

2022-2026 Consolidated Plan Original Text

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) (original)

Describe the number and type of single person households in need of housing assistance.

Data on the number of single-person households in Alexandria with incomes at or below HUD's moderate-income limits are not available.

Are any populations/household types more affected than others by these problems?

It is difficult to determine the accuracy of some of the population/household type data supplied by the 2013-2017 CHAS because the small population sizes and large margins of error make the data unreliable. In general, small related households, non-related non-elderly households, and extremely low-income renter households had the highest cost burdens. The number of overcrowded households and households with other housing problems cannot be reliably determined at any income level or housing size.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Many of the individuals and families with children who are at imminent risk of becoming homeless in the City are considered severely cost burdened. Households with special needs such as mental illness, substance abuse problems, developmental disabilities or other long-term disabling conditions are at the highest risk for homelessness.

Most households at imminent risk for homelessness are at or below 50% of the Area Median Income. With rent prices higher than the HUD's fair market rate standard, these households are paying well over 50% of their income on rent. Many households are working minimum wage jobs in the food and beverage industry, or low wage labor market and/or are living in doubled up situations with friends or family. Any crisis situation such as the loss of a job or serious medical issues may lead to the inability to pay rent or their mortgage. The COVID-19 pandemic has brought this issue into the spotlight as massive job losses in low wage job sectors have led to millions of people across the country struggling to pay their rent, including thousands in Alexandria.

Households that are receiving social security disability benefits have a particularly difficult time finding stable, affordable housing in the City. Many receive less than \$1,000 a month, which is not enough to afford even a room to rent. These households are not able to work to increase their income due to their disability. Many of these households need additional supportive services to assist them in maintaining their permanent housing. Services such as mental health/substance abuse treatment, life skills training, and better access to health care are helpful in keeping this vulnerable population stably housed.

There has been an increase in culturally diverse households seeking homeless prevention services, with many of the households coming from Middle Eastern, African, and Latin American countries. Families from these communities have limited proficiency with the English language and American culture. Some have adult members that have never worked before and are now required to learn a new language and enter the workforce. These skills take time to develop and can create challenges for some cultures to assimilate to. Some of these households have complex trauma histories, compounding their situations.

Many of these households need affordable housing options or long-term rental subsidies. There is a need for vocational counseling and education, along with more supportive services tailored to each household's needs. Legal status can present challenges to obtaining jobs and housing/housing assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

There are no local data that can be used to accurately determine the extent of persons at risk of homelessness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Households living in doubled up and/or overcrowded housing situations, households with special needs such as mental illness, substance abuse, HIV/AIDS, and those who have experienced homelessness in the past are more likely to be unstable and have an increased risk of homelessness. These households are also becoming more housing cost burdened as housing cost continues to rise faster than incomes in low-wage sectors.

The COVID-19 pandemic has also increased housing instability among extremely low- and low-income renters with service industry jobs. Rent relief programs and eviction moratoria have provided temporary reprieves, but the long-term effects of the pandemic on housing stability have yet to be seen.

MA-50 Needs and Market Analysis Discussion (original)

Are there other strategic opportunities in any of these areas?

Arlandria is currently undergoing a planning process which includes proposed provisions to protect market-affordable rental housing from the effects of Amazon's relocation. This planning process will also pinpoint other community needs and identify strategies to fill these needs. The preservation, improvement and expansion of committed, deeply affordable housing have been identified as top priorities, along with provision of community and health services in the neighborhood.

SP-25 Priority Needs - 91.215(a)(2) (original)

Priority Needs

Table 1 – Priority Needs Summary

3	Priority Need Name	Maintain Housing Stability
	Priority Level	High
	Population	Extremely Low Low Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Alexandria
	Associated Goals	Maintain or Improve Living Conditions Maintain Housing Affordability
	Description	The City will provide aid to existing low-income homeowners and renters who need assistance to remain in their current homes for accessibility, habitability, or tax burden reasons.
	Basis for Relative Priority	

SP-30 Influence of Market Conditions – 91.215 (b) (original)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	Unit production in Alexandria is very expensive due to a scarcity of available land and rising construction costs. Because of this, the City typically uses most or all of its available HOME funds to support new construction of affordable units.
Rehabilitation	The City usually undertakes rehabilitation projects at the request of an individual homeowner or tenant. Market conditions do not influence these kinds of projects.
Acquisition, including preservation	City funds are typically used to support two kinds of acquisition: individual units for affordable resale and rental developments for affordable unit preservation. The former is affected by the number of foreclosed and short sale units on the market suitable for purchase and resale and the latter by whether any rental developments are up for sale. The purchase of rental units for preservation also requires willing lenders or investors, which can be difficult to find. The Washington Housing Initiative, created by Amazon and JBG Smith, is willing to finance these kinds of purchases, so it is possible more rental units will be acquired for preservation during the Plan period. It is unclear what effect the pandemic will have on the availability of rental developments for sale.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following table shows the amount of funds expected to be available in year one of this Consolidated Plan and the subsequent four years. The amount are based on the current federal funding allocations and projected allocations for the next four years. These may change depending on changes in federal budget priorities.

