



# FISCAL YEAR 2022-2026 CONSOLIDATED PLAN

For Housing and Community Development

Prepared by  
City of Alexandria Office of Housing

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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Consolidated Plan is a comprehensive planning document identifying the housing and community development needs of the City of Alexandria's (The City) extremely low- to moderate-income, homeless, and special needs populations, and outlining strategies to meet those needs over a five year period. Activities to be undertaken each year during this period are described in the One-Year Action Plans. These Plans are submitted to the Department of Housing and Urban Development (HUD) prior to the beginning of the City's fiscal year. The consolidated plans and the action plans are required by HUD to receive federal entitlement grants and loan funds. Entitlement grants and loan funds are provided to specific states and localities on the basis of a formula, prescribed in legislation or regulation. These federal entitlement grants and loan programs are as follows:

- Community Development Block Grant (CDBG), used to develop viable urban communities by providing decent housing and a suitable living environment, and to expand economic opportunities for low- and moderate-income persons;
- HOME Investment Partnerships Program (HOME) grant, used to provide decent and affordable housing, for low- to moderate- income households. Program activities that can be used under HOME include rehabilitating, acquiring, and/or developing rental or homeownership housing, or providing rental assistance to low income households;
- Section 108 loan fund, used for activities allowed by both the CDBG and HOME programs and repaid through proceeds from supported projects, other program income received by the City, City funds, or future CDBG or HOME allocations. The City intends to use Section 108 funds to support projects which will generate enough income to repay the loans without additional City funds being used to make payments.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City's priority needs for the 2022-2026 Consolidated Plan period are Equitable Access to Housing, Preventing and Ending Homelessness, and Maintaining Housing Stability. To meet these needs, it intends to create more rental housing, continue and expand its first-time homebuyer assistance program, provide support for those at risk of eviction both through rental assistance and rapid rehousing programs, provide shelter for unhoused persons during the winter, assist low-income renters and homeowners with home rehabilitation and accessibility modifications, and conduct fair housing activities.

### **3. Evaluation of past performance**

Alexandria has achieved most of the goals laid out in the 2016-2020 Consolidated Plan. It created 27 more affordable rental units than expected and helped 124 more people than projected avoid homelessness. The City also helped 38 homeowners rehabilitate their homes affordably and 31 households become homeowners, completing 95% and 89% of its goals in these areas. The only area where the City fell short in meeting its targets was in modifying rental units to increase accessibility for tenants, completing only 8 projects out of an expected 15. In addition to some projects being delayed by the pandemic, some of this shortfall can be attributed to projects that were canceled before they began (various reasons) and limited staff capacity to move projects forward for a portion of the Plan period (a second staff person is now available to support the program). A lack of awareness about the program also contributed to the low number of projects completed.

In addition to these accomplishments, as of June 30, 2020 the City had provided emergency rental assistance to 512 people living in non-profit affordable housing developments using CDBG-CV funds provided in response to the pandemic. It is anticipated this number will rise in City Fiscal Year 2021 as more CDBG-CV funds are allocated and the City continues its rental assistance program for households living in for-profit rental housing not served through other assistance programs, such as the Virginia Rent Relief Program.

### **4. Summary of citizen participation process and consultation process**

Citizen participation was solicited through English and Spanish advertisements in the Alexandria Times and El Tiempo Latino as well as an announcement to the Affordable Housing eNews mailing list and multiple social media posts. Two public hearings were held; one at the May 6, 2021 Alexandria Housing Affordability Advisory Committee (AHAAC) meeting and one at the May 15, 2021 City Council Meeting. Community groups were consulted via email.

### **5. Summary of public comments**

AHAAC members requested more emphasis be placed on the issue of affordable assisted-living options for seniors. The Non-Homeless Special Needs Assessment of the Plan was expanded to include this information.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

### **7. Summary**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALEXANDRIA	
CDBG Administrator	ALEXANDRIA	Office of Housing
HOPWA Administrator		
HOME Administrator	ALEXANDRIA	Office of Housing
ESG Administrator		

Table 1 – Responsible Agencies

#### Narrative

The Office of Housing serves as the lead agency to prepare the City's Five-Year Consolidated Plan, Action Plans, and the Consolidated Annual Performance Reports (CAPERs). The development of the FY 2022-2026 Consolidated Plan is a joint effort in coordination with staff from other City departments, the Alexandria Redevelopment and Housing Authority (ARHA) and local private and public organizations that provide affordable housing and homeless and community services to extremely low-to moderate-income households and persons with special needs. Departments and organizations included the City's Department of Community and Human Service (DCHS); the Department of Planning and Zoning; the Alexandria Redevelopment and Housing Authority (ARHA); and the Partnership to Prevent and End Homelessness in the City of Alexandria. It is noted that the City is also part of a collaborative effort, led by the Metropolitan Washington Council of Governments (MWCOG), to analyze impediments to Fair Housing on a regional basis. This effort has been somewhat delayed but is now in its data-gathering phase. The City is an active participant in the process and is assisting with the data-gathering and community engagement phases. Once the Regional Analysis of Impediments is completed, the City may choose to amend the Plan to reflect its findings. The Office of Housing implements CDBG and HOME programs and, upon City Council approval, awards these funds to sub-recipients or individuals in the form of loans and grants through an application process. The funds assist local agencies and non-profit organizations in providing and preserving affordable housing or to administer eligible public service programs.

State, local and private funds are spent in conjunction with the federal entitlement grants for housing and community development activities. The Office of Housing has the primary responsibility of monitoring sub recipients to ensure they are in compliance with all applicable program requirements.

## Consolidated Plan Public Contact Information



## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City participates in the following activities to enhance coordination between public and private housing and service providers and private and governmental health, mental health and service agencies:

Public and Assisted Housing Providers. City and ARHA staff meet monthly to discuss issues of interest to both agencies. Topics include how the City can best support ARHA's efforts to reposition and modernize its housing stock, ARHA's future plans, and City planning efforts that might affect ARHA residents.

Non-profit Affordable Housing Providers. The City works with the Alexandria Housing Development Corporation, (AHDC), CLI, Wesley Housing Development Corporation and other non-profit organizations, to identify and develop opportunities for affordable housing preservation and production within the City. These organizations operate mixed-use project and/or several affordable rental apartments affordable for households with incomes at or below 60% of the area median income (AMI).

Private and Governmental Health, Mental Health, and Service Agencies Providers. The Alexandria Health Department has partnered with the Alexandria Neighborhood Health Services, Inc. (ANHSI) to provide outpatient health care to low-income Alexandrians. The City shifted some of its public health clinic functions to ANSHI and provided the organization a City-owned facility to administer health care services. Care includes behavioral health and dental services, adult and pediatric care, and HIV/AIDS case management services.

State Government. Virginia Housing and the Virginia Department of Housing and Community Development (VDHCD) have partnered with the City to provide financial support for the City’s first-time homeownership and neighborhood stabilization programs. The Office of Housing staff stays abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), which functions as the Continuum of Care (CoC), collaborates with community providers to submit the annual HUD CoC Competition application and the Virginia Department of Housing and Community Development Housing Solutions Grant. Funded programs provide housing and services for individuals and families experiencing or at risk of homelessness. The Office of Housing coordinates its efforts to aid homeless persons and persons at risk of homelessness by having a member of its staff serve on The Partnership's Governing Board. The Office of Housing also works closely with the Department of Community and Human Services, which administers eviction prevention programs and programs providing assistance with security deposits and first month's rent to eligible households.

Through memorandums of understanding (MOUs), The Partnership coordinates housing services with various private and public institutions to prevent individuals from being discharged into homelessness. Housing needs are assessed through the Centralized Assessment System operated by DCHS. Appropriate placement is made with a homeless services provider.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

As a member of The Partnership, the City's Office of Housing staff meets with the Partnership Governing Board members to determine the allocation of ESG funding, and provide input on developing performance standards and policies and procedures governing the administration of Homeless Management Information System (HMIS). ESG recipients are monitored and a report of program progress toward The Partnership's strategic plan goals is submitted to The Partnership members. The Partnership's Gaps & Needs Committee reviews HMIS data and monitors HMIS procedures. Funding may be reallocated as needed.

ESG Allocation. The City and local nonprofits receive ESG funds from the Virginia Department of Housing and Community Development (VDHCD) through a competitive grant process. As part of the funding allocation process, VDHCD encourages CoC input into allocation of all grant funding, including ESG.

Performance Standards and Outcomes. The Partnership members have adopted written performance standards and outcomes for programs funded by ESG such as the rapid rehousing, emergency shelter, and homeless prevention programs. Quarterly reports generated through the HMIS are submitted to VDHCD to provide program specific performance outcome information.

HMIS Policies and Procedures. The Partnership designated the City's DCHS as the HMIS Lead Agency. DCHS staff developed an HMIS Policy and Procedures manual, which was approved by The Partnership. Members of The Partnership that receive federal or state funding to provide homeless services must meet the minimum HMIS participation standards as defined in the manual.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

3	<b>Agency/Group/Organization</b>	ALEXANDRIA, CITY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Department of Community and Human Services (DCHS) provided information about the populations it serves, their needs, and Department programs goals. Staff consulted with them through email and videocalls. Office of Housing staff and DCHS regularly work together on programs with shared funding or goals.
4	<b>Agency/Group/Organization</b>	ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Alexandria Redevelopment and Housing Authority (ARHA) was consulted on public housing needs and existing public housing conditions via email. The consultation provided a detailed snapshot of ARHA's current residents, building and maintenance needs, and plans for future development. This information will be used to coordinate City support of ARHA's proposed developments.</p>
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### Identify any Agency Types not consulted and provide rationale for not consulting

The Office of Housing tried repeatedly to consult with the Alexandria Economic Development Partnership, but received no response. Consequently, their feedback was not included in the Plan.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership)	The Partnership's Plan is called the Strategic Plan to Prevent and End Homelessness in Alexandria (PPEH) 2014-2020. The PPEH goals are to reduce and prevent homelessness and increase affordable housing. These goals are incorporated into the Strategic Plan.
ARHA 2012-2022 Strategic Plan	Alexandria Redevelopment and Housing Authority	The goals of the Strategic Plan and ARHA both aim to meet affordable housing and related needs of the community.
City of Alexandria 2013 Housing Master Plan	Office of Housing	The Housing Master Plan's initiatives include identifying zoning, land-use tools, and strategies to incorporate affordable housing in the development and redevelopment efforts in the City. Such strategies are also included in the Strategic Plan.
Age Friendly Plan For A Livable Community 2019	Commission on Aging	A goal for both Plans is to increase safe, decent and affordable assisted living opportunities for very low-income elderly and frail elderly residents of the City of Alexandria.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
The Future of Housing in Greater Washington	Metropolitan Washington Council of Governments	The Future of Housing in Greater Washington lays out MWCOC's housing goals for the Washington DC region, including targets for Alexandria. These housing goals supplement the City's existing housing goals. MWCOC's goals were endorsed by the City Council in 2020.
Children and Youth Master Plan	Department of Community and Human Services	One of the objectives of the Children and Youth Master Plan is to connect families to housing resources so children can have stable housing. The Strategic Plan includes goals to increase housing affordability and provide to rapid rehousing to place families in stable housing.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Alexandria cooperates and coordinates with various public entities in the implementation of the Consolidated Plan.

The Metropolitan Washington Council of Governments (MWCOC) is a regional organization comprised of Washington local governments, as well as members of the Maryland and Virginia legislatures, the U. S. Senate, and the U. S. House of Representatives. MWCOC works on regional matters concerning transportation, the environment, land use planning and housing, and public safety and health. The City of Alexandria Council members serve on various committees such as the Public Safety and Human Services Committee, Air Quality Committee, and the Board of Directors, and coordinate with other public entity administrators to deal with various issues affecting the region, including barriers to affordable housing. The City is currently participating in a Regional Analysis Impediments to Fair Housing study led by COG, the findings of which will influence future City actions to promote fair housing.

Virginia Housing is a non-profit organization created by the Commonwealth of Virginia to help Virginians attain affordable housing. The City's Office of Housing director serves on two Virginia Housing Advisory Boards: The Rental Advisory Board, which is an affordable housing stakeholder group that consults with Virginia Housing on a variety of policy and programmatic issues, and The Northern Virginia Advisory Committee, which is made up of affordable housing stakeholders whose primary market area of operation is the Virginia Capital Beltway area of the Washington DC Metropolitan Area. The group members coordinate meetings on a regular basis to discuss issues relating to both rental and ownership housing. Virginia Housing also administers REACH funding that is designed to mitigate the effects on housing of Amazon's new HQ2 campus in Arlington. The City hopes to use REACH funding to assist with the creation and preservation of affordable housing over the Consolidation Plan period.

The Northern Virginia Regional Commission (NVRC) is made up of regional council of governments in the Northern Virginia suburbs of Washington DC. Its primary duty is to encourage and facilitate local government cooperation in addressing regional basis problems of greater than local significance. Two City of Alexandria Council members serve on the NVRC Board of Commissioners to help promote the orderly and efficient development of the physical, social and economic elements of the district by planning, encouraging and assisting governmental subdivisions to plan for the future.

The City also cooperates and coordinates with other public entities in implementing public service programs. For example, City staff works with the Virginia Department of Historic Preservation and the Virginia Department of Conservation and Recreation, to identify any potential environmental impacts that would result from federal-funded activities in the City, and also collaborate with other jurisdictions to host the Northern Virginia Housing Expo. The Expo is a free yearlong digital exhibition designed to help first-time homebuyers or renters learn about affordable rental and homeownership assistance and opportunities throughout the region. The workshop also provides information on topics such as understanding and repairing credit, personal finance, and preparing to rent or own a home will also be offered. Seminars are held in English and Spanish.

**Narrative (optional):**

While the COVID-19 pandemic severely curtailed the ability of the City to consult with its community partners, information and feedback are regularly solicited from them about their programs and ways the City can support them. A variety of stakeholders were contacted for feedback about the Plan, but no feedback was received.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Because of constraints related to the pandemic, it was difficult to conduct outreach. The comments that were received were incorporated into the Plan, but not as separate goals since they were related to existing goals.



## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing was scheduled during an Alexandria Housing Affordability Advisory Committee meeting. The members of the Committee represent multiple constituencies with interests in affordable housing, such as developers, tenants, homeowners, advocates, and other Alexandria residents. Members of the public could access the meeting via Zoom link. One member of the public attended the hearing but did not speak.	The Committee requested that stronger language be added to the Plan in support of developing senior assisted living facilities in Alexandria.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	A Public Hearing on the Plan was held during the Alexandria City Council Meeting on May 15. The meeting was held via Zoom. All Council members were present. The public could attend via Zoom link and provide comments by requesting the opportunity to speak. No comments were received on the Plan.	No comments were received.		
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	No comments were received.	No comments were received.		
4	Newspaper Ad	Non-targeted/broad community	No comments were received.	No comments were received.		
5	Email announcement	Non-targeted/broad community	No comments were received.	No comments were received.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	No comments were received.	No comments were received.		<a href="https://twitter.com/HousingAlexVA/status/1386764179412033540">https://twitter.com/HousingAlexVA/status/1386764179412033540</a>
7	Internet Outreach	Non-targeted/broad community	No comments were received.	No comments were received.		<a href="https://twitter.com/HousingAlexVA/status/1392947809951920132">https://twitter.com/HousingAlexVA/status/1392947809951920132</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment will help determine housing problems for households in the City of Alexandria based on statistical data provided by HUD through the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) and the 2015-2019 American Community Survey (ACS). Although data from CHAS is now dated, it provides a glimpse of the housing needs within the City.

Because CHAS data are derived from American Community Survey data, Census definitions dictate the definitions of the variables discussed in the tables below:

**Small Family Household:** A household with 2-4 members

**Large Family Household:** A household with 5+ members

**Elderly:** Ages 62-74

**Frail Elderly or Extra Elderly:** Ages 75+

**Household:** All people living in a housing unit. Members of a household can be related or unrelated.

**Family:** Related individuals living in the same unit

**Nonfamily:** Unrelated individuals living in the same unit

The four housing problems outlined in the data and narrative below are defined in narrow terms as follows:

1. **Substandard Housing:** Lacking complete kitchen facilities (a sink with a faucet, a stove or range, and a refrigerator)
2. **Substandard Housing:** Lacking complete plumbing facilities (hot and cold running water, a flush toilet, and a bathtub or shower)
3. **Cost Burden:** Cost burden > 30% of income
4. **Overcrowding:** 1+ person/room

The four severe housing problems are similar, but have two distinct differences in the definitions for cost burden and overcrowding:

1. **Cost Burden:** Cost burden > 50% of income
2. **Overcrowding:** 1.5+ persons/room

#### **NA-10 Housing Needs Assessment**

- The number of new housing units created has not kept pace with population growth
- Cost burden and crowding are the largest housing problems

#### **NA-15 Disproportionately Greater Need: Housing Problems**

- Extremely low-income Hispanic people experience housing problems at a disproportionately greater amount than other groups

#### **NA-20 Disproportionately Greater Need: Severe Housing Problems**

- Extremely low-income Hispanic people experience severe housing problems at a disproportionately greater amount than other groups

#### **NA-25 Disproportionately Greater Need: Housing Cost Burdens**

- Hispanic and Black people experience disproportionately greater housing cost burdens than other racial or ethnic groups.

#### **NA-35 Public Housing**

- ARHA opened its Public Housing and Housing Choice Voucher waiting lists to online applications for three days in early 2021 and received 45,000 applications.
- In 2019, ARHA was awarded an additional 37 new Mainstream vouchers.

