HOME \$220,828; HOME Match \$110,414; HOME PI \$120,000)	Construction will continue on a new 495-unit project
Flexible Homeownership Assistance Program	\$340,828 (HOME \$220,828; HOME PI \$120,000)	10 New Homeowners
Fair Housing Testing	\$39,525	One round of testing
Transitional Assistance Program	\$49,407	25 households assisted
Housing Stability		
Rental Property Rehabilitation Program	\$667,323 (CDBG \$492,323; CDBG PI \$175,000)	Rehabilitation of a 196-unit building is on-going
Home Rehabilitation Loan Program	\$266,716 (CDBG \$91,716; CDBG PI \$175,000)	6 Houses Rehabilitated
Rental Accessibility Modification Program	\$49,407	2 Unit Modified
Enhanced Community Services		
Winter Shelter	\$19,763	250 people sheltered
Housing Crisis Outreach Worker	\$82,690	120 households assisted
Youth Employment Program	\$19,763	10 Youth
Program Administration (staff costs to manage, monitor, and track use of federal program funds)	\$270,035 (CDBG \$211,148; HOME \$58,887)	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 has received an allocation of \$5,278,705 to support the creation of deeply affordable units in Arlandria. Until the project has stabilized and is producing cash flow, the City will subsidize the interest on the loan using CDBG funds. The City is providing a guarantee of its future CDBG allocations in case of default.

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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 2027 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 2027 Annual Action Plan and Draft Resident Summary was made available for public comment from Monday, March 23, 2026 and will be available through Wednesday, April 22, 2026. 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, 100 N Pitt Street, Fourth Floor, 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 9, 2026 Alexandria Housing Affordability Advisory Committee meeting at 7pm in the Mark Center Cafeteria, 4850 Mark Center Drive, Alexandria, VA 22311. Written comments should be sent via email to kimberly.cadena@alexandriava.gov or postal mail to Kim Cadena, 100 N Pitt St., Fourth Floor, Alexandria, VA, 22314. Comments on the Draft Annual Action Plan will be accepted until 5 p.m. on Wednesday, April 22, 2026.

Translated copies of the Draft Annual Action Plan and copies of the Draft Annual Action Plan accessible to