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	1,173,007	375,000	360,000	1,908,007	4,560,000	CDBG funds will be used to support community development programs for low to moderate income households. Programs include: Home Rehab Loan Program; Winter Shelter program; the Transitional Assistance Program; and eviction prevention programs.

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	618,934	250,000	0	868,934	2,340,000	HOME funds will be used to serve persons with low and moderate incomes. Programs include Flexible Homeownership Assistance Program; and development or preservation of affordable units through acquisition/rehabilitation or new construction.

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: \$		
Section 108	public - federal	Acquisition Economic Development Housing Multifamily rental new construction Multifamily rental rehab Public Improvements	5,951,460	0	0	5,951,460	0	The City intends to use Section 108 as a loan fund to support housing development projects. The use of funds and how much will be expended during a given year will depends on the nature of the projects which might require loan funding.

Table 2 - Anticipated Resources

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; ESG match requirements will be satisfied through City General Fund, Virginia Homeless Solutions Program grant, and private resources, volunteer hours, and the Lambert Fund; Homeless Supportive Housing funds match requirements will be satisfied with supportive services, operating costs and administrative costs; and other federal funds will be leveraged with other local and private resources.

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

The City has identified a wide variety of City owned land and properties as part of the Joint Facility Master Plan process. Each site is being evaluated on a case by case basis to determine if it is appropriate for affordable housing and whether it would be feasible to develop housing there. School facilities are also proposed for consideration for colocation with affordable housing when/if major capital improvement and/or redevelopment projects are planned.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Affordability	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$250,000 HOME: \$4,325,000	Rental units constructed: 300 Household Housing Units Direct Financial Assistance to Homebuyers: 40 Households Assisted
2	Homeless Services	2021	2025	Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$100,000	Homeless Person Overnight Shelter: 1000 Persons Assisted
3	Homeless Intervention and Prevention Services	2021	2025	Affordable Housing Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$250,000	Homelessness Prevention: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Maintain or Improve Living Conditions	2021	2025	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Maintain Housing Stability	CDBG: \$5,662,500	Rental units rehabilitated: 12 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit
5	Maintain Housing Affordability	2021	2025	Affordable Housing	City of Alexandria	Maintain Housing Stability		Other: 100 Other
6	Ensure Equal Access to Housing	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$125,000	Other: 5 Other
7	Planning and Administration	2021	2025	General Management	City of Alexandria	General Management	CDBG: \$725,000 HOME: \$125,000	Other: 16 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Housing Affordability
	Goal Description	Using the Housing Opportunities Fund and Section 108 loan funds, the City will preserve and/or construct affordable sales and rental housing using federal dollars, along with City General Fund and monies from 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. Using CDBG and HOME funds, the City will assist moderate-income first-time homebuyers with down payments and closing costs to make homeownership more affordable.
2	Goal Name	Homeless Services
	Goal Description	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.
3	Goal Name	Homeless Intervention and Prevention Services
	Goal Description	Through the Transitional Assistance Program, the City provides security deposit and rental assistance to households experiencing or at-risk of homelessness. In response to the pandemic, the City is also providing eviction prevention services and utility assistance, but these programs are dependent on federal COVID-19 response funding.
4	Goal Name	Maintain or Improve Living Conditions
	Goal Description	Through the Home Rehabilitation Loan Program, eligible homeowners may receive zero-interest, deferred payment rehabilitation loans to cover costs associated with bringing their homes up to code, extending the useful life of their homes, or increasing accessibility for themselves or a member of their household. 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. The Rental Accessibility Modification Program (RAMP) assists eligible renter households to make accessibility modifications to their units. While landlords are required to allow accessibility modifications under the American with Disabilities Act, they are not required to pay for the modifications. RAMP provides funds for these modifications, allowing tenants to remain in their units.