#### **NA-40 Homeless Needs Assessment**

- The 2020 Winter Point-in-Time Count showed a total of 207 homeless persons.
- Ten new units of transitional housing were completed in the fall of 2020, as well as a brand-new 60 bed shelter.

#### **NA-45 Non-Homeless Special Needs Assessment**

- The city has a shortage of living facilities for low-income seniors, especially assisted living and memory care facilities
- There is a shortage of permanent supportive housing units for individuals with mental illness, substance abuse disorders, and intellectual/developmental disabilities

## NA-50 Non-Housing Community Development Needs

- Future City capital needs include school construction, expansion, and modernizations, the replacement or modernization of four fire stations, the establishment of a service center in the city's West End, and the replacement or modernization of other City facilities.

	Extremely Low- Income (30% AMI)	Very Low Income (50% AMI)	Low Income (80% AMI)	Area Median Income (AMI)
Household Size				
1	26,500	44,100	55,750	88,200
2	30,250	50,400	63,700	100,800
3	34,050	56,700	71,650	113,400
4	37,800	63,000	79,600	126,000
5	40,850	68,050	86,000	136,100
6	43,850	73,100	92,350	146,200

Table 5 - 2020 HUD Household Area Median Family Income (HAMFI) in Dollars

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

### Summary of Housing Needs

Since 2014, the City of Alexandria has increased in population, households, and household median income. Between 2014 and 2019, the population grew by 8%, while the number of households and the median income both grew by 7%. Unfortunately, the number of housing units in the city only grew by 4% in that time, resulting in higher housing prices and greater cost burdens for city residents. The City's 2013 Housing Master Plan estimated the unmet housing affordability need at that time as approximately 15,000 rental units for low-and moderate-income households.

According to the 2017 HUD Comprehensive Housing Affordability Strategy (CHAS) data, the City is comprised of about 68,665 households. About 28% of these households are described by HUD as having incomes at or below 80% AMI limits. Within the households below 80% AMI, 40.8% of the households have extremely low incomes (0-30% AMI) followed by 34.4% low-income households (30%-50% AMI) and 24.8% moderate-income households (50-80% AMI).

The Housing Needs tables below show the percentage of renters and owners in all income categories that experience at least one or more of the four housing problems such as lacking substandard housing (lacking kitchen facilities or complete plumbing); overcrowding; severe overcrowding; or cost burden and severe cost burden.

HUD tables 5 through 12 below provide an overview and breakdown of the City's population by size, income, age and housing needs.

Demographics	Base Year: 2014	Most Recent Year: 2019	% Change
Population	146,422	157,613	8%
Households	65,916	70,598	7%
Median Income	\$94,361.00	\$100,939.00	7%

Table 6 - Housing Needs Assessment Demographics

Alternate Data Source Name:  
2015-2019 ACS (Most Recent)  
Data Source Comments:

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,930	6,690	4,825	5,665	43,555
Small Family Households	2,360	2,540	1,305	1,785	16,905
Large Family Households	855	415	310	100	1,215

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Household contains at least one person 62-74 years of age	1,340	995	965	835	6,755
Household contains at least one person age 75 or older	779	625	345	460	2,040
Households with one or more children 6 years old or younger	1,910	1,330	669	600	5,455

**Table 7 - Total Households Table**

**Alternate Data Source Name:**

2013-2017 CHAS

**Data Source Comments:** The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	55	30	4	194	4	0	15	0	19
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	385	125	165	245	920	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	520	385	250	65	1,220	0	30	35	25	90
Housing cost burden greater than 50% of income (and none of the above problems)	3,620	2,040	315	80	6,055	715	570	180	165	1,630
Housing cost burden greater than 30% of income (and none of the above problems)	570	2,370	2,025	1,630	6,595	160	290	360	640	1,450

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	290	0	0	0	290	125	0	0	0	125

**Table 8 – Housing Problems Table**

**Alternate Data Source Name:**

2013-2017 CHAS

**Data Source**

**Comments:**

1. The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable<sup>2</sup>.

Housing cost burden is disaggregated into 30%-50% of income and >50% of income.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,630	2,605	765	400	8,400	735	600	235	190	1,760
Having none of four housing problems	1,830	2,750	2,815	3,800	11,195	325	735	1,010	1,275	3,345
Household has negative income, but none of the other housing problems	290	0	0	0	290	125	0	0	0	125

**Table 9 – Housing Problems 2**

**Alternate Data Source Name:**

2013-2017 CHAS

**Data Source**

**Comments:**

The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,770	1,975	595	4,340	135	295	170	600
Large Related	655	340	90	1,085	40	55	30	125
Elderly	830	365	310	1,505	510	410	240	1,160
Other	1,795	2,225	1,450	5,470	205	130	115	450
Total need by income	5,050	4,905	2,445	12,400	890	890	555	2,335

**Table 10 – Cost Burden > 30%**

**Alternate Data Source Name:**

2013-2017 CHAS

**Data Source**

**Comments:** The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,600	605	20	2,225	125	220	50	395
Large Related	560	90	0	650	40	15	30	85
Elderly	515	245	65	825	410	250	60	720
Other	1,695	1,105	225	3,025	160	115	50	325
Total need by income	4,370	2,045	310	6,725	735	600	190	1,525

**Table 11 – Cost Burden > 50%**

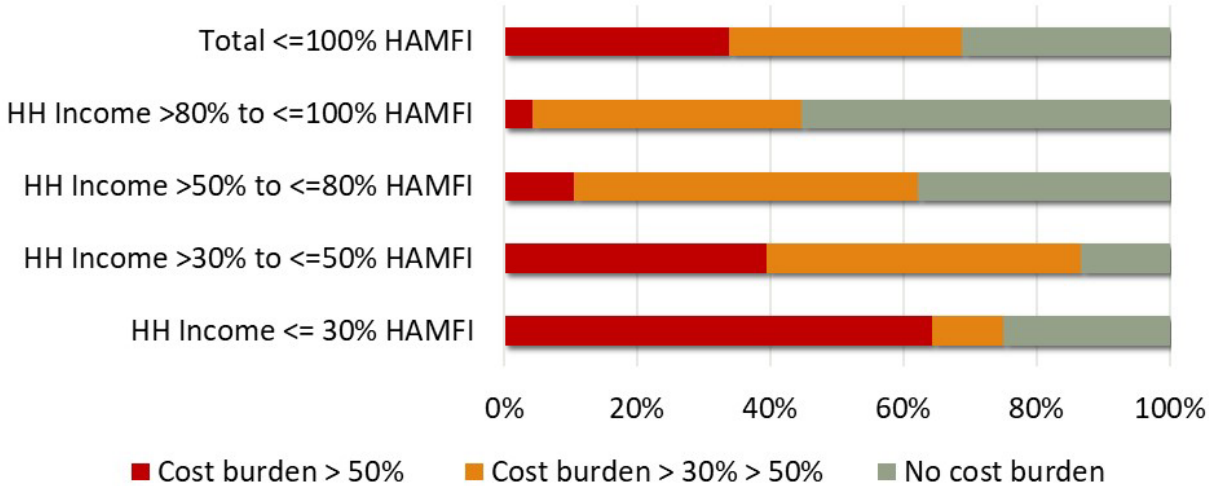
**Alternate Data Source Name:**

2013-2017 CHAS

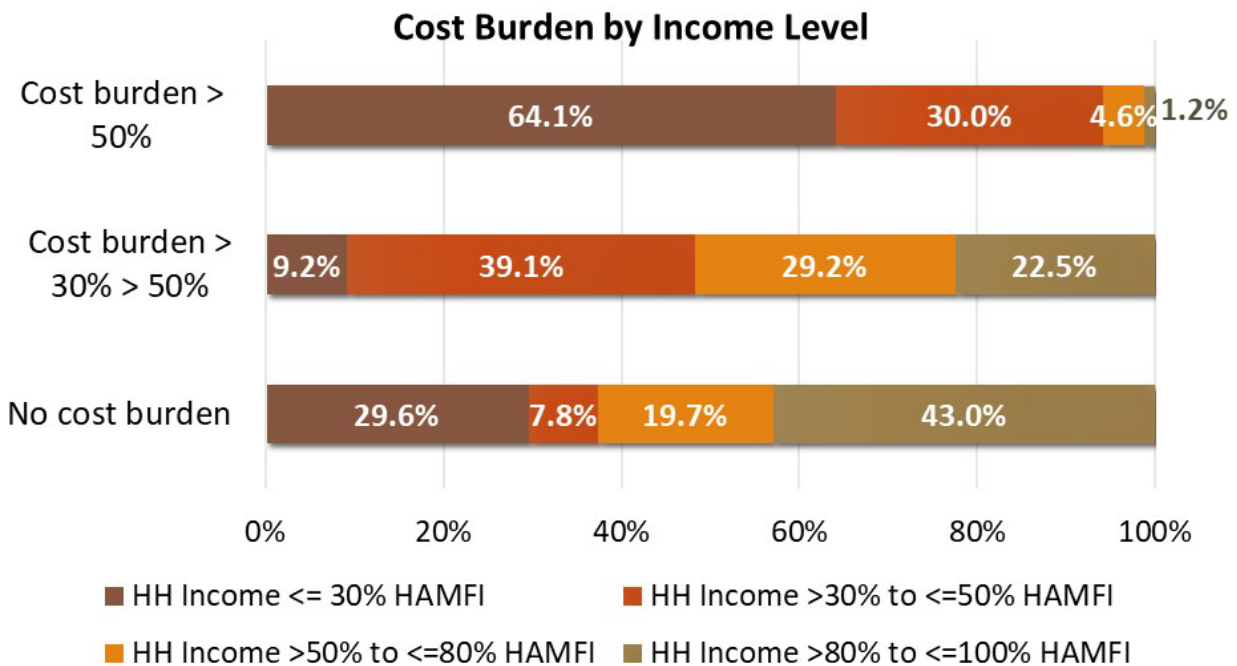
**Data Source**

**Comments:** The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

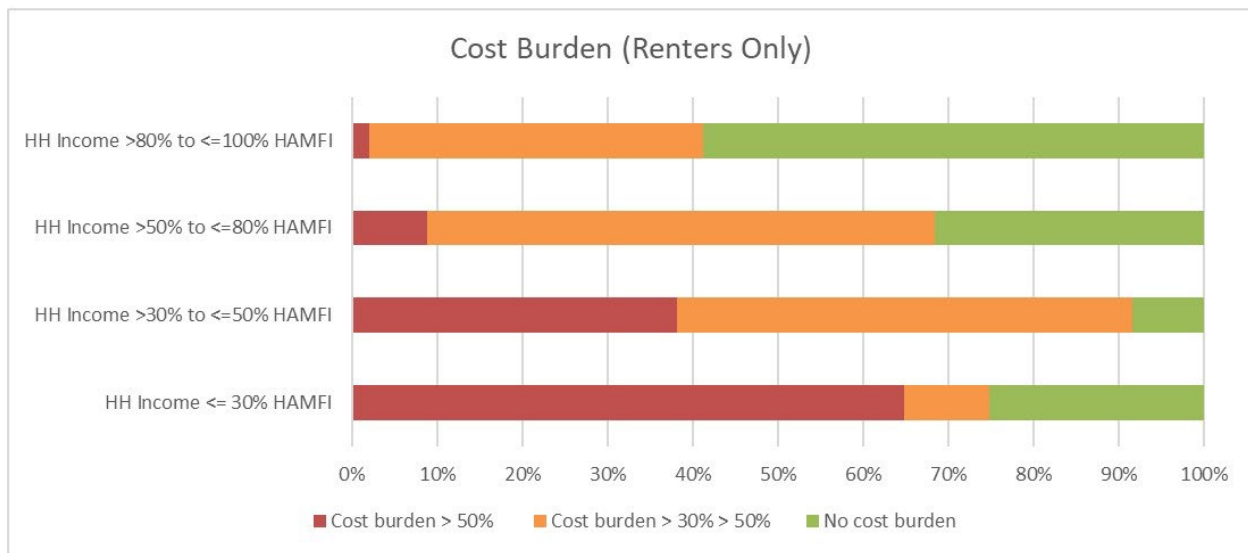
## Cost Burden (Owners and Renters)



### Cost Burden (Owners and Renters)



### Cost Burden by Income Level



### Cost Burden (Renters Only)

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	805	410	270	210	1,695	15	30	35	25	105
Multiple, unrelated family households	120	95	90	60	365	0	0	0	0	0
Other, non-family households	15	10	60	45	130	0	0	0	0	0
Total need by income	940	515	420	315	2,190	15	30	35	25	105

**Table 12 – Crowding Information – 1/2**

**Alternate Data Source Name:**

2013-2017 CHAS

**Data Source**

**Comments:**

The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 13 – Crowding Information – 2/2**

Data Source

Comments:

### **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.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the Department of Community and Human services, over the last three years an average of 63 victims of domestic violence and 27 victims of sexual assault a year requested housing assistance.

### **What are the most common housing problems?**

Based on HUD's 2013-2017 CHAS (Tables 7, 8, 9, and 10), the most common housing problems in Alexandria are cost burden and overcrowding. While cost burden is a problem shared by both renters and homeowners, overcrowding is mainly an issue experienced by renters. Increasing rents have led to a decrease in market affordable rental units, forcing households to pay more for units that they once could afford and increasing their cost burden. Fewer market affordable units have also pushed families into smaller units, resulting in overcrowding, by sharing housing and its cost. ACS data shows that between 2014 and 2019 the number of households with more than 1.5 people per room grew by 724. This number is expected to grow further as households whose incomes have been affected by the pandemic double up to afford housing. Neighborhoods where sharing was already occurring experienced disproportionate COVID transmission and illness because of overcrowded housing conditions.

Homeownership has become less affordable because of rising property values, excluding new buyers from the market and increasing cost burden on lower-income homeowners in the form of rising property taxes. Development of more affordable housing types (condominiums, two-over two townhomes and small row houses) has been minimal due to costs of land and construction and local development requirements.

## **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.

## **Discussion**

### Problems Renting Market Affordable Units

Between 2000 and 2020 the City lost approximately 14,300 units of market affordable rental housing, with rents rising at approximately double the rate of incomes. The pandemic is accelerating this trend, with rents increasing at the lower end of the market because of the growing demand for lower cost housing. Landlords are not renewing the leases of lower-income tenants, forcing them to leave their current housing (Virginia does not have "just cause" lease protections). Landlords are also using the pandemic as an opportunity to upgrade vacant units and raise the rent of those units. As the supply of market-affordable housing dwindles, the demand for committed affordable units outstrips the limited supply.

### Housing Problems for Homeownership

While the pandemic has negatively affected the rental market, it has made the homeownership market more competitive than ever. Low amounts of unit production over the last five years coupled with



steadily rising demand were pushing up prices even before the pandemic. The increase in demand from high-income households looking for more space coupled with low interest rates have pushed prices even higher and caused quick turnover when units are listed for sale. The increase in housing prices has also led to an increase in residential property assessments and property taxes, putting an increased burden on low-income homeowners, both with and without mortgages.

According to the City's Housing Master Plan the current market in Alexandria produces few homeownership opportunities that are affordable to residents with low and moderate-incomes without purchase subsidy. While the City is working with nonprofit housing partners to develop new ownership stock, the most recent revaluation by the City of Alexandria Assessor's office only had 5,782 homeownership units assessed at below \$250,000 and 5,771 of those were condominiums. The dominance of a single affordable housing type results in households being limited geographically to certain areas of the city where those units are permitted, as well as pushing families into units that may not be suitable for their needs or lifestyles. Rising condominium fees may also challenge this unit type's long-term affordability.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

For HUD's purpose, a disproportionately greater housing need, as it relates to housing problems, exists when a racial or ethnic group at specific income level experiences housing problems at least 10 percentage points higher than that income level as a whole. HUD 2013-2017 CHAS data tables (Tables 13 through 16) show the number of households in each racial/ethnic group, renters and owners combined, that experience housing problems by HUD income levels.

The HUD income levels for households are: 1. Extremely low income: 0 to 30% AMI; Low income: 31 to 50% (AMI); Moderate income: 51 to 80% (AMI); and Middle income: 81 to 100% (AMI).

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,090	1,425	415
White	1,965	375	235
Black / African American	2,200	865	115
Asian	250	75	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,425	90	40
Other (including multiple races)	250	20	0

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Alternate Data Source Name:

2013-2017 CHAS

**Data Source Comments:** The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,870	820	0
White	1,835	330	0
Black / African American	2,250	260	0
Asian	300	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,375	175	0
Other (including multiple races)	100	0	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

Data Source Comments: The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,385	1,440	0
White	1,495	550	0
Black / African American	880	510	0
Asian	190	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	695	255	0
Other (including multiple races)	125	75	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

Data Source Comments: The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,860	2,805	0
White	1,395	1,385	0
Black / African American	650	895	0
Asian	115	130	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	550	280	0
Other (including multiple races)	145	105	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

**Alternate Data Source Name:**  
2013-2017 CHAS

**Data Source Comments:** The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

HUD's CHAS data are summarized below to show the percentage of each racial/ethnic group at specific income levels that experience housing problems at least 10 percentage points higher than that income level as a whole. In this case, housing problems are more prevalent among extremely low-income Hispanics than other groups.

- In the extremely low-income level (Table 9), 91.6% of Hispanics experience housing problems compared to 76.8% of the jurisdiction as a whole.
- In the low-income level (Table 10), it cannot be accurately determined if any group experiences disproportionately greater need.
- In the moderate-income level (Table 11), it cannot be accurately determined if any group experiences disproportionately greater need.
- In the middle-income level (Table 12), it cannot be accurately determined if any group experiences disproportionately greater need.

Looking more closely at the CHAS data, it becomes clear that cost-burden is the primary housing problem in Alexandria, with crowding being the next most prevalent. Only 215 low- and moderate-income (LMI) households lack complete kitchen or plumbing facilities, while 2,295 LMI households have more than one person per room and 14,755 households have a cost burden greater than 30%.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

For HUD's purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least 10 percentage points higher than for that income level as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2013-2017 CHAS table (Table 21) shows the number of households in each racial/ethnic group that experience housing cost burdens.

The HUD income categories for households are: 1. Extremely low income: 0 to 30% AMI; 2. Low income: 31 to 50% (AMI); 3. Moderate income: 51 to 80% (AMI); and 4. Middle income: 81 to 100% (AMI).

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,365	2,155	415
White	1,760	580	235
Black / African American	1,825	1,240	115
Asian	195	130	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,350	160	40
Other (including multiple races)	235	35	0

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

Data Source Comments: The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,205	3,485	0
White	1,055	1,105	0
Black / African American	1,075	1,440	0
Asian	270	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	760	795	0
Other	45	55	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

Data Source Comments: The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,000	3,825	0
White	455	1,595	0
Black / African American	185	1,205	0
Asian	100	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	210	745	0
Other	50	150	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

Data Source Comments: The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	5,075	0
White	225	2,560	0
Black / African American	95	1,445	0
Asian	29	215	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	205	630	0
Other	25	225	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Alternate Data Source Name:

2013-2017 CHAS

Data Source Comments: The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

HUD's CHAS data are summarized below to show the percentage of each racial/ethnic group at specific income levels that experience severe housing problems at least 10 percentage points higher than that income level as a whole. Extremely low-income Hispanics are more likely to experience severe housing problems than other groups.

- In the extremely low-income level (Table 17), 87.1% of Hispanics experience severe housing problems, compared to 67.6% of the city overall.
- In the low-income level (Table 18), it cannot be accurately determined if any group experiences disproportionately greater need.
- In the moderate-income level (Table 19), it cannot be accurately determined if any group experiences disproportionately greater need.
- In the medium-income level (Table 20), it cannot be accurately determined if any group experiences disproportionately greater need.



As was noted in the discussion of NA-15, cost-burden and crowding are the two major problems in Alexandria. 8,090 low- and moderate-income households are severely cost-burdened, and 1,200 households have more than 1.5 people per room.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

For HUD's purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least 10 percentage points higher than the percentage of persons as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2013-2017 CHAS table (Table 21) shows the number of households in each racial/ethnic group, with renters and owners combined, who experience housing cost burdens.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	46,410	12,830	8,905	505
White	31,055	6,380	3,580	235
Black / African American	7,495	3,475	2,600	210
Asian	2,565	660	470	20
American Indian, Alaska Native	40	0	0	0
Pacific Islander	0	0	0	0
Hispanic	3,800	1,835	2,005	40
Other (including multiple races)	1,455	485	255	0

**Table 22 – Greater Need: Housing Cost Burdens AMI**

**Alternate Data Source Name:**  
2013-2017 CHAS

**Data Source Comments:** The highlighted estimates have coefficients of variation greater than 15% and therefore the data is unreliable

### Discussion:

While no one group reaches HUD's 10% threshold for disproportionate need, HUD's CHAS data are summarized below to show the percentage of each racial/ethnic group at any income level experiencing housing cost burdens at least 5 percentage points higher than that income level as a whole. In this case, housing cost burdens are more prevalent among Hispanics and African-Americans in the city.

- 23.9% of Hispanics and 25.2% of African-Americans are in the cost burden range of 30%-50% of income (Table 21), compared to 18.7% of the jurisdiction as a whole.

- 26.1% of Hispanics and 18.9% of African-Americans are in the cost burden range of greater than 50% of income (Table 21), compared to 13% of the jurisdiction as a whole.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

- Disproportionately Greater Need: Housing Problems

Extremely low-income Hispanics have greater need than other racial or ethnic groups.

- Disproportionately Greater Need: Severe Housing Problems

Extremely low-income Hispanics have greater need than other racial or ethnic groups.

- Disproportionately Greater Need: Housing Cost Burdens

Hispanic and Black people experience disproportionately greater housing cost burdens than other racial or ethnic groups.

**If they have needs not identified above, what are those needs?**

The needs of the racial or ethnic groups have been identified above.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to the 2018 ACS, the areas with the greatest Hispanic concentrations are the Arlandria (Census Tract 2012.03) and Beauregard (Tracts 2001.01, 2001.02, 2001.06) areas of Alexandria. Blacks are concentrated in the West End (2001.03 and 2005) and Beauregard (2001.05) areas

The tracts with the highest concentrations of Hispanics and African Americans are also the tracts with the lowest median incomes in the city. These tracts also had some of the highest need for the Emergency Rental Assistance Program.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

The Alexandria Redevelopment and Housing Authority (ARHA) was established and commissioned to provide safe and sanitary housing for low- and moderate-income city residents in 1939. In 1981, the City and ARHA adopted Resolution 830, a commitment to preserve and maintain the 1,150 public housing units as affordable in the city and prevent the displacement of public housing residents. In April 2019, the City and ARHA adopted Resolution 2876 which furthers this commitment to preserve all units owned or on a ground lease with ARHA. In the event of demolition or redevelopment, no units will be lost without the provision of a one-for-one replacement. The 1,150 units include 754 public housing units owned and operated by ARHA, 108 Section 8 Moderate Rehabilitation units, 77 Project Based Voucher units, and 211 units that are a mix of market rate and Low-Income Housing Tax Credit (LIHTC)-funded rentals.

ARHA operates the Section 8 Housing Choice Voucher program for the City of Alexandria. The program currently is authorized to provide approximately 1,926 households with subsidies that allow them to rent suitable privately-owned housing units. Due to rent subsidy requirements exceeding existing assistance funding levels, ARHA can fund approximately 1,500 vouchers of their 1,926 allocation. 1,465 vouchers are in use at this time.

Currently, ARHA provides housing and housing assistance to over 2,600 families (more than 6,200 individuals) in Alexandria, and houses approximately 6% of the children who are attending public schools. About 73% of the households have incomes below the poverty level and 44% of the heads of household are elderly or disabled as of 2020.

In late 2019, ARHA was awarded an additional thirty-seven (37) new Mainstream vouchers. The purpose of the Mainstream Housing Choice Voucher Program (MHCVP) is to provide funding to housing agencies to assist non-elderly persons with disabilities, particularly those who are currently experiencing homelessness and/or currently a client in a permanent supportive housing or rapid rehousing project. In consultation with the City's Department of Community and Human Services (DCHS), ARHA has issued over 55 Mainstream vouchers (not all will successfully "lease-up"), and many voucher holders have already located and moved into housing.

The Mainstream program encourages partnerships with local health and human service agencies with a demonstrated capacity to coordinate voluntary services and support to enable individuals to live independently in the community. ARHA has been working closely with DCHS and other local agencies that provide services to the homeless to prepare applicants for Mainstream vouchers and for leasing units. ARHA will continue to work with the City's agencies to provide ongoing services for Mainstream participants once they are housed.

ARHA opened its Public Housing and Housing Choice Voucher waiting lists to online applications for three days in early 2021 and received 45,000 applications. It is currently reviewing these applications.

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	108	754	1,465	77	1,284	72	32	0

**Table 23 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Alternate Data Source Name:**

Public Housing By Program Type

**Data Source**

**Comments:**

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	20,921	20,760	20,617	20,393	18,308	19,584	21,511	
Average length of stay	0	7	8	7	4	7	8	7	
Average Household size	0	2	2	2	2	2	2	2	
# Homeless at admission	0	0	10	15	1	10	22	2	
# of Elderly Program Participants (>62)	0	32	239	440	11	218	23	6	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	50	332	660	18	287	38	6
# of Families requesting accessibility features	0	0	8	1,313	23	1,264	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

Public Housing By Program Type

**Data Source**

**Comments:**

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	12	96	215	3	183	10	12	0
Black/African American	0	96	645	1,228	74	1,080	61	18	0
Asian	0	0	5	14	0	11	1	0	0
American Indian/Alaska Native	0	0	6	2	0	4	0	0	0
Pacific Islander	0	0	2	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	2	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 25 – Race of Public Housing Residents by Program Type**

Alternate Data Source Name:  
Public Housing By Program Type  
Data Source  
Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	15	72	152	4	108	2	6	0
Not Hispanic	0	93	682	1,313	73	1,176	70	26	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:  
Public Housing By Program Type  
Data Source  
Comments:



## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

ARHA's Public Housing Tenants Needs for Accessible Units. A percentage of families in ARHA's public housing live in households where one or more members have special needs and require an accessible unit. By the end of 2020, ARHA will be providing 73 accessible units, including 1 Section 8 Mod Rehab unit, 56 public housing units, 10 project-based units, and 6 new accessible units at the Lineage. Households that no longer require an accessible unit will be transferred (as required by HUD's Section 504 Final Rule) in order to accommodate a new family who requires an accessible unit. ARHA maintains a waiting list for residents requesting to transfer to a handicap accessible unit. ARHA currently exceeds the required number of accessible units under 504 guidelines and continues to provide additional accessible units through its redevelopment activities.

Applicants on ARHA's Waiting List for Accessible Units. ARHA's elderly and disabled waiting list is currently closed. The waiting list total is 460, with an annual turnover of 40. Unit sizes available for applicants on this waiting list are efficiencies and one bedroom only. Currently on this waiting list, 41% are disabled and 59% are elderly and disabled.

## **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

ARHA opened its public housing and Housing Choice Voucher waitlists in January 2021. It received 45,000 online applications over the course of three days. ARHA is still reviewing these applications and information on the composition of the new waitlist is not yet available.

The most immediate housing needs of public housing residents are the redevelopment and rehabilitation of existing units. Many of ARHA's properties are beyond their intended lifespan. ARHA is currently in the process of repositioning subsidies on the properties to generate more cashflow that will enable the agency to explore options for rehabilitation/redevelopment with third-party development partners.

Housing Choice voucher holders need greater housing choice across the city. Virginia recently amended its housing discrimination statutes to add source of income as a protected class, which will expand the number of properties available to voucher holders.

## **How do these needs compare to the housing needs of the population at large?**

While most extremely low- and low-income renter households in the city live in older buildings, adequate replacement reserve and capital improvement resources ensured those buildings received regular maintenance and rehabilitation, which public housing units did not because of inadequate funding of the public housing program.

In comparison with voucher holders, other renter households had a somewhat larger amount of housing choices. However, these choices were still constrained by factors like price, credit checks, and location. Now that source of income is a protected class, voucher holders may have more choice than other renters of comparable income because the value of the vouchers may allow them to access a wider range of units, including more expensive units. Prior to the 2020 legislative change, only 17 of the City's 130 privately-owned rental properties (e.g., not nonprofit-sponsored) advertised willingness to accept housing vouchers.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The City of Alexandria assesses homeless needs in a variety of ways. The main assessment is conducted through the Point-in-Time Count. Each year, The Partnership to Prevent and End Homelessness (The Partnership) conducts a one-day Point-in-Time count and survey of the homeless population in the City. Data is collected through the citywide Homeless Management Information System (HMIS) by each homeless facility in the City (emergency shelters, transitional housing programs, and housing programs for homeless persons with special needs). In addition, information is gathered from surveys completed by volunteers who visit sites where services are provided to homeless person and in areas of the City in which unsheltered homeless persons are known to congregate (ex., parks, under bridges).

The 2020 Winter Point-in-Time Count showed a total of 207 persons experiencing homelessness, including 85 single men, 36 single women, and 86 persons in families (50 children and 36 adults). Studies from both the City's Housing Master Plan and the Metropolitan Washington Council of Governments identified the greatest barrier of ending homelessness is the lack of affordable permanent housing for this lowest income group.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	86	127	160	138	130
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	11	110	619	333	143	100
Chronically Homeless Individuals	11	14	50	25	40	365
Chronically Homeless Families	0	0	2	2	2	365
Veterans	1	2	32	32	30	74

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	1	10	10	5	100

**Table 27 - Homeless Needs Assessment**

**Data Source Comments:** Information provided by the Partnership to Prevent and End Homelessness and the City of Alexandria Department of Community and Human Services

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	48	8
Black or African American	130	3
Asian	7	0
American Indian or Alaska Native	1	0
Pacific Islander	2	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	28	0
Not Hispanic	167	11

**Data Source**

**Comments:**

Information provided by the Partnership to Prevent and End Homelessness and the City of Alexandria Department of Community and Human Services

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Currently, there are an estimated 32 families, 0 veteran families, and 0 chronically homeless families in need of housing assistance.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

A significant percentage of the homeless persons in Alexandria is African American. City reports show that of the total number of homeless persons, 64% are African American, 31% are White, 14% are Hispanic and 3% are Asian. Less than 1% are American Indian/Alaskan Native, and less than 1% are Pacific Islander.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2020 Point-in-Time Count, 95% of households without children were sheltered, while 5% were unsheltered on the street or in places unfit for human habitation. One hundred percent of households with adults and children were sheltered (72% in emergency shelters and 28% in transitional housing programs).

### Discussion:

The Partnership to Prevent and End Homelessness and the City of Alexandria have made strides in reducing homelessness in all populations over the course of the 2016-2020 Consolidated Plan. Ten new units of transitional housing were completed in the fall of 2020, as well as a brand-new shelter (60-beds)

with expanded spaces for case work and services. These additional resources should help continue to reduce Alexandria's homeless population.

Unfortunately, the COVID-19 pandemic has the potential to increase the number of persons experiencing homelessness, especially over the short-term. The City is using its CDBG-CV and state CARES act allocations for eviction prevention in order to minimize any increase in homelessness caused by the pandemic.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Persons with non-homeless special needs are those who are elderly and frail elderly; who have physical, intellectual, and mental disabilities, and/or who have HIV/AIDS. The key issue to be addressed with non-homeless special needs persons is the increased provision of permanently affordable housing that meets the economic and, where applicable, physical challenges of the population in question.

### Describe the characteristics of special needs populations in your community:

Elderly & Frail Elderly. Elderly is defined as persons 62 and over. Frail elderly is defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, dressing, toileting, transferring and eating/feeding. According to the City's Housing Master Plan, this population is expected to increase as the baby boom generation grows older. While many elderly persons will be able to live in their current place of residence with minimal assistance, others will require a change in living arrangements that will accommodate their fixed incomes and diminished physical abilities. HUD's 2013-2017 CHAS data (Tables 9 and 10) show that approximately 2,665 elderly renter and homeowner households with extremely low to moderate incomes experience housing cost burden or severe cost burden.

Persons with Mental Illness, Intellectual Disabilities, and Substance Abuse Disorders. Some of the disabled individuals in the Alexandria Community Services Board's (ACSB) residential program are unable to move to more independent living settings due to housing affordability. Lack of affordable housing places vulnerable individuals with disabilities at risk for homelessness and this in turn affects treatment when individuals are not stably housed. In fiscal year 2020, 49% of ACSB's clients reported incomes of less than \$15,000 per year. Permanent Supportive Housing has expanded in the City through federal and state funding. Some individuals with behavioral health and developmental disabilities continue to be served in group home facilities with greater than four persons per housing unit, which is inconsistent with best practice. A project that proposes to replace some current group homes with smaller, accessible units within an affordable homeownership townhome and condo flats development received predevelopment funding in September 2020 and is proceeding through the City's development review process.

Persons Living with HIV/AIDS and their Families. While approximately 16% of the region's Persons Living with HIV/Aids (PLWHA) are Alexandrians, the most difficult resource to obtain for this population is decent, safe, and sanitary housing. As the demand for affordable housing continues to grow and as the cost of housing continues to increase, HIV clients in Alexandria are at a greater risk of homelessness because of illness and the inability to sustain consistent income and meet high rent requirements in the City. The majority of persons living with HIV are at or below the very low-income level for the region (less than \$40,000 per year for an area with a median income of over \$100,000 per year). This income group often finds it difficult to maintain a housing unit because as health problems related to HIV arise, they may be unable to work and experience a drop in the level of income needed to remain housed.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

There is a wide range of service needs for the non-homeless special needs populations in the City. These services include rental assistance, home care assistance, transportation, employment training, medical and mental, health and substance abuse services. According to the City's Housing Master Plan (HMP), the most fundamental need for this population is housing that is deeply subsidized, meaning housing affordable to extremely low-income households.

Elderly and Frail Elderly. The HMP notes that the City's existing affordable (independent living) properties are serving residents who are frail and need care offered by an assisted living facility. There is no such facility in the City that is affordable to low and/or moderate-income elderly persons. However, low-income elderly persons who no longer live independently have access to a regional facility in Manassas, VA that offers some affordable living options, but the facility is out-of-reach to those who use public transportation. A handful of Auxiliary Grant beds in market-rate assisted living facilities are available, but there is a waiting list for them. According to the City's Strategic Plan on Aging, many elderly homeowners desire to remain in and age in their own home and community for as long as possible. Rental assistance and property tax relief can assist elderly households whose incomes fall within the lower-income ranges and who experience cost burden. Retrofitting single-family homes and rental properties may also serve this population. The City's Home Rehabilitation Loan Program, which serves existing homeowners and the Rental Accessibility Modification Program, which serves renters with disabilities, are resources that can address this need, subject to availability of funds. The City also provides some in-home services to low-income seniors who have difficulties with daily living activities.