5	Goal Name	Maintain Housing Affordability
	Goal Description	Using HOME, general fund, and Section 108 funds, the City may assist in the rehabilitation or purchase of rental property to maintain long-term affordability. The Department of Finance's Property Tax Relief program will also continue to help maintain affordability for elderly or disabled homeowners.
6	Goal Name	Ensure Equal Access to Housing
	Goal Description	Conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market
7	Goal Name	Planning and Administration
	Goal Description	General management, oversight, and coordination of all program-funded activities and programs; and funding for the preparation and submittal of funding applications for required federal reports and plans.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Approximately 340 families will be provided permanent affordable housing over the plan period.

2022-2026 Consolidated Plan Amended Text

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) (amended)

Describe the number and type of single person households in need of housing assistance.

Data on the number of single-person households in Alexandria with incomes at or below HUD's moderate-income limits are not available. However, if one uses the demographics of the applicants for a recently opened affordable development as a proxy for the demand for affordable housing in the area, more than two-thirds of single person households in need of assistance are below 40% AMI, with an additional quarter are below 50% AMI.

Are any populations/household types more affected than others by these problems?

It is difficult to determine the accuracy of some of the household type data supplied by the 2013-2017 CHAS because the small population sizes and large margins of error make the data unreliable. In general, small related households, non-related non-elderly households, and extremely low-income renter households had the highest cost burdens. The number of overcrowded households and households with other housing problems cannot be reliably determined at any income level or housing size.

On a population level, Hispanic households with incomes below 50% AMI are most likely to experience housing problems of any kind. As almost no households in Alexandria lack plumbing or kitchen facilities, it can be inferred the housing problems experienced by very low-income Hispanic households are cost burden and overcrowding. Hispanic and Black or African-American households are also disproportionately affected by severe cost burdens.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Many of the individuals and families with children who are at imminent risk of becoming homeless in the City are considered severely cost burdened. Households with special needs such as mental illness, substance abuse problems, developmental disabilities or other long-term disabling conditions are at the highest risk for homelessness.

Households that are receiving social security disability benefits have a particularly difficult time finding stable, affordable housing in the City. Many receive less than \$1,000 a month, which is not enough to afford even a room to rent. These households are not able to work to increase their income due to their disability. Many of these households need additional supportive services to assist them in maintaining their permanent housing. Services such as mental health/substance abuse treatment, life skills training, and better access to health care are helpful in keeping this vulnerable population stably housed.

Most households at imminent risk for homelessness are at or below 50% of the Area Median Income. With rent prices higher than the HUD's fair market rate standard, these households are paying well over

50% of their income on rent. Many households are working minimum wage jobs in the food and beverage industry, low wage labor market, or gig economy jobs such as Uber, and/or are living in doubled up situations with friends or family. Any crisis situation such as the loss of a job or serious medical issues may lead to the inability to pay rent or their mortgage. The COVID-19 pandemic has brought this issue into the spotlight as massive job losses in low wage job sectors have led to millions of people across the country struggling to pay their rent, including thousands in Alexandria.

There has been an increase in culturally diverse households seeking homeless prevention services, with many of the households coming from Middle Eastern, African, and Latin American countries. Families from these communities have limited proficiency with the English language and American culture. Some have adult members that have never worked before and are now required to learn a new language and enter the workforce. These skills take time to develop and can create challenges for some cultures to assimilate to. Some of these households have complex trauma histories, compounding their situations.

Many of these households need affordable housing options or long-term rental subsidies. There is a need for vocational counseling and education, along with more supportive services tailored to each household's needs. Legal status can present challenges to obtaining jobs and housing/housing assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

There are no local data that can be used to estimate the total number of persons at risk of homelessness as no count of members of special needs populations and those on fixed incomes who are at-risk of homelessness. However, it is possible to estimate the number of at-risk households with earnings by using the number of applicants to the City's Emergency Rent Relief Assistance Program as a proxy for cost-burdened, very low-income households with earnings. The City received approximately 4,200 applications for rental assistance, with the greatest number of applications coming from Hispanic and Black or African-American households. The applications were also concentrated in Census tracts where the median household income is at 50% AMI or less.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Households living in doubled up and/or overcrowded housing situations, households with special needs such as mental illness, substance abuse, HIV/AIDS, low-English proficiency households, households with undocumented members, and households which have experienced homelessness in the past are more likely to experience housing instability and have an increased risk of homelessness. These households are also becoming more housing cost burdened as housing cost continues to rise faster than incomes in low-wage sectors.

Low-English proficiency households and those with at least one member who is undocumented are also at high risk of housing instability. Members of these households frequently work in low wage jobs such food service, hospitality, lawn care, or as construction day laborers.