Persons with Mental Illness, Intellectual Disabilities, and Substance Abuse Disorders. For every opening in a supportive housing program there are five to ten applicants. A "by names list" is maintained by the CoC Lead. The list has 25 individuals waiting for available housing. The Partnership to Prevent and End Homelessness in Alexandria leads the annual Point-in-Time (PiT) Count for unsheltered individuals and assesses the number of individuals who are homeless in the community. According to the 2020 PiT, there were 207 persons experiencing homelessness in shelters (110 single adults and 86 persons in families) and 11 unsheltered adults, up five percent from the 2019 PiT count, indicating a need to increase Housing First permanent supportive housing units. There is also a need for supportive services to assist these individuals in maintaining housing stability. Frequently there are waitlists for publicly funded psychiatric services, substance abuse treatment and mental health treatment. ACSB clients often have limited access to affordable health care and employment services.

Persons Living with HIV/AIDS and their Families. The Suburban Virginia Regional HOPWA Tenant-Based Rental Assistance (TBRA) waitlist has been closed since January 2015. Short-term rent, mortgage, and utility assistance is available through Northern Virginia Family Services. Information about other housing resources is listed on the Northern Virginia Regional Commission's website at [novaregion.org/HIV](http://novaregion.org/HIV). Supportive services are provided through DCHS and non-profit providers.



**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Virginia Department of Health's (VDH's) Virginia HIV Surveillance Quarterly Report indicates that as of December 31, 2019 there were 1,236 people living with HIV or AIDS (PLWHA) in the City. This compares to a total of 8,124 PLWHA living within the Virginia portion of the Washington, DC Eligible Metropolitan Area over which HOPWA funds are distributed. The City's cases represent nearly one-sixth of the cases on the Virginia side of Metro Washington. When HIV/AIDS cases are described as a rate per general population, the City has the highest HIV/AIDS infection rate within the Virginia portion of the EMA at 769.9 cases per 100,000 general population. (For comparative purposes, Arlington County has the next highest rate at 535.1 and Washington, DC's HIV/AIDS rate is 1,766.4)

Minorities are overrepresented among PLWHA in the Northern Virginia region. 53% were non-Hispanic Black and 23% were Hispanic. The population is also generally older, with 55% age 45 or above. 41% lack health insurance.

Many of the region's PLWHA receive SSDI which comes with an average benefit of \$1,148 per month. Overall, 57% of the region's PLWHA report having incomes below 200% of the federal poverty level (\$25,520 for a single person in 2020). Among those PLWHA who have a residence, there can be periodic need for short-term financial assistance to remain in the dwelling when unanticipated expenses make it impossible to pay rent or mortgage and utilities.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The following public facility needs were identified as urgent in the Joint Facilities Master Plan process:

- **Public schools:** Numerous public schools were identified as not meeting current educational specifications, operating over capacity, and being in poor physical condition. Some schools can be modernized to fulfill these needs, while others will need to be rebuilt on the same sites to meet these needs.
- **Fire stations:** Four fire stations need to be relocated to better respond to incident demand and also require larger facilities to accommodate modern equipment; one station requires rehabilitation and modernization
- **City service center in the West End:** A majority of City services are provided at City Hall, which is inconvenient for the growing population of the city's West End. There is also a dearth of parking around the City Hall site; a new service center could have more available parking, including spaces for larger vehicles. The City has purchased an office building that will be available in 2023 to co-locate DCHS services, as well as some City service center needs. Project planning has begun.
- **Police and fire training areas:** Both the Alexandria Fire Department and the Alexandria Police Department have expressed needs for more training spaces like classrooms, firing ranges, and burn buildings. It is possible these training spaces could be co-located.
- **Community shelter/substance abuse center:** The existing shelter/substance abuse center is in poor physical condition and needs to be modernized.
- **Health clinic:** An existing health clinic will be displaced when the hospital it is co-located with moves to a new site. The clinic itself is in poor physical condition and would require a building replacement.
- **City records and archives:** The building housing City records and archives is in poor physical condition and requires modernization.

### **How were these needs determined?**

The City has undertaken a Joint Facilities Master Plan study in conjunction with Alexandria Public Schools to determine future capital needs. The above needs were determined as part of the planning process.

### **Describe the jurisdiction's need for Public Improvements:**

The following public improvement needs were identified in City Council-approved infrastructure plans:

- **Stormwater management and urban flooding prevention:** Certain areas of the city still have combined sanitary and stormwater sewers. The City is working with AlexRenew, which

processes the city's sewage, to install separate sanitary sewers and stormwater conduits in these areas. Flash floods and flooding caused by overloaded drainage systems can also be a problem in the city; the City is undertaking both emergency and long-term improvements to drainage systems to prevent or reduce this kind of flooding.

- **Complete Streets:** The City is undertaking Complete Streets infrastructure improvements throughout Alexandria to increase safety for pedestrians, bicycle riders, and drivers, as well as improve the experience of transit users.
- **Parks and recreation:** Because of Alexandria's population density and level of development, open space is a precious resource. The City is constantly working to increase the supply and quality of open space by constructing trails linking existing green spaces, adding and maintaining recreational equipment in City parks, and requiring certain developments to include open spaces.

### **How were these needs determined?**

These needs were determined by reviewing City infrastructure plans.

### **Describe the jurisdiction's need for Public Services:**

**Services for Elderly Persons:** The City's 2019-2021 Strategic Plan on Aging notes there are not enough mental health services available to older adults with mental illness in Alexandria. It also notes the availability of emergency capacity assessments does not match the need for them.

**Services for Children and Young Adults:** According to the Alexandria Children and Youth Master Plan 2021, there is a need for childcare services. Many lower-income families often experience problems accessing quality, affordable childcare. Such families require assistance with locating and securing quality childcare, including financial assistance with childcare costs. The general quality of childcare can be improved through the provision of training and technical support to childcare service providers.

**Substance Abuse Services:** There is a continual need to provide services and public benefit assistance to persons with mental illness, intellectual disabilities and substance use disorders. The ACSB provides a range of services, such as outpatient counseling, residential social detoxification, and transitional residential recovery, for persons with substance use disorders. Services of up to 24 months may be offered. The majority of individuals served in substance use disorder treatment programs are within lower-income categories.

### **How were these needs determined?**

**Services for the Elderly:** Needs were determined through town hall meetings and written responses during the development of the City's Strategic Plan on Aging, 2019-2021. A wide range of issues were discussed, including transportation, civic engagement, and learning opportunities. Other matters such as clean and safe streets, green space, and coordinated housing, transportation and caregiver support

were also raised. Most of the needs identified are covered by other City plans or fulfilled by other City services, but the need for greater mental health services remains.

**Substance Abuse Services:** Needs were determined by consultation with the Department of Community and Human Services.

**Children and Youth:** The needs were identified in the 2021 Alexandria Children and Youth Master Plan.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Housing Market Analysis section provides information on the affordability and condition of the housing market in the City. Most of the tables below were populated with data from the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) and the 2015-2019 American Community Survey (ACS). Other information was taken from the City's 2013 Housing Master Plan.

### MA-10 Number of Housing Units

- Based on the 2015-2019 ACS data, there were 40,045 (Table 32) rental housing units within the City. ACS data also show there were an estimated 30,553 (Table 32) ownership units within the City. 14% of units were single-family detached housing, while 40% units were in buildings with 20 or more units.
- The assisted housing stock in the City consists of 4,402 public and assisted project-based rental housing subsidized with federal, state and/or local funding.

### MA-15 Cost of Housing

- Approximately one-third of all households in Alexandria are cost-burdened, paying more than 30% of their income for housing, with half of those households having incomes under 50% AMI.
- 7,750 households, or about 10% of all Alexandria households, pay 50% of their income for housing costs.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Data from the City's Housing Master Plan show that from 2000 to 2020, Alexandria lost approximately 14,3000 market affordable rental housing units, a decrease of 78%. Between 2011 and 2021, rising property values led to a reduction in affordable ownership units from 11,132 to 5,782, or a 48% decrease. As a result, renters earning less than 60% AMI and homebuyers earning less than 80% AMI have fewer affordable living options.

Part of this increase in prices is due to a lack of supply. While 5,663 rental units were constructed between 2011 and 2021, only 362, or 6%, of them were affordable. The rate of new ownership unit creation was even lower, with only 1,245 new ownership units becoming available (140 from a single condominium conversion). As rents rise and homeownership becomes less attainable, Alexandria may begin to lose low- and moderate-income households with only those dependent on services like public transportation or wealthy enough to purchase homes remaining. This hollowing out will reduce the economic, demographic, and cultural diversity of the city.

Based on the 2015-2019 ACS data, there were 40,045 (Table 32) rental housing units within the City. About 38% of these units contained one bedroom, 39% were two-bedrooms, 12% had three or more bedrooms, and 11% were efficiencies. These statistics indicate that there are limited options for large households (five or more persons) and families to find traditional rental solutions.

ACS data also show there were an estimated 30,553 (Table 32) ownership units within the City. Over half (56%) of these units contained three or more bedrooms. Two-bedroom units constituted the second largest total at 32%, and one bedroom (12%) and efficiencies (1%) accounted for the remaining units.

The City is exploring a number of approaches to expand production of housing through planning and zoning for housing initiatives. A text amendment to enable accessory dwelling units was recently adopted.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,457	14%
1-unit, attached structure	16,140	21%
2-4 units	3,196	4%
5-19 units	16,207	21%
20 or more units	30,309	40%
Mobile Home, boat, RV, van, etc	48	0%
<b>Total</b>	<b>76,357</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Alternate Data Source Name:  
2015-2019 ACS (Most Recent)

Data Source Comments:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	517	2%	7,007	18%
1 bedroom	6,939	24%	31,076	79%
2 bedrooms	19,045	65%	30,178	77%
3 or more bedrooms	32,467	110%	10,254	26%
<b>Total</b>	<b>58,968</b>	<b>201%</b>	<b>78,515</b>	<b>200%</b>

Table 29 – Unit Size by Tenure

Alternate Data Source Name:

2015-2019 ACS (Most Recent)

Data Source Comments:

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The assisted housing stock in the City consists of 4,402 public and assisted project-based rental housing subsidized with federal, state and/or local funding. This includes LIHTC units and committed affordable units with rent and income limits. Most of these units are targeted at households with incomes of 60% AMI or below, though the public housing and Housing Choice Voucher programs serve those with incomes up to 80% AMI.

1,150 housing units in the city are owned by the Alexandria Redevelopment and Housing Authority. The majority of ARHA's public housing residents have extremely low incomes. As of 2019, the average yearly income of a public housing resident is \$20,760.

LIHTC projects in the city primarily cater to families. This is the result of the Virginia Qualified Allocation Plan prioritizing two- and three-bedroom units when award LIHTC credits.

### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No losses of public housing units are expected to occur during the Consolidated Plan period. However, private entities that own and operate assisted rental housing in the City will have the option to remove units from the assisted rental housing stock. The affordability period for 12 privately owned units will expire in 2022. Market affordable housing is also expected to continue to disappear as rents rise on the lower end of the rental spectrum. In 2019, the City approved a new zoning tool (the residential multifamily zone or RMF which provides a density incentive to property owners which allows them to increase the number of market rate units in exchange for preserving and or developing deeply affordable units. In early 2021, The Heritage was approved. Using RMF, the developer has proposed a

project with a total of 250 units (currently 240 exist) to preserve 197 units of affordable housing, including 140 with an expiring HAP contract.

### **Does the availability of housing units meet the needs of the population?**

The availability of affordable housing units in the City does not meet the needs of the population. The 4,402 public and assisted project-based rental housing units, which have been subsidized with federal, state and/or local funding, serve households with incomes at or below 80% of the area median income.

According to the 2013-2017 CHAS, approximately 12,400 LMI Alexandria renter households are cost-burdened, with almost 10,000 of them having incomes below 50% AMI. The 2013-2017 CHAS estimates there are only about 5,000 units in the city affordable to those with incomes below 50% AMI.

In addition, a study by the Metropolitan Washington Council of Governments predicts that 75,000 new housing units will be needed in the Washington region between 2020 and 2030. Alexandria's share of these new units is approximately 3,000, with 2,250 (or 75%) needing to be affordable to extremely low- and low-income households.

Using assessment value as a proxy for market value reveals more than 99% of the existing affordable homeownership units are condominiums. Only **10** single-family homes in Alexandria are assessed below \$250,000. In comparison, about 30% of condominiums are affordable to households at 80% of AMI. This housing type may not satisfy the housing needs of the current demand pool, especially as households desire more space in the wake of the pandemic.

### **Describe the need for specific types of housing:**

Rental housing for extremely low- and very low-income households is limited and the supply is shrinking yearly as formerly market-affordable properties raise rents. Larger affordable rental units are also scarce, leading to overcrowding for large families.

There is a need for non-condominium affordable homeownership units and larger affordable homeownership units. These units also need to be better dispersed throughout the city.

While there are developments in the city limited to low-income seniors these developments are independent living only, leaving those in need of assisted living and memory care without support. A handful of Auxiliary Grant beds in assisted living facilities are set aside for eligible seniors, but the supply is very small and there is a waiting list for a bed. An increased number of assisted living units for low- and moderate-income seniors is needed, especially as the population ages. Community support for an affordable assisted living development exists, but it is very difficult to find a developer willing to undertake such a project.



## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

There is an increasing demand for affordable housing in Alexandria because of the growing gap between market rate rents and sales prices and what low-and moderate-income households can afford. Census ACS data shows that between 2014 and 2019 the median home value and contract rent increased at almost the same rate. The median home value increased 16%, while the median contract rent increased 15%. Table 33 demonstrates the growth in housing costs in Alexandria over the five-year period. While these increases are in line with the growth of the median incomes for both owners and renters in citywide, they do not necessarily reflect the experiences of low- and moderate-income households. For example, the median household income for a homeowner in Census tract 2008.01 increased 34% between 2014 and 2019, while the median household income for a homeowner in Census tract 2004.06 decreased by 16%. Similar differences across Census tracts can be seen in renter incomes. Even without these fluctuations across the city, the mismatch between the Fair Market Rents determined by HUD and what low-income households can afford as well as the decreasing number of ownership units affordable to moderate-income households shows there are not enough affordable units in the city.

### Cost of Housing

	Base Year: 2014	Most Recent Year: 2019	% Change
Median Home Value	494,400	572,900	16%
Median Contract Rent	1,438	1,653	15%

Table 30 – Cost of Housing

**Alternate Data Source Name:**

2015-2019 ACS (Most Recent)

**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	1,513	7.3%
\$500-999	1,577	6.8%
\$1,000-1,499	10,545	40.8%
\$1,500-1,999	14,950	27.6%
\$2,000 or more	10,790	17.6%
<b>Total</b>	<b>39,375</b>	<b>100.0%</b>

Table 31 - Rent Paid

**Alternate Data Source Name:**

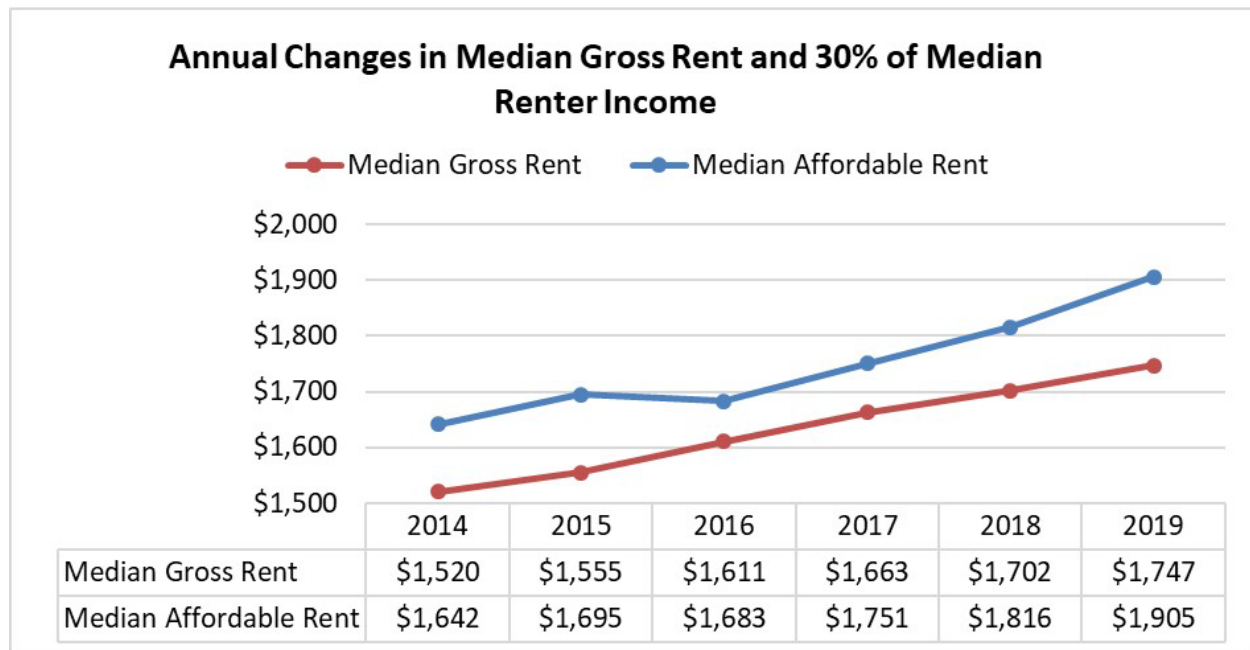
2015-2019 ACS (Most Recent)

**Data Source Comments:** This does not include the 615 households paying no cash rent.

Bedrooms	Median Gross Rent
Efficiency	1,297
1 bedroom	1,608

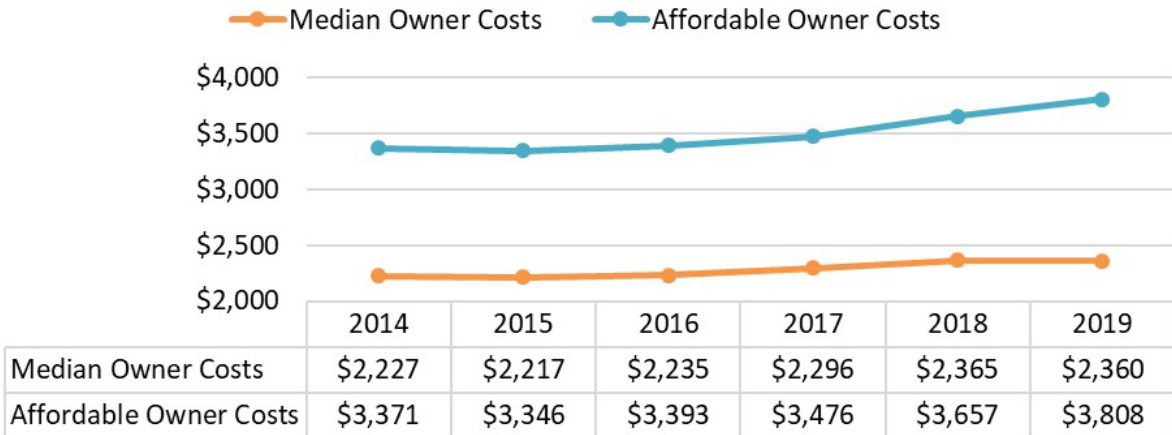
2 bedrooms	1,925
3 bedrooms	2,192
4 bedrooms	2,766
5+ bedrooms	2,307

**Table 32 - Median Gross Rent by Bedroom**

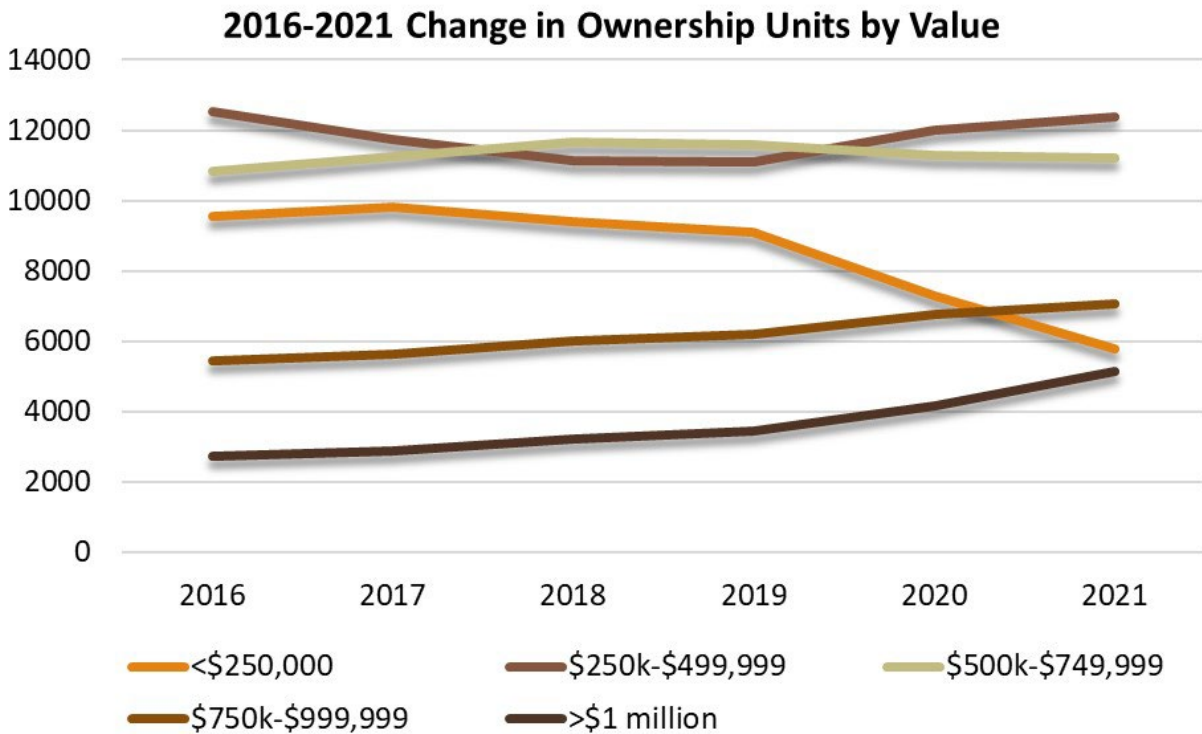


#### Median Rent vs Affordable Renter Costs

### Annual Changes in Median Owner Costs and 30% of Median Owner Income



### Median Owner Costs vs Affordable Owner Costs



### Change in Value

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,925	No Data
50% HAMFI	4,975	1,755
80% HAMFI	13,635	3,315
100% HAMFI	No Data	6,050
<b>Total</b>	<b>21,535</b>	<b>11,120</b>

**Table 33 – Housing Affordability**

**Alternate Data Source Name:**

2013-2017 CHAS

**Data Source Comments:** Unit counts are cumulative. Data taken from tables 15A and 15B (owner) and 15C (renter). Only counts occupied units.

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,513	1,548	1,765	2,263	2,742
High HOME Rent	1,354	1,452	1,707	2,007	2,220
Low HOME Rent	1,102	1,138	1,417	1,638	1,827

**Table 34 – Monthly Rent**

**Alternate Data Source Name:**

HUD 2021 Fair Market Rents

**Data Source Comments:**

## Is there sufficient housing for households at all income levels?

No.

The 2013-2017 CHAS data shows approximately one-third of all households in Alexandria are cost-burdened, paying more than 30% of their income for housing, with half of those households having incomes under 50% AMI. 7,750 households, or about 10% of all Alexandria households, pay 50% of their income for housing costs.

Moderate-income households who are currently renting and would choose to buy in Alexandria have limited choices; only 15% of ownership units in the city are assessed at under \$250,000 and 99.8% of those are condominiums. This leaves them with the choice of continuing to rent in the city or moving to another area with lower housing costs and more housing type options. Those who choose to rent sometimes occupy housing that costs less than they can actually afford to pay as a way to save for a down-payment; this deprives lower-income households of units in their price ranges, leading to domino effects down the line.

## **How is affordability of housing likely to change considering changes to home values and/or rents?**

Since 2014, the median home value increased by 16%, while the median contract rent increased by 15%. Historic data suggests that home values and rents will continue to increase, especially with the arrival of Amazon's HQ2 in Arlington. The economic reality is that many households who would choose to live in Alexandria simply cannot afford the cost of housing, while many who currently live in the city, especially seniors, are worried that they will not be able to afford to remain.

The housing pressures created by the pandemic have exacerbated the existing affordability challenges. Home values have increased in response to a rise in demand and low interest rates, while low-income households whose employment has not yet recovered from the economic downturn are increasingly sharing units in order to afford housing costs.

As noted in the HMP, many households have responded to the economic challenge of rising housing costs by simply spending more of their income on housing than is considered “affordable” (approximately 30% of gross income), others may have opted to share limited housing resources in order to remain in the city. The cost of housing in Alexandria has caused other residents to leave to seek greater affordability in the exurbs or has discouraged potential new resident households from considering locating in the city. All of these factors result in a diminishment of the social and economic diversity which has long been a core community value. These trends among low and moderate- and middle-income households also have implications for Alexandria’s long-term sustainability, if the city becomes a place where only the affluent can choose to live.

## **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to the 2019 Census ACS data (Table 33), the median contract rent in the City is \$1,653. This number is calculated over all units, not by bedroom size, making it difficult to accurately compare to units of different sizes. However, the 2019 Census ACS data also calculates median gross by bedroom size, as shown in Table 35. Gross rent is also better comparable to HOME rents because both gross rent and HOME rents include utilities, which contract rent does not.

Area-wide Fair Market Rents are above the median gross rent for efficiencies and three- and four-bedroom units, but below it for one- and two-bedroom units. In addition, HUD calculates Small Area Fair Market Rents for Alexandria because it is a high-cost area. These are calculated by ZIP code. In every ZIP code, efficiencies and three- and four-bedroom units have higher SAFMRs than the median gross rents, but this is not true for one- and two-bedroom units. SAFMRs are below median gross rents in three ZIP codes for one-bedroom units and four ZIP codes for two-bedroom units. The mismatch between the median rents and the fair market rents mean that while one person households and larger families who hold Housing Choice Vouchers are likely to find apartments they can afford with their vouchers; smaller families are at a disadvantage.

High HOME rents, which are calculated to be affordable to households at 65% of the Area Median Income, are above the median gross rent for efficiencies, but below for all other units. Low HOME rents, which are calculated to be affordable for households at 50% AMI, are below the median gross rent for all housing types.

This mismatch between HOME rents and gross median rent has resulted in many single people and small families pooling their resources and renting larger apartments in roommate arrangements. While this eases the cost burden for those people and families, it increases competition for larger units and reduces the supply available to midsize and large families, especially those with lower incomes. The rents for larger units can also be burdensome for families, leading to overcrowding as multiple families double up. The pandemic has worsened overcrowding as households who can no longer afford their rent move in with friends or relatives.

## **Discussion**

Anecdotal evidence from local affordable housing developers indicates a great demand for one-bedroom units. However, the current state QAP incentivizes the development of two-bedroom and larger units. Some developers are working around this by building units specifically designed for the needs of roommate households, which frees up larger existing units for families.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The overall condition of housing in Alexandria is good. The Census lists four selected housing conditions: lacking complete plumbing facilities; lacking complete kitchen facilities; more than one person per room; and housing cost burden greater than 30% of gross income. According to ACS data, over half of Alexandria's housing units, or 79% owner-occupied units and 57% renter-occupied units have none of the selected conditions. 21% of owner-occupied units and 39% of renter-occupied units has at least one selected condition and 4% of rent-occupied units have two selected conditions (Table 37). As discussed in the Needs Assessment section (NA-15), nearly all of the units in Alexandria with selected conditions are either cost-burdened or overcrowded. Very few lack plumbing or kitchen facilities.

The majority of the city's housing stock, 59% of renter and 66% of owner-occupied units, was built before 1980 (Table 39). These units possibly contain lead-based paint hazards, but the exact number of units that are hazardous is unknown because some units have been remediated. As time passes, more units will likely be demolished or remediated, reducing lead-based paint hazards.

### Definitions

The four housing conditions outlined in the data and narrative below are defined in narrow terms as follows:

1. **Substandard Housing** – Lacking complete kitchen facilities
  - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. **Substandard Housing** – Lacking complete plumbing facilities
  - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. **Cost Burden** – Cost burden greater than 30% of income
4. **Overcrowding** – More than one person per room

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,310	21%	15,641	39%
With two selected Conditions	58	0%	1,456	4%
With three selected Conditions	0	0%	19	0%
With four selected Conditions	0	0%	47	0%
No selected Conditions	24,185	79%	22,882	57%
<b>Total</b>	<b>30,553</b>	<b>100%</b>	<b>40,045</b>	<b>100%</b>

Table 35 - Condition of Units

Alternate Data Source Name:

2015-2019 ACS (Most Recent)

Data Source Comments:

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,345	14%	7,215	18%
1980-1999	6,054	20%	9,174	23%
1950-1979	11,730	38%	18,620	46%
Before 1950	8,424	28%	5,036	13%
<b>Total</b>	<b>30,553</b>	<b>100%</b>	<b>40,045</b>	<b>100%</b>

**Table 36 – Year Unit Built**

Alternate Data Source Name:

2015-2019 ACS (Most Recent)

Data Source Comments:

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,154	66%	23,656	59%
Housing Units build before 1980 with children present	2,815	9%	4,285	11%

**Table 37 – Risk of Lead-Based Paint**

Alternate Data Source Name:

2015-2019 ACS (Most Recent)

Data Source Comments: Units with children under 6 present

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Of the City's total housing stock, 39% of renter-occupied units and 21% of owner-occupied units have at least one selected condition. As was noted in section NA-15, it is estimated only 345 units lack complete kitchen or plumbing facilities, or less than 2% of housing units with at least one selected condition. Because this number is so small, the City focuses its efforts on the rehabilitation of housing with



multiple housing code violations or helping low-income homeowners with work to extend the useful life of their homes.

### **Owner Rehabilitation for Low Income Households**

The cost for home rehabilitation may be a barrier for low income homeowner households. The City's objective involving the use of resources to rehabilitate existing ownership housing is intended to improve quality of life by addressing repair and maintenance needs without creating undue financial burden.

The increase in urban flooding due to climate change has a disproportionate effect on low-income homeowners. These homeowners usually do not have flood insurance and lack resources to replace major housing systems destroyed by flooding. The Home Rehabilitation Loan Program provides help to homeowners affected by flooding on an emergency basis.

### **Rental Modification for Disabled Households**

The cost of retrofitting for accessibility may be a barrier for low-income disabled renters. For example, the cost to retrofit a single-family home for someone using a wheelchair can exceed \$60,000, including a ramp, an accessible kitchen, and one accessible bathroom. Although the Fair Housing Act requires landlords to allow modifications at the tenant's expense, such modifications may exceed the budgets of renters with disabilities. The Office of Housing's Rental Accessibility Modification Program provides grants of up to \$50,000 to modify rental units for low-income renters with mobility issues. Project management and temporary relocation resources during construction are also provided.

### **Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with LBP Hazards**

There is no data on the number of housing units occupied by low or moderate incomes households that contain lead-based paint. However, according to ACS data, 66% of owner-occupied housing and 59% of renter occupied housing were built before 1980. Given that the use of lead-based paint was made illegal in 1978, it is assumed that these housing units are at a higher risk of containing lead. CHAS data indicates 77% of low-income homeowner and 74% of low-income renter households live in units constructed before 1980. It is unknown how many of these low-income households are family units with children.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City's total assisted rental housing stock of 4,402 is comprised of housing that has been subsidized using federal, state, and/or local monies to ensure long-term affordability. A quarter of these are 1,150 public housing and replacement units. Among those are 764 public housing units are owned and operated by Alexandria Redevelopment and Housing Authority (ARHA). Public housing serves families and households with incomes levels at or below HUD moderate-income limits with the majority of residents having extremely low incomes. The average annual income of a public housing resident as of 2020 is \$20,760.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	108	764	1,926	77	1,284	72	32	0
# of accessible units			56						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 39 – Total Number of Units by Program Type**

**Alternate Data Source Name:**

Public Housing By Program Type

**Data Source**

ARHA also has 1 Mod-rehab accessible unit and 10 Project-based accessible units.

**Comments:**

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

ARHA owns and manages 754 public housing units in the City (including a portion with Low Income Tax Credits), as well as 276 market-rate and Section 8 units. As described by ARHA, four public housing developments with a total of 264 units are currently in good condition, while six developments with a total of 505 units are in average condition. Four market-rate and Section 8 developments with a total of 168 units are in good condition. The number and condition of the units described by ARHA are shown below.

## Public Housing Condition

Public Housing Development	Average Inspection Score
A. Adkins Homes	68
Alexandria Crossing (3 sites)	80
BWR (3 sites)	71
Chatham Square	71
Ladrey Building	60
Old Town Commons	86
Park Place & Saxony square (2 sites)	57
S. Madden Homes	68
Scattered Sites (11 sites)	57

**Table 40 - Public Housing Condition**

ARHA OWNED	NUMBER OF UNITS	PHYSICAL CONDITION
Jefferson Village	68	Good, Renovated 2005 & 2014
Quaker Hill (LIHTC)	60	Good, Renovated 2012
Hopkins-Tancil Courts	108	Average, Renovated 2005
Miller Homes	16	Good, Renovated 2012
Pendleton Park (LIHTC)	24	Good, Renovated 2013
PUBLIC HOUSING AND TAX CREDIT DEVELOPMENTS	NUMBER OF UNITS	PHYSICAL CONDITION
Ladrey Building	170	Average, Renovated 2005
Chatham Square (2 sites)	52	Good
S. Madden Homes	66	Average
A. Adkins Homes	90	Average
Ramsey Homes	15	Average
Scattered Sites (11 sites)	121	Average
BWR (3 sites)	48	Good
Park Place & Saxony Square (2 sites)	43	Average
Alexandria Crossing (3 sites)	84	Good
Old Town Commons	80	Good
Total	754	

**Table 41 - Physical Condition of Housing Units Participating in ARHA's Approved Public Housing Plan**

## Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Samuel Madden Homes: Madden is a 66-unit public housing property located in the Parker-Gray historic area. In 2019, ARHA submitted to HUD a Section 18 Disposition application to allow the housing

authority to replace the ACC rents with Section 8 operating subsidies. The goal is to obtain a subsidy change, engage a development partner and create a mixed income development that not only replaces the existing low-income units but expands the number of affordable units on the newly developed site.

Andrew Adkins: Adkins is a 90-unit public housing property comprised of two- and three-story walkup units. The redevelopment plan is the same as for Madden Homes.

Ladrey High Rise: Ladrey is a 170-unit senior/disabled restricted eleven-story building. ARHA's application to replace the current ACC Section 9 contract with project-based Section 8 subsidies has been approved. The agency's goal now is to work with a development partner to seek private financing and undertake a comprehensive renovation of the building to bring it to existing housing code, provide modern amenities to the residents, and otherwise improve the structural integrity of the building.

Cameron Valley: This property is 40 townhomes located on a 2.4-acre site. Each townhome is rent restricted with public housing subsidies. ARHA will submit a Section 18 application for the property in 2020. The goal is to increase the operating revenues of the property, procure a development partner and create a mixed income housing community with increased density. This approach will allow ARHA to return the 40 existing units and increase the number of units affordable to households below 60% AMI.