Another housing characteristic that is associated with housing instability is eligibility for either the City's Emergency Rent Relief Assistance Program or the Virginia Rent Relief Program. Many renter households who received assistance from these programs were already financially precarious; losing one or two paychecks would be enough to put them at risk of eviction. While the ongoing rental assistance programs have kept many in their homes, eviction rates have been rising since the end of the eviction moratorium. In addition, some households chose to "self-evict" and move before formal eviction proceedings are begun against them. Furthermore, landlords are choosing not to renew the leases of some low-income renter households who received rental assistance or otherwise experienced financial instability during the pandemic. While rental assistance has prevented an "eviction tsunami," it has only slowed, but not stopped, the rising river of low-income renters in search of available, affordable housing. Because of this, any renter household below 50% of AMI who was eligible for either the City's rental relief program or the Virginia Rental Relief Program will be considered to be at increased risk of homelessness. Households that have recently received assistance from a housing relocation coordinator or utilized an eviction storage program will also be considered at risk of future housing instability based on their past instability.

MA-50 Needs and Market Analysis Discussion (amended)

Are there other strategic opportunities in any of these areas?

Arlandria is currently undergoing a planning process which includes proposed provisions to protect market-affordable rental housing from the effects of Amazon's relocation. This planning process will also pinpoint other community needs and identify strategies to fill these needs. The preservation, improvement and expansion of committed, deeply affordable housing have been identified as top priorities, along with provision of community and health services in the neighborhood.

A large affordable development to be constructed by a non-profit developer is planned for the area. The City plans to use HOME and Section 108 funding to support this project, which will have a quarter of its units affordable to households at 40% AMI.

SP-25 Priority Needs - 91.215(a)(2) (amended)

Priority Needs

Table 4 – Priority Needs Summary

3	Priority Need Name	Maintain Housing Stability
	Priority Level	High
	Population	Extremely Low Low Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Alexandria
	Associated Goals	Maintain or Improve Living Conditions Maintain Housing Affordability
	Description	The City will provide aid to existing low-income homeowners and renters who need assistance to remain in their current homes for accessibility, habitability, or tax burden reasons. <u>It will also provide financial support to the owners of multifamily housing to make repairs or upgrades to their property in exchange for new or continuing commitments to provide affordable housing.</u>

SP-30 Influence of Market Conditions – 91.215 (b) (amended)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	Unit production in Alexandria is very expensive due to a scarcity of available land and rising construction costs. Because of this, the City typically uses most or all of its available HOME funds to support new construction of affordable units.
Rehabilitation	The City usually undertakes rehabilitation projects at the request of an individual homeowner, tenant, <u>or rental property owner</u> . Market conditions do not influence these kinds of projects.
Acquisition, including preservation	City funds are typically used to support two kinds of acquisition: individual units for affordable resale and rental developments for affordable unit preservation. The former is affected by the number of foreclosed and short sale units on the market suitable for purchase and resale and the latter by whether any rental developments are up for sale. The purchase of rental units for preservation also requires willing lenders or investors, which can be difficult to find. The Washington Housing Initiative, created by Amazon and JBG Smith, is willing to finance these kinds of purchases, so it is possible more rental units will be acquired for preservation during the Plan period. It is unclear what effect the pandemic will have on the availability of rental developments for sale.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) (amended)

Introduction

The following table shows the amount of funds expected to be available in year one of this Consolidated Plan and the subsequent four years. The amounts are based on the current federal funding allocations and projected allocations for the next four years. These may change depending on changes in federal budget priorities.

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	1,173,007	375,000	360,000	1,908,007	4,560,000	CDBG funds will be used to support <u>infrastructure improvements and</u> community development programs for low to moderate income households. Programs include: Home Rehab Loan Program; Winter Shelter program; the Transitional Assistance Program; and eviction prevention programs. <u>CDBG funds may also be used for the rehabilitation of multifamily housing.</u>

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	618,934	250,000	0	868,934	2,340,000	HOME funds will be used to serve persons with low and moderate incomes. Programs include Flexible Homeownership Assistance Program; and development or preservation of affordable units through acquisition/rehabilitation or new construction.
Section 108	public - federal	Acquisition Economic Development Housing Multifamily rental new construction Multifamily rental rehab Public Improvements	5,951,460	0	0	5,951,460	0	The City intends to use Section 108 as a loan <u>to support AHDC's housing development project in Arlandria. The loan will be used to build infrastructure necessary for the project's construction. The loan will be repaid through residual receipts from the project.</u>

Table 5 - Anticipated Resources

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; ESG match requirements will be satisfied through City General Fund, Virginia Homeless Solutions Program grant, and private resources, volunteer hours, and the Lambert Fund; Homeless Supportive Housing funds match requirements will be satisfied with supportive services, operating costs and administrative costs; and other federal funds will be leveraged with other local and private resources.