Hopkins-Tancil: Hopkins-Tancil is a 108-unit affordable housing complex spanning 4 city blocks on the edge of Old Town Alexandria. The property has a "Mod Rehab" subsidy in place. Utilizing an existing HUD program, the goal is to redevelop the site while maintaining the maximum number of affordable units on the site. To reach this goal, ARHA will procure a development partner to assist with entitlements, financing and redevelopment of the site.

Rental Assistance Demonstration Program: For properties that aren't approved for Section 18, ARHA will submit an application to HUD to convert existing ACC subsidized units to Section 8 RAD rents. Through the RAD program ARHA will be allowed to combine existing ACC operating revenues with allocated capital funds and increase the existing subsidies to the units. This subsidy change allows the units to generate higher operating revenues, allows ARHA to seek private capital financing for renovations, and to enables it to partner with investors to redevelop properties. Throughout 2020-2021 ARHA will submit applications for this conversion.

Voluntary Conversion: As a final rung in ARHA's redevelopment strategy, ARHA will utilize a HUD Notice that allows an agency with less than 250 public housing units to convert the remaining units into Section 8 subsidized units. The residents are protected in that they can select to receive a portable voucher or allow ARHA to project-base the vouchers and renovate the properties through privately sourced financing.

Preservation of Affordable Units: In the final quarter of 2020 and first quarter of 2021, the compliance period for the 100 public housing units subsidized with LIHTCs will conclude at Chatham Square and BWR. ARHA will exercise its Right of First Refusal to acquire the units and expects to re-syndicate the

units. The infusion of new investor equity will allow ARHA to preserve these 100 units with capital for a comprehensive renovation.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

In its 2012 Strategic Plan, ARHA's vision was stated, "to become the premier affordable housing developer in the City of Alexandria" by investing in its physical assets and human capital. ARHA is committed to expanding its capacity through improved technology, transparency in decision-making, and enhanced policies to address the future needs of its residents.

Physical Assets

- Reposition the rental subsidies away from public housing rents to increased operating subsidies
- Expand control of the units to allow for local refinancing and redevelopment decisions
- Improve the efficiency and effectiveness of management and maintenance programs
- Implement security through design best practices in all ARHA sites
- Increase ARHA's capacity to self-develop affordable units
- Diversify the types of units in the portfolio to address the housing needs of a wider range of populations and incomes
- Provide site-based amenities to support residents in all our redeveloped sites
- In mixed income developments, provide the same level of interior finishes and access to amenities to all income ranges

Human Capital

- Invest in self-sufficiency programs for residents
- Expand social service collaborations
- Create a robust Section 3 employment program and stimulate resident entrepreneurship
- Partner with others to provide subsidized independent living and assisted living facilities
- Expand the number of units for veterans and their families
- Encourage wraparound services with all special needs housing
- Incorporate spaces for onsite resident services activities at all new developments

**Discussion:**

ARHA has stated its affordable housing development program will be informed by four key goals:

**Preserve:** ARHA's redevelopment program will return on each ARHA site no less than the number of low-income housing units than currently exist; ARHA will exercise its Right of First Refusal to ensure that all expiring use units are re-syndicated and retained as low-income housing for extended periods; ARHA will seek non-ARHA sponsored affordable housing sites for preservation.

**Grow:** ARHA will create partnerships with private entities to ensure that the redeveloped site adds net new affordable units on the site; ARHA will seek opportunities on its own or through partnerships to expand its footprint in the City through acquisition of development sites and self-develop sites where feasible.

**Diversify:** ARHA will diversify the types of units, range of affordability and incomes in the redeveloped sites to ensure financial sustainability; create new areas of affordable housing for the elderly and veterans; expand housing in the City for populations with special needs.

**Expand Capacity:** ARHA will continue to expand its capacity to develop its portfolio of housing and position itself to aggressively undertake new mixed income developments with partners or on their own. This will require the creation of additional corporate structures within the agency that will attract additional affordable housing expertise, establish strong financial reserves for development, effectively tap into the state and local resources available for affordable housing, and become a key advocate for such. Moreover, understanding its role to not only invest in capital assets, ARHA will expand its capacity to assist residents' self-development through education, employment, and economic opportunities. ARHA will expand its network of services through partnerships, encourage residents to take personal responsibility in their self-development, and continue to be an advocate for human resource development. As an agency, ARHA will establish indicators on the development of human capital and tracking/reporting systems to highlight progress in those areas.

ARHA recently opened The Lineage at North Patrick Street, a LIHTC-funded redevelopment project that replaces 15 obsolescent units known as Ramsey Homes with 6 public housing units and 9 deeply affordable units as well as 37 net new rental affordable and workforce level units.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The City's public and private homeless service providers offer a comprehensive array of services and facilities through a continuum of care system designed to address the needs of persons in the City who are homeless or threatened with homelessness. The goal is to promote successful placement in permanent, affordable housing and eliminating recurring episodes of homelessness. Components in the continuum of care system include prevention and intervention services to help persons avoid homelessness; outreach, assessment and supportive services to address the individual needs of persons who become homeless; emergency shelter and transitional housing; supportive housing for homeless persons with special needs; and housing and services to help homeless persons make the transition to permanent housing and independent living.

As recommended by HUD, the City has developed its FY 2014 – FY 2020 Strategic Plan to Prevent and End Homelessness in the City of Alexandria. Homeless services goals and objectives developed for the Consolidated Plan take into account goals and objectives established in Strategic Plan.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	68	20	32	8	0
Households with Only Adults	77	30	14	39	15
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	2	0
Unaccompanied Youth	0	0	0	0	0

**Table 42 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

There is an ongoing collaborative effort to provide persons experiencing homelessness easy access to coordinated mainstream services. In addition to full participation in the strong, coordinated approach across the City's Continuum of Care (CoC), effective partnerships have been developed among a wide range of nonprofit, private, and government agencies in the region in order to meet homeless clients' needs, avoid duplication of services, and foster appropriate use of mainstream services. Housing stabilization plans are developed by staff and clients to support rapid return of stable housing in the community.

The City has placed workstations at homeless shelters to facilitate the use of CommonHelp, the Virginia Department of Social Services' on-line application process for many of the state benefits programs. Shelter staff and community agency representatives have been trained to assist clients to access mainstream benefits through the decentralized, web-based portals and provide application assistance. Participants may create a profile and enter the system at any time to identify and determine the status of their benefits, print-out verifications of benefit amounts, etc., from any site having internet access and a printer.

Mainstream state benefit programs, homeless prevention programs, financial safety net services, and employment services, as well as behavioral health services, are located in the City's Department of Community and Human Services (DCHS). DCHS maintains responsibility for processing mainstream benefit programs such as Temporary Assistance to Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), and SNAP-Employment Training. Housing Stabilization Case Managers assist clients in completing Virginia Department of Social Services and Social Security Administration applications, and in providing required verifications, as part of the case management protocol.

The Office of Community Services (OCS) Shelter Liaison coordinates access for the community's emergency shelters and transitional housing clients to mainstream programs. The local Social Services' Benefit Program and OCS staff are co-located and regularly coordinate services to households experiencing homelessness or at-risk of experiencing homelessness.

The CoC became an SSI/SSDI Outreach, Access and Recovery (SOAR) community in FY15. Training included 20 staff persons learning and developing the skills to assist individuals experiencing or at-risk of homelessness in initiating Social Security applications, gathering supporting information, and acting as authorized representatives and liaisons with the Social Security Administration. This has expedited the receipt of Social Security benefits thus increasing their ability to obtain and maintain permanent housing and access other mainstream benefits, such as Medicaid and rent relief assistance.



**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The following agencies provide housing and supportive services, temporary shelter, transitional housing and other services:

#### **Emergency Shelter Services**

- Alexandria Community Shelter (ACS) is under contract with Volunteers of America- Chesapeake and provides 65 beds to homeless families, single women and single men or chronically homeless persons who are mentally ill and/or have substance use disorders;
- Carpenter's Shelter provides 60 beds to homeless singles and families and other supportive services;
- Carpenter's Shelter is under contract with the City and provides 50 beds to homeless persons for seasonal shelter from November 1 to April 15;
- David's Place Shelter at Carpenter's Shelter provides daytime drop-in services to chronically homeless men and women; and
- Alexandria Women's Shelter provides 21 beds for women and children escaping domestic abuse.

#### **Rapid Rehousing Programs**

- Carpenter's Shelter provides assistance to homeless families in location of housing units and provides rental subsidy assistance to these families through the Virginia Housing Solutions Program (VHSP); and

#### **Transitional Housing Programs**

- Community Lodgings, Inc. provides 14 beds in 6 transitional housing units to homeless persons and families;
- Carpenter's Shelter provides 10 units of transitional housing to formerly homeless persons;
- ALIVE! House provides 4 housing units for homeless families and single women reuniting with their children;
- Christ House provides 16 beds for homeless men; and
- Friends of Guest House provides 20 beds for female ex-offenders transitioning from correctional facilities to the community.

### **Permanent Housing**

- Agape House provides 12 housing units for low-income homeless persons with HIV/AIDS.

### **Permanent Supportive Housing**

- Alexandria Community Services Board (ACSB) provides 2 permanent supportive housing programs specifically for homeless persons; 4 condominium units for up to eight homeless individuals with mental illness; 2-unit duplexes for up to seven homeless individuals with occurring mental illness and substance use disorders; and a 10-unit apartment building for up to 10 individuals with a serious mental illness (operated in conjunction with 3 condominium units for family households with a member who has severe mental illness). ACSB provides a total of 134 permanent supportive housing beds;
- Safe Haven provides 3 housing units with 12 beds for homeless individual men and women;
- New Hope Housing, Inc. is under contract with the City and provides 13 beds for chronically homeless single women and single men; and

### **Prevention and Intervention Programs**

- Transitional Assistance Program provides security deposit and rental assistance to individuals and families experiencing or at-risk of homelessness;
- Community and Emergency Services Program provides rental and utility assistance for families and individuals facing immediate eviction into homelessness.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Persons with special needs include the elderly and frail elderly renters and homeowners; person with physical disabilities; persons with mental illness, intellectual disabilities and/or substance abuse disorders; and persons with HIV/AIDS. An inventory of facilities and services provided for this population are described below.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

### **Facilities and Services for the Elderly and Frail Elderly Renters and Homeowners**

- ARHA and private rental property owners provide 516 units for eligible older adults.
- DCHS offers a Rent Relief Program to income eligible elderly and disabled persons who are not participating in any other federal or state rental assistance program.
- The Finance Department's Property Tax Relief Program provides forgiveness or deferral of real property taxes for homeowners who are over age 65 or who are permanently disabled.
- The Home Rehabilitation Loan Program offered by the Office of Housing provides deferred payment, zero interest loans to elderly and disabled homeowners to help with repairs and accessibility modifications.
- Rebuilding Together Alexandria provides assistance to eligible elderly homeowners and disabled homeowners with repairs and accessibility modifications.
- Annie B. Rose House and Claridge House provide elderly and frail elderly tenants assisted living units that offer residents independent living options but no daily support services. Services are provided by DCHS Aging and Adult Service division.
- Some support is provided to persons who need assistance in their homes because of physical and/or mental disabilities. DCHS's Homemaker services, Long-Term Care, and Geriatric Mental Health programs provides supportive services to low-income older adults and adults with disabilities. Services include counseling, transportation services, home-delivered meals, adult day healthcare, personal emergency alert devices, Medicare benefits counseling, exercise and health promotion programs, psychiatric services, therapy and case management services.

### **Facilities and Services for Renters and Homeowners with Disabilities**

- ARHA provides 67 accessible public housing units to persons with disabilities. Housing Choice Vouchers are also provided to such persons to assist with rents in market rate units.
- The Office of Housing's Rental Accessibility Modifications Program provides grants to eligible disabled renter households to pay for modifying rental units to increase accessibility.

## **Facilities and Services for Person with Mental Illness, Intellectual Disabilities and/or Substance Use Disorders (MI/ID/SD)**

- Alexandria Community Services Board (ACSB) provides services and supportive housing units to individuals with MI/ID/SD. ACSB and Sheltered Homes of Alexandria (SHA) operate 8 group homes and 54 supervised apartments of permanent supportive housing.
- ARHA reserves 30 Housing Choice Vouchers for persons with MI/ID/SD.
- DCHS provides integrated long-term treatment for disabled persons and persons with mental illness, developmental disabilities and drug/alcohol addiction.

Individuals with intellectual and developmental disabilities who receive Medicaid DD Waiver have access to services covered by waiver funds. Individuals with Medicaid DD Waiver funding or on the DD Waiver waiting list also have access to different housing options through special admissions preference for Housing Choice Vouchers/Public Housing (HCV/PH), State Rental Assistance Program (SRAP) and flexible funding for housing application fees, security and utility deposits, first month rent, basic start up household furnishings and supplies.

## **Inventory of Facilities and Services for Person Living with HIV/AIDS and Their Families**

- Northern Virginia Family Services utilizes HOPWA to provide long-term tenant-based rental assistance, short-term housing assistance, and other housing-related services for persons living with HIV.
- Agape House, located in Fairfax County, provides permanent housing for persons with HIV. The facility is open to Alexandrians.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The City does not have specific programs for person returning from mental health institutions; however, persons in this category are given priority for ACSB and SHA housing.

## **Persons Returning from Mental and Physical Health Institutions**

Alexandria Community Services Board (ACSB), State Psychiatric Facilities, Northern Virginia Mental Health Institute, Western State Hospital, Central State Hospital, Inova Mt. Vernon Hospital, and the Northern Virginia Community Hospital fulfill their roles and responsibilities through cooperative agreements as they pertain to the admission and discharge of individuals from psychiatric units. The City's ACSB, in particular, provides policy direction and fiscal oversight of the City's Department of Community and Human Services (DCHS) and is responsible for implementing state policies to discharge individuals from state psychiatric facilities. The department also screens individuals who may be in need of involuntary hospitalization. DCHS makes every effort to link homeless individuals with appropriate

housing and services. It uses homeless shelters only as a last resort or when an individual refuses other housing alternatives and chooses to live in the homeless shelter.

Discharge Protocols for Community Services Boards and State Mental Health Facilities. The Commonwealth of Virginia sets guidelines regarding placement when individuals are discharged from state psychiatric hospitals. Housing for these individuals is included in their discharge plans. As part of the Community Services Performance Contract with the Commonwealth of Virginia, the Community Services Board must agree to follow these guidelines. Both ACSB and DCHS have policies and protocols in place to address their roles and responsibilities in providing community support services for individuals who are hospitalized in state psychiatric institutions.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Subject to funding availability, the City of Alexandria will continue its current activities and programs to serve persons who are not homeless but have other special needs. These programs and activities are described above.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

N/A

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

One of the greatest regulatory barriers to the development of affordable housing may be Virginia's restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus/increased density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary.

Increased density is the only vehicle by which jurisdictions can require affordable housing in new development. The majority of jurisdictions in Virginia are authorized by Code of Virginia § 15.2-2305 to establish an affordable housing dwelling unit program by amendment to its zoning ordinance. This section of the Code provides specific program options available to jurisdictions. For example, programs may allow for up to 30 percent increase in density in exchange for up to 17 percent affordable housing units and that the amount of affordable housing provided can be scaled proportionally for lesser increases in density.

The City of Alexandria and certain other neighboring jurisdictions are instead regulated by Code of Virginia § 15.2-2304, under which localities "may by amendment to the zoning ordinances... provide for an affordable housing dwelling unit program... [that] shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing." What sets this provision apart from § 15.2-2305 is that in contrast with the specific provisions contained there with regard to percentage of density and affordable units allowed, § 15.2-2304 is less detailed and allows jurisdictions greater flexibility in its application. In 2004, Alexandria secured legislative approval to be covered under § 15.2-2304 because of its greater flexibility, given the City's practice of considering increases in density on a case by case basis rather than granting them across the board, as provided for in § 15.2-2305.

Alexandria's current approach under Code of Virginia § 15.2-2304 is a bonus density ordinance codified into Section 7-700 of the City's Zoning Ordinance, which requires provision of some on-site affordable units when bonus density or height is granted through the special use permit process. Section 7-700 leaves open the percentage of affordable housing units that a developer must provide in order to receive a density bonus and the duration of affordability of the units in order to provide flexibility. However, while the level of affordable housing for projects seeking bonus density under Section 7-700 is subject to negotiation between the applicants and the City. In December 2020 City Council endorsed an update to housing procedures which supports a mandatory contribution approach. It is anticipated that the City will seek legislation to enable this authority locally in an upcoming session of the state general assembly.

Other barriers to housing include limitations on where multifamily housing can be constructed, complicated federal review processes for affordable housing development, and the historic effects of redlining and segregation.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City is located along the western bank of the Potomac River, approximately six miles south of downtown Washington D.C., and is bordered by Fairfax County to the south and west, and Arlington County to the north. Like the rest of Northern Virginia, the City has been shaped by its proximity to the nation's capital. It has experienced a healthy local economy, stable housing market, and a good quality of life. It is home to many professionals working in the federal civil service, in the U.S. military, or for one of the many private companies which contract to provide services to the federal government. One of City's largest employers is the United States Patent and Trademark Office. The U.S. Department of Defense is a major employer as well, as is the Institute for Defense Analysis, a major federal contractor.

The City is home to many trade associations, charities, and non-profit organizations such as the United Way, Volunteers of America, Salvation Army, and Catholic Charities. Other organizations include the Society for Human Resource Management, the National Society of Professional Engineers, and the American Counseling Association.