Section 108 loan funds will be used in conjunction with LIHTC equity, low-interest loans from Virginia Housing, and City Housing Trust Fund money to leverage AHDC's Arlandria project. It is anticipated Amazon grant funding will be used as well.

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

The City has identified a wide variety of City owned land and properties as part of the Joint Facility Master Plan process. Each site is being evaluated on a case by case basis to determine if it is appropriate for affordable housing and whether it would be feasible to develop housing there. School facilities are also proposed for consideration for colocation with affordable housing when/if major capital improvement and/or redevelopment projects are planned.

Two parcels of City owned land have been earmarked for use in upcoming housing projects. One will be used as part of a 39 unit homeownership project and the other will be part of a 475 unit affordable rental project.

SP-45 Goals Summary – 91.215(a)(4) (amended)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Affordability	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$250,000 HOME: \$4,325,000 <u>Section 108: \$5,951,460</u>	Rental units constructed: <u>626</u> Household Housing Unit <u>Homeownership units constructed: 6</u> Direct Financial Assistance to Homebuyers: 40 Households Assisted
2	Homeless Services	2021	2025	Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$100,000	Homeless Person Overnight Shelter: 1000 Persons Assisted
3	Homeless Intervention and Prevention Services	2021	2025	Affordable Housing Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$250,000	Homelessness Prevention: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Maintain or Improve Living Conditions	2021	2025	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Maintain Housing Stability	CDBG: \$5,662,500	Rental units rehabilitated: 12 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit
5	Maintain Housing Affordability	2021	2025	Affordable Housing	City of Alexandria	Maintain Housing Stability	CDBG: <u>\$700,000</u>	<u>Housing units preserved: 149</u>
6	Ensure Equal Access to Housing	2021	2025	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$125,000	Other: 5 Other
7	Planning and Administration	2021	2025	General Management	City of Alexandria	General Management	CDBG: \$725,000 HOME: \$125,000	Other: 16 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Housing Affordability
	Goal Description	Using the Housing Opportunities Fund and Section 108 loan funds, the City will preserve and/or construct affordable sales and rental housing using federal dollars, along with City General Fund and monies from City Housing Trust Fund. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development <u>(including site preparation)</u>, development, and construction activities <u>(including infrastructure)</u>. Using CDBG and HOME funds, the City will assist moderate-income first-time homebuyers with down payments and closing costs to make homeownership more affordable.
2	Goal Name	Homeless Services
	Goal Description	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.
3	Goal Name	Homeless Intervention and Prevention Services
	Goal Description	Through the Transitional Assistance Program, the City provides security deposit and rental assistance to households experiencing or at-risk of homelessness. In response to the pandemic, the City is also providing eviction prevention services and utility assistance, but these programs are dependent on federal COVID-19 response funding.
4	Goal Name	Maintain or Improve Living Conditions
	Goal Description	Through the Home Rehabilitation Loan Program, eligible homeowners may receive zero-interest, deferred payment rehabilitation loans to cover costs associated with bringing their homes up to code, extending the useful life of their homes, or increasing accessibility for themselves or a member of their household. 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. The Rental Accessibility Modification Program (RAMP) assists eligible renter households to make accessibility modifications to their units. While landlords are required to allow accessibility modifications under the American with Disabilities Act, they are not required to pay for the modifications. RAMP provides funds for these modifications, allowing tenants to remain in their units.

5	Goal Name	Maintain Housing Affordability
	Goal Description	Using HOME, CDBG, general fund, and Section 108 funds, the City may assist in the rehabilitation or purchase of rental property to maintain long-term affordability. The Department of Finance's Property Tax Relief program will also continue to help maintain affordability for elderly or disabled homeowners.
6	Goal Name	Ensure Equal Access to Housing
	Goal Description	Conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market
7	Goal Name	Planning and Administration
	Goal Description	General management, oversight, and coordination of all program-funded activities and programs; and funding for the preparation and submittal of funding applications for required federal reports and plans.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Approximately 150 families will be provided permanent affordable housing using HOME funding over the plan period. Approximately 1,000 families in total will be provided with affordable housing through all funding sources.