There are a number of development projects underway in or adjacent to the City, including Amazon's HQ2 in National Landing, Virginia Tech's new campus in Potomac Yard, and the new Potomac Metro station.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	197	4	0	0	0
Arts, Entertainment, Accommodations	9,583	10,154	11	14	3
Construction	4,688	2,473	5	3	-2
Education and Health Care Services	15,605	11,863	17	16	-1
Finance, Insurance, and Real Estate	5,751	4,424	6	6	0
Information	2,602	1,451	3	2	-1
Manufacturing	1,975	1,594	2	2	0



Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	7,622	10,287	8	14	6
Professional, Scientific, Management Services	17,729	18,294	19	24	5
Public Administration	15,668	2,753	17	4	-13
Retail Trade	6,077	7,020	7	9	2
Transportation and Warehousing	3,023	3,322	3	4	1
Wholesale Trade	672	1,347	1	2	1
Total	91,192	74,986	--	--	--

**Table 43 - Business Activity**

**Alternate Data Source Name:**  
2013-2017 ACS

**Data Source Comments:**

## Labor Force

Total Population in the Civilian Labor Force	99,424
Civilian Employed Population 16 years and over	96,180
Unemployment Rate	2.50
Unemployment Rate for Ages 16-24	22.11
Unemployment Rate for Ages 25-65	3.41

**Table 44 - Labor Force**

**Alternate Data Source Name:**

2015-2019 ACS (Most Recent)

**Data Source Comments:**

Occupations by Sector	Number of People
Management, business and financial	24,623
Farming, fisheries and forestry occupations	98
Service	15,282
Sales and office	15,369
Construction, extraction, maintenance and repair	4,399
Production, transportation and material moving	4,433

**Table 45 – Occupations by Sector**

**Alternate Data Source Name:**

2013-2017 ACS

**Data Source Comments:**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	42,418	46%
30-59 Minutes	40,194	43%
60 or More Minutes	9,836	11%
<b>Total</b>	<b>92,448</b>	<b>100%</b>

**Table 46 - Travel Time**

**Alternate Data Source Name:**

2015-2019 ACS (Most Recent)

**Data Source Comments:**

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,975	235	1,642
High school graduate (includes equivalency)	8,598	649	2,483
Some college or Associate's degree	15,050	674	2,432
Bachelor's degree or higher	56,239	1,030	5,257

**Table 47 - Educational Attainment by Employment Status**

Alternate Data Source Name:

2015-2019 ACS (Most Recent)

Data Source Comments:

### Educational Attainment by Age

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	153	938	1,506	1,730	1,221
9th to 12th grade, no diploma	1,283	598	869	1,211	799
High school graduate, GED, or alternative	2,353	3,641	3,212	4,979	2,384
Some college, no degree	2,906	4,668	3,114	5,771	2,532
Associate's degree	263	1,891	1,255	1,905	704
Bachelor's degree	2,123	12,546	7,960	10,025	3,695
Graduate or professional degree	207	10,665	10,798	12,329	5,608

**Table 48 - Educational Attainment by Age**

Alternate Data Source Name:

2015-2019 ACS (Most Recent)

Data Source Comments:

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,365
High school graduate (includes equivalency)	27,286
Some college or Associate's degree	40,136
Bachelor's degree	73,426
Graduate or professional degree	94,990

**Table 49 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**

2015-2019 ACS (Most Recent)

**Data Source Comments:**

MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2018 INFLATION-ADJUSTED DOLLARS) BY SEX BY EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS AND OVER

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The top three largest employment sectors in City are the professional, scientific, and management services, followed by the education and health care services, with the arts, entertainment, and accommodations sector and the other services sector tied for third.

**Describe the workforce and infrastructure needs of the business community:**

**Workforce Needs**

Maintaining the service-based businesses such as hotels, restaurants, hospitals and retail is a need in Alexandria because they add to the City's economic growth and sustainability. However, these businesses struggle to retain employees, many of whom have low and moderate incomes, as workers are forced to live further away from the City due to the high cost of housing. The cost of transportation combined with long distance commuting creates unfavorable conditions for workers. The current market in Alexandria provides few homeownership opportunities for residents with low and moderate incomes without purchase subsidy.

The Housing Master Plan notes that many national and regional studies have recently reported the critical nature of maintaining an appropriate job-housing balance. Enabling individuals to live affordably near their places of employment is particularly important. The lack of adequate housing options near jobs will result in significant "leakage" of potential economic activity out to distant communities from which workers must commute in order to find affordable housing.

A recent study also showed that more than 1 million new jobs are expected to be created in the Washington, DC area over the next few years. For Alexandria to be competitive in participating in the regional economic growth anticipated, the City must dramatically increase the housing supply it has available at all income levels. At least half of the jobs will be filled by a service workforce with a low and moderate income and these workers will need affordable housing.

**Infrastructure Needs**

There is a need for transit as well as pedestrian and bicycling improvements in the City. As a vast majority of Alexandria's employees commute into the City to work, only 31 percent of Alexandria's employees live in the jurisdiction. Every day workers commute into the City from other jurisdictions, more than 40 miles away. These peripheral jurisdictions are suburban and exurban in nature, and thus

not well served by public transportation. They are defined by land use patterns that are conducive only to the use of personal motor vehicles.

Within Alexandria a number of multimodal transportation options are present, and demand and use of these facilities has grown significantly in recent years. Residents of Alexandria commute in single-occupancy vehicles (SOV) at much lower rates, and utilize alternative modes of transportation (transit, biking and walking) at much higher rates than residents of the inner and outer suburbs.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The effects of the COVID-19 pandemic have been and will continue to be wide-ranging, touching nearly every sector of the economy. Those who work in Alexandria's largest employment sector, professional, scientific, and management services, have weathered the pandemic fairly well because of their ability to work from home. However, workers in other sectors like the arts, entertainment, and accommodations sector have suffered from the drop in tourism caused by the pandemic. As the pandemic abates and restrictions are lifted, these sectors may rebound, but workers and businesses may continue to need support at least in the near term until they can fully recover from the downturn.

The development of Amazon's HQ2 at National Landing, combined with Virginia Tech's new campus at Potomac Yard and the new Potomac Yard Metro Station, will create a demand for a highly educated, technologically skilled workforce. Alexandria's workforce generally has a high level of education, but the lowest income residents lag behind high income earners in education. While Amazon's arrival will generate some jobs that do not require a college education or technological knowledge, to qualify for most of the jobs available many Alexandrians will need to participate in workforce development and training programs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The City benefits from having a population that is very highly educated compared to the state and the country. In fact, the region regularly ranks at or near the top in national assessments of educational attainment. Sixty-five percent of adult City residents have at least a bachelor's degree, compared to 33 percent of Virginia residents and 27 percent of United States citizens. These higher levels of education translate directly into higher per capita personal income levels and higher levels of earnings per job in the City than in the state. While the ratio of jobs to workers in most employment sectors requiring college degrees is roughly equal, Alexandria's close proximity to Washington, D.C. creates a strong mismatch between the number of workers in public administration with the number of jobs in public administration.

While many City residents enjoy high-paying jobs, some residents in the City are less economically secure. Many neighborhoods have been magnets for domestic and international immigrants, and these residents may face significant employment challenges. About 24 percent of the City's residents are foreign born compared to only 10 percent of Virginia residents and 13 percent of U.S. residents. Jobs in sectors that typically do not require higher education were well matched to the number of available workers in Alexandria before the pandemic, but the heavy blow to the tourism and service industries caused by the pandemic resulted in wide-scale job losses. How many of these jobs will return when the tourism and service sectors recover is unknown, so it is difficult to gauge if there will be a mismatch between jobs and skilled workers.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Adult & Dislocated Worker. The purpose of the Adult Program is to increase the employment retention, earnings, and occupational skills of participants. This program aims to improve the quality of the workforce, reduce welfare dependency, and enhance the productivity and competitiveness of the City's economy.

Federal Bonding Program. This program serves as a tool to secure the job placement of ex-offenders and other high-risk applicants. Upon making an offer of employment, an employer can contact the Virginia Bonding Coordinator or a local workforce development professional to request a bond. The employer can also have the job seeker contact a workforce development professional to assist with obtaining the bond.

Rapid Response to Mass Layoffs. Through the Rapid Response to Mass Layoffs program, the Workforce Development Center provides services to employers that are laying off 50 or more workers. Employees can get assistance in career counseling, job searches, and referrals to the unemployment insurance resources.

SNAP Employment & Training. The SNAP (Supplemental Nutrition Assistance Program) Employment and Training is a voluntary program designed to assist SNAP participants with barriers to employment.

VIEW Program. The VIEW (Virginia Initiative for Employment not Welfare) Program provides employment related services to eligible City residents who are receiving Temporary Assistance for Needy Families benefits from the Virginia Department of Social Services.

The Workforce Investment Act Dislocated Worker Program. This program is intended to assist workers who lost jobs due to plant closures, company downsizing, or some other significant change in market conditions.

The Career Services for Baby Boomers. The program, introduced by the Workforce Investment Boards, is designed to provide a new set of training/certification opportunities that focuses on soon to retire/retired professionals who are interested in rejoining the workforce.

These programs help provide the training many low-to-moderate income individuals may need to increase their income and live affordably in housing, which is a high priority noted in the Consolidated Plan.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City participates in CEDS. On September 19, 2011, the US Department of Commerce's Economic Development Administration certified the Alexandria/Arlington Workforce Investment Board's (WIB) Comprehensive Economic Development Strategy (CEDS). CEDS is designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen regional economies.

The WIB's CEDS analyzes the state of the workforce and economies of the City and Arlington County and establishes regional goals and objectives. Alexandria/Arlington is the 38th WIB in the United States to achieve this certification.

An update to the CEDS is in progress.

**Economic Development Initiatives the City is Undertaking the Coordinates with the Consolidated Plan**

The City collaborates with Arlington County on workforce and economic development issues through the Alexandria/Arlington Workforce Investment Board. The jurisdictions participate on a number of planning initiatives. The following economic development and workforce initiatives are ongoing:

National Landing Infrastructure Improvements Project. The Project is designed to support ongoing transformation and transportation investments being made in the National Landing area and Route 1 corridor with additional infrastructure and streetscape improvements that support the new Amazon HQ2 and Virginia Tech developments.

Customized Industry Cluster Training Programs. The purpose of the programs are to create a new set of industry customized training/certification opportunities as defined by the Alexandria Economic

Development Partnership, Arlington Economic Development, and the Alexandria/Arlington Workforce Investment Board.

Childcare Support System Project. The purpose of the Project is to provide new training and career placement opportunities for childcare workers and to provide vouchers for local childcare programs to working families unable to afford the cost of care.

## **Discussion**

The City remains socially and economically diverse. According to the 2013-2017 American Community Survey, about 24% of workers in Alexandria are employed in the professional, scientific, and management services industry followed by 16% of workers in the education and health care services industry, and 13% in the arts, entertainment, and accommodations industry. Other industries are identified in Table 45 below. The unemployment rate is relatively low at 4.5%, as compared to 6.1% in 2009.

The vast majority of workers employed in the City have at least a bachelors' degree. A large number of those workers with a bachelor's degree are between the ages of 25-34 and have a median income of at least \$64,650, while those with a professional or graduate's degree are between the ages of 45-65 and have median income of at least \$90,125.

Commuting time for most of those who travel back and forth to the City to work is over 30 minutes.



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

While data on households with multiple housing problems is available at the Census tract level, the small numbers of households affected in each tract and high margins of error make it difficult to determine whether such problems are prevalent in individual tracts. However, since housing cost burden has been identified as the most common housing problem in Alexandria, comparing tracts which have been identified as having a high percentage of cost-burdened households with those that appear to have multiple housing problems may help pinpoint which tracts actually have a greater number of households with multiple housing problems. Using that method to evaluate tracts, tracts in Arlandria, Beauregard, the West End and Landmark stand out. These tracts also have household sizes which are larger than the city average, implying the other housing problem these households suffer from is overcrowding, which is the second most common housing problem in Alexandria.

However, the COVID-19 pandemic and its economic effects, as illustrated by the local emergency rental assistance program created and managed by the Office of Housing, provided some additional insight on areas where households are most likely to be overcrowded or housing cost burdened. The Arlandria area, for example, had high rates of COVID-19 infections because of the number of families living in overcrowded conditions. The City's Emergency Rent Relief Assistance Program experienced heavy demand from Arlandria and portions of the city's West End, including Beauregard, indicating households in those areas were economically vulnerable.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

While the overall poverty rate in Alexandria is 10.3%, it exceeds 15% in some Census tracts. These tracts are in the Arlandria, Beauregard, and Landmark areas. Poverty levels in Arlandria (2012.03) and Beauregard (2001.04) are particularly high, at 29.7% and 27.3% respectively. In addition, 41.6% of the households in Arlandria have incomes below \$50,000 a year.

According to the 2013-2017 ACS, the areas of the city where racial or ethnic minorities make up more than 50% of the population are in Arlandria (Census Tract 2012.03) and a portion of Beauregard (2001.05). Hispanics make up more than 50% of the population in Arlandria and Black people make up more than 50% of the population in a section of Beauregard. The Beauregard area and West End of the city are majority-minority areas. While no racial or ethnic group makes up more than 50% in most Census tracts in these areas, Black people and Hispanics predominate with their combined populations making up more than 50% of the total population in most Census tracts in those areas.

### **What are the characteristics of the market in these areas/neighborhoods?**

Arlandria's housing stock is primarily comprised of older mid-rise and garden-style apartment buildings. It has a large Hispanic population which includes a substantial number of people with limited or no English proficiency. Some of the population is also undocumented, limiting their opportunities for housing and employment. Arlandria's location adjacent to Arlington and proximity to Amazon's new HQ2 headquarters puts it at risk of redevelopment and gentrification. The City is currently engaged in a planning process for the future of the area, including development of a large affordable housing component.

In Landmark, the tract with the largest percentage of housing problems has a housing stock is made up primarily of garden-style and mid-rise apartments with a few high-rise buildings as well. The area overall is a mix of multifamily residential, commercial, and industrial uses. While some new development has occurred in the area recently, redevelopment is not as common there as in other areas of the city. It is unknown how the redevelopment of the nearby Landmark Mall site might change this. At this time, plans are proceeding, including with substantial City investment in infrastructure to catalyze the redevelopment, for a mixed-use redevelopment, including a new INOVA hospital and medical center, as the chief anchor use, along with residential neighborhoods and retail. Some affordable housing is proposed.

### **Are there any community assets in these areas/neighborhoods?**

In Arlandria, there is the Cora Kelly Magnet School and Chick Armstrong Recreation Center, a Head Start Center located in the Jackson Crossing development, and a number of food markets.

Beauregard has three schools, a Head Start center located at the John Adams Elementary School, and a recreation center and nature area located next to the William Ramsay Elementary School. It is also close to the Burke Library.

The affected tract in Landmark has multiple grocery stores and ethnic food markets. It is adjacent to the Samuel Tucker Elementary School and Beatley Library.

### **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.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The COVID-19 pandemic has revealed the depths of the digital divide in Alexandria. The necessity of switching to virtual methods of doing many routine tasks has been fairly easy for those of moderate income and above, especially those with access to smartphones, but has been difficult for extremely low- and low-income households. Students in low- and moderate-income households have been challenged in attending school virtually. Even in buildings with wiring for cable (the only source of broadband internet available in the city), the cost of service and devices like cable modems and routers put broadband access out of reach of many households. Public wireless access, even when available, is usually limited to spaces that have been closed by the pandemic, such as building lounges, community rooms, and business centers. Libraries, the only source of internet access for many, were closed for months and only reopened with limited hours.

Because broadband access in the city is provided primarily via cable wiring, a lack of existing infrastructure is not a primary concern. The affordability of connection devices and ongoing service is a larger issue. The City has issued an RFP for a municipal fiber network which might bring service costs down, but computer access will remain an issue.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There is currently only one internet service provider in Alexandria. This monopoly means service costs are higher than they could be in a competitive market and consumers are subject to data caps and throttling if they exceed certain limits. The City has issued a Request for Proposals to build a municipal fiber network to provide an alternative service, but the project will take multiple years to come to fruition.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Alexandria is located on the Potomac River. Several streams also run through the city. Most areas of the city are located high enough or far enough away from these bodies of water that natural flooding is not a concern, though some low-lying and waterfront areas routinely flood during heavy storms. FEMA is currently revising its flood maps of the city to reflect increased risks from climate change. Urban flooding caused by intense rain events and limited storm sewer capacity is a problem in some areas of the city as well. The City, in partnership with AlexRenew, which operates the city's sewer system, is currently in the middle of a multi-year effort to increase storm sewer capacity and install storm sewers in areas that do not have them. The end result of this effort should be the significant reduction or elimination of urban flood events.

Other climate change-related hazards beyond flooding include increasingly hot summers and violent storm events.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Flooding, particularly urban flooding, is a problem for low- and moderate-income households because of the high costs associated with recovery from flooding and the remediation of flood damage. These households are also less likely to have flood insurance to help with these costs.

Increasingly hot summers in the mid-Atlantic region pose a health risk for those who do not have access to properly cooled and ventilated spaces. Low- and moderate-income households do not always have air conditioning systems or cannot afford the electricity costs to run those systems on a regular basis. Homeless individuals are also at risk unless they can access cooled indoor spaces.

Storms are also becoming more intense as a result of climate change. High winds associated with powerful thunderstorms can knock down trees and powerlines, damaging homes and property. Low- and moderate-income households have fewer resources to recover from this kind of storm damage.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The 2022-2026 Consolidated Plan has been designed to allow for flexibility in programming while addressing the Priority Needs identified by the City. By identifying overarching community needs and goals without defining them by the projects to be undertaken, the City can be nimbler and more creative in responding to changing circumstances, funding, or unexpected events than it has been in the past. This flexibility also allows for greater responsiveness to future community input and desires.

Because the City's non-housing community development needs are adequately funded through other sources, the Plan focuses on using CDBG, HOME, and Section 108 to support housing activities in Alexandria. Funds are not targeted at a specific geographic area of the city because some projects involve activities which take place in many different parts of the city and targeting would reduce the funding available for those projects.

The Strategic Plan identifies equitable access to housing, preventing and ending homelessness, and maintaining housing stability as Alexandria's Priority Needs. These needs are in line with the findings of the Needs Assessment and Housing Market Analysis, which show that extremely low- and very low-income households suffer from high housing cost burdens, low- and moderate-income households cannot afford to purchase homes in Alexandria, and many homeless individuals have difficulty finding housing they can afford and need supportive services.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 50 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Alexandria
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Citywide
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG, HOME, and Section 108 funds will be used for projects throughout the city. This is both because home rehabilitation and rental accessibility modification requests come from households across the city and because the City would like to encourage the equitable distribution of affordable housing in Alexandria.

While the Arlandria area has been identified as an area with a large minority population of low- and moderate income-households, CDBG and HOME funds will not be specifically targeted there because the City is already planning to commit resources to area for the creation and preservation of affordable housing as well as infrastructure improvements. HOME and Section 108 funds may be used to support these efforts, but those funds will not be focused solely on those areas.

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

### Priority Needs

Table 51 – Priority Needs Summary

1	<b>Priority Need Name</b>	Equitable Access to Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Increase Housing Affordability Ensure Equal Access to Housing
	<b>Description</b>	The City will work to provide equitable access to housing for all households regardless of income, housing type sought, or protected class status.
	<b>Basis for Relative Priority</b>	
2	<b>Priority Need Name</b>	Prevent and End Homelessness
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Homeless Intervention and Prevention Services Homeless Services
	<b>Description</b>	The City will provide financial assistance and services to households currently experiencing homelessness or at risk of homelessness in order to ensure they are stably housed.
	<b>Basis for Relative Priority</b>	Many of the individuals and families with children who are at imminent risk of becoming homeless in the City are considered severely cost burdened.
<b>3</b>	<b>Priority Need Name</b>	Maintain Housing Stability
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities



	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Maintain or Improve Living Conditions Maintain Housing Affordability
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	
4	<b>Priority Need Name</b>	General Management
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Planning and Administration
	<b>Description</b>	General management, oversight, and coordination of all program-funded activities and programs.
	<b>Basis for Relative Priority</b>	

### Narrative (Optional)

Priority needs have been identified through a review of available data, plans, Citywide goals, and existing Office of Housing programs.

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
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.

**Table 52 – Influence of Market Conditions**

## 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 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 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.
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 53 - 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-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Alexandria, Virginia	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Alexandria Redevelopment and Housing Authority	PHA	Public Housing Rental	Jurisdiction
Carpenter's Shelter	Non-profit organizations	Homelessness	Jurisdiction
Community Lodgings, Inc	Non-profit organizations	Homelessness Rental	Jurisdiction
ALIVE! House	Non-profit organizations	Homelessness public services	Jurisdiction
Christ House	Community/Faith-based organization	Homelessness	Jurisdiction
Rebuilding Together	Non-profit organizations	Non-homeless special needs Ownership	Jurisdiction
Northern Virginia Regional Commission	Regional organization	Non-homeless special needs	Region
Alexandria Neighborhood Health Services	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Alexandria Public Health Agency	Government	public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Alexandria Economic Development Partnership	Government	Economic Development	Jurisdiction
Alexandria Housing Development Corporation	CHDO	Ownership Rental	Jurisdiction
Wesley Housing Development Corporation	CHDO	Rental	Region
Volunteers of American National Services	Non-profit organizations	Homelessness	Region
The Partnership to Prevent and End Homelessness in the City of Alexandria	Continuum of care	Homelessness	Jurisdiction
AHC, Inc.	Developer	Rental	Region
Department of Community and Human Services	Government	Homelessness Non-homeless special needs public services	Jurisdiction
Virginia Housing Development Authority (VHDA)	Government	Ownership Rental	State
Friends of Guest House	Non-profit organizations	Non-homeless special needs	Region

**Table 54 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

**Strengths** - Among the City's strengths in delivering comprehensive housing and services to its citizens is the close coordination between agencies of local government, other public and quasi-public agencies, the private nonprofit services community, the faith community, and the citizens themselves. The City works to create a seamless continuum of shelter, housing, and services that addresses the needs of its residents from a state of homelessness, through opportunities for affordable rental housing, to the eventual goal of homeownership, and even to support for repairs for owner-occupied homes.

**Gaps** - The City has a comprehensive approach to affordable housing. The biggest gap in the delivery system remains the availability of affordable housing for households at the lowest incomes. The lack of affordable housing can also create a bottleneck in that existing clients may have difficulty in finding an

affordable home to transition to, in order to move out of the system, once supportive programs are completed.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 55 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Homeless persons may suffer deprivation in all areas of their lives and require an array of services extending from connection with community housing and employment resources to health care. Through the City's continuum of care system, persons experiencing homelessness can be connected with appropriate services by contacting the Call Center or by visiting the Human Services



facility. The Call Center, which is part of the City's Department of Community and Human Services, provides information and appointments with Centralized Assessment where individuals and families can be assessed for housing needs and receive information concerning community resources. Information about provision and availability of services is accessible online or at various human services facilities

Individuals, families with children, veterans and their families, and unaccompanied youth are eligible for all homeless services. Veterans are prioritized for housing services and can be quickly connected with housing assistance for veterans through Supportive Services for Veterans Families (SSVF) or Veterans Affairs Supportive Housing (VASH). Employment services for homeless veterans are facilitated through the City's employment service agency, Job Link, through onsite Wounded Warrior staff.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Alexandria Continuum of Care has the following gaps in services:

- Long-term substance abuse residential treatment for active substance users
- Housing first units for non-chronically homeless individuals with supportive services
- Medical respite beds
- Nursing homes and assisted living facilities for homeless aging and disabled persons
- Comprehensive employment resources providing services that address the unique needs of persons experiencing homeless
- Medical and behavioral health care for the homeless
- Emergency shelter beds for homeless sex offenders
- Insufficient affordable housing for persons at or below 30% of AMI

The Alexandria Continuum of Care has the following strengths in service delivery and resources:

- Centralized access for emergency shelters that utilizes evidence-based assessments tools
- Coordination of services with various providers to address housing needs
- Partnership with the local housing authority to set aside housing choice vouchers for persons experiencing homelessness and special populations including veterans
- Homeless Service providers utilize best practices such as motivational interviewing, trauma informed care and progressive engagement to assess stages of change to end the cycle of homelessness
- Employment Committee to develop a plan for creating employment opportunities and assist in job retention. CoC is also working with the local employment commission to enhance employment services for persons experiencing homelessness
- Diversion services to avert homelessness

- Crisis Intervention Trained police officers who police the community and come into contact with the chronically homeless
- Trained PATH outreach worker who works to bring unsheltered persons into shelter and give them access to supportive services

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Partnership (Continuum of Care group) implemented a comprehensive strategic plan which has transformed how the community addresses gaps in services and service delivery, as well as prioritizes needs. Increased advocacy, education, collaboration, and coordination to meet the needs of those at risk of or experiencing homelessness are the primary identified goals and objectives of the plan.

The Partnership has a Gaps and Needs Committee responsible for developing a portfolio of programs and services to prevent and eliminate homelessness, as well as identify any duplication of programs and services. In addition to assessing existing programs and services, the Committee uses HMIS data to identify gaps and unmet needs to preventing and ending homelessness and determines ways to resolve them. The Committee is responsible for assessing, monitoring, reporting on the quality and usefulness of the HMIS data, and works closely with data providers to ensure a high level of data integrity.

By effectively and consistently collecting and analyzing data on persons experiencing a housing crisis, the Partnership receives reliable and objective information on the unmet needs to make informed decisions for the development and/or reallocation of resources. Also engaging the community, businesses, faith-based institutions, and other non-traditional partners in its efforts has shown to be an effective strategy to tapping into undesignated resources.

## 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 Unit  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 56 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase Housing Affordability
	<b>Goal Description</b>	<p>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.</p> <p>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.</p>
2	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	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	<b>Goal Name</b>	Homeless Intervention and Prevention Services
	<b>Goal Description</b>	<p>Through the Transitional Assistance Program, the City provides security deposit and rental assistance to households experiencing or at-risk of homelessness.</p> <p>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.</p>
4	<b>Goal Name</b>	Maintain or Improve Living Conditions
	<b>Goal Description</b>	<p>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.</p> <p>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.</p>

5	<b>Goal Name</b>	Maintain Housing Affordability
	<b>Goal Description</b>	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	<b>Goal Name</b>	Ensure Equal Access to Housing
	<b>Goal Description</b>	Conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market
7	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	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.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

ARHA exceeds the required numbers of accessible units under 504 guidelines and continues to provide additional accessible units through redevelopment.

### **Activities to Increase Resident Involvements**

ARHA notes in its 2012-2022 Strategic Plan that there is no shortage of opportunities for resident involvement and participation in the larger community. There are numerous boards, advisory panels, working groups and community forums for which participation is invited, solicited, and encouraged. Further, there are many locally-sponsored events for which volunteers and other types of participants are welcomed. In addition, the City and local Community Based Organizations present a plethora of official and unofficial avenues for participation by, and representation of, residents' interests.

During the Consolidated Plan period, ARHA will continue to promote resident input on ARHA initiatives. It is expected that parents and volunteers from the neighborhood will continue to work closely with the Ruby Tucker Learning Center and the Family Resource Learning Center. In addition, it is anticipated that the Residents' Advisory Board, which is comprised of public housing and Section 8 residents elected in an ARHA-wide election, will continue to contribute resident input on the Annual and Five-Year Public Housing Authority Agency Plans required by HUD, and that both the Alexandria Residents Association and the Ladrey High-Rise Advisory Board will continue to work with ARHA to address resident needs.

As part of its repositioning strategy, ARHA has been holding numerous community engagement events to discuss the subsidy changes and redevelopment plans with its residents. As the repositioning goes forward, it will continue to hold these events to inform residents and receive their feedback.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

One of the greatest regulatory barriers to the development of affordable housing may be Virginia's restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus/increased density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary.

Increased density is the only vehicle by which jurisdictions can require affordable housing in new development. The majority of jurisdictions in Virginia are authorized by Code of Virginia § 15.2-2305 to establish an affordable housing dwelling unit program by amendment to its zoning ordinance. This section of the Code provides specific program options available to jurisdictions. For example, programs may allow for up to 30 percent increase in density in exchange for up to 17 percent affordable housing units and that the amount of affordable housing provided can be scaled proportionally for lesser increases in density.

The City of Alexandria and certain other neighboring jurisdictions are instead regulated by Code of Virginia § 15.2-2304, under which localities "may by amendment to the zoning ordinances... provide for an affordable housing dwelling unit program... [that] shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing." What sets this provision apart from § 15.2-2305 is that in contrast with the specific provisions contained there with regard to percentage of density and affordable units allowed, § 15.2-2304 is less detailed and allows jurisdictions greater flexibility in its application. In 2004, Alexandria secured legislative approval to be covered under § 15.2-2304 because of its greater flexibility, given the City's practice of considering increases in density on a case by case basis rather than granting them across the board, as provided for in § 15.2-2305.

Alexandria's current approach under Code of Virginia § 15.2-2304 is a bonus density ordinance codified into Section 7-700 of the City's Zoning Ordinance, which requires provision of some on-site affordable units when bonus density or height is granted through the special use permit process. Section 7-700 leaves open the percentage of affordable housing units that a developer must provide in order to receive a density bonus and the duration of affordability of the units in order to provide flexibility. However, while the level of affordable housing for projects seeking bonus density under Section 7-700 is subject to negotiation between the applicants and the City. In December 2020 City Council endorsed an update to housing procedures which supports a mandatory contribution approach. It is anticipated that the City will seek legislation to enable this authority locally in an upcoming session of the state general assembly.



Other barriers to housing include limitations on where multifamily housing can be constructed, complicated federal review processes for affordable housing development, and the historic effects of redlining and segregation.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City continues to identify and work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be state restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, with this exception all other contributions are voluntary. The City continues to lobby the Legislature to eliminate the state restriction on mandatory contributions.

A Housing Contribution Work Group was convened in 2019 to revise the procedures for voluntary contributions and the contribution amounts. Recommendations were sent to the City Council in December 2020 and the final changes will be adopted in spring 2021.

Currently, the City is working on a "Zoning for Housing" initiative to examine barriers to affordable housing production in the City's Zoning Code. Once these barriers have been identified, staff will develop and evaluate potential ways to reduce or eliminate these barriers and encourage housing production. The initiative's suggestion to allow Accessory Dwellings Units throughout the city was recently adopted by City Council.

The City is also collaborating with Alexandria City Public Schools to create a Joint Facilities Master Plan, which will identify City-owned parcels where public facilities and services can be co-located. Affordable housing is one of the services included as a possible service to be colocated with other public facilities.

To streamline the environmental review process for certain projects, the Office of Housing is pursuing a Programmatic Agreement with the City Department of Planning & Zoning and the Virginia Department of Historic Resources that will shorten the length of the historic review process for smaller rehabilitation and modification projects which preserve affordable housing and increase accessibility for low-income homeowners and renters.

Alexandria is participating in a Regional Analysis of Impediments to Fair Housing (RAI) undertaken by the Metropolitan Washington Council of Governments. The RAI is scheduled to be completed in fall 2021 and its recommendations will be reviewed and potentially integrated into future City plans and policies to increase housing access for all.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City provides homeless outreach, assessment, referral and supportive services through the Projects for Assistance in Transition from Homelessness, known as PATH, a federal, state and local partnership that provides outreach and assistance to adults with serious mental illness who are experiencing homelessness or who are at risk of becoming homeless. PATH services include community-based outreach, mental health, substance abuse, case management and other supportive services, and a limited set of housing services.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City's Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), includes two emergency shelters serving both individuals and families with children. City shelter services also include a domestic violence shelter. Additional shelter services are available during the winter months. Shelter services may be accessed during evening and weekend hours. A day shelter providing services such as showers, lockers to store belongings, and internet access is also available.

Transitional housing programs are available to serve individuals and families with children and are intended to help individuals and families develop the skills necessary for independently sustaining housing. Services may continue for up to 24 months and include housing, life skills training, employment services, parenting programs, and children's programs.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Through the City's continuum of care system, homeless persons are able to receive assessment for housing needs and referral to appropriate housing and homeless services. Individuals and families who are at risk of homelessness may be able to avoid becoming homeless through prevention programs. Those who do not have permanent, stable housing or are unsheltered are assessed for appropriate housing and services and may be placed directly into permanent or transitional services. When emergency shelter is necessary, case management promotes rapid rehousing and employment.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Centralized Assessment, located within the City's Department of Community and Human Services (DCHS), provides homeless prevention services. Prevention is the first strategy explored for an individual or family at risk of homelessness. Prevention funds can be used to pay rent arrears and/or utility arrears. Prevention staff may also provide interventions within the home to ease tension and enable individuals and families to remain housed.

Currently, the City is providing rental assistance to certain households who have been economically affected by the pandemic and would otherwise be evicted from their homes. It is also helping renters apply for the state rental relief program. Combined with the CDC eviction moratorium, this has kept many extremely low-income households in their homes while they wait for businesses to fully reopen and begin hiring again. This assistance program will be discontinued as the economic effects of pandemic recede.

The City has also funded a rent relief program for the elderly or disabled. This limited rent relief is an ongoing program, which has been renewed annually. These households would, in many instances, be homeless without given rent relief assistance. Property tax relief is also provided for low-income elderly and disabled homeowners.

The Alexandria Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), has memorandums of understanding (MOU) with private and public care institutions and the criminal justice system which are designed to keep individuals from being discharged into homelessness. Also, DCHS is responsible by state code to provide discharge planning services to individuals who are in state psychiatric hospitals. Policies are in place to ensure that adequate discharge planning takes place and housing options are available at discharge.

Beginning at age 14, any youth receiving foster care services has an annual transitional living plan meeting within 90 days of each upcoming birthday. The youth participates in the development of a transitional living plan that outlines goals and objectives in skill areas identified by the youth. Several life skills programs are made available to youth 14 or older in foster care. Youth 18 and over can choose to continue to receive services to age 21 as long as they remain in school.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

During the Consolidated Plan period, the City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations on lead-based paint. These programs include the Flexible Homeownership Assistance Program, the Alexandria Neighborhood Stabilization Program, the Home Rehabilitation Loan Program, and the Rental Accessibility Modification Program, as well as any future federally funded program which may result in the discovery or disturbance of lead-based paint in housing.

The Health Department will continue its case management and investigation of abnormal lead levels in children (at a projected cost of \$6,200). Screening tests done by Alexandria's community health center and by private healthcare providers on children will be monitored and followed up on if they are above acceptable levels. The Health Department will recommend that children with screening (capillary) levels above 10 µg/dl have venous blood tested for lead levels. For children determined to have venous blood lead levels above 15 µg/dl, the Health Department will conduct environmental tests (e.g. lead-based paint analyzer) on suspect buildings where these children live or play. Children with marked elevations will receive case management for appropriate treatment and follow-up.

As the city continues to add new market-rate and affordable housing units, opportunities for families to move to lead-free housing will increase. The introduction of source of income as a protected class in Virginia will allow Housing Choice Voucher holders greater opportunities to move to lead-free housing by opening all rental units in the city to them. ARHA's planned redevelopment of its Samuel Madden and Andrew Adkins properties will replace units with possible lead contamination with new, lead-free units. The City is also working with owners of certain market-rate affordable rental units to possibly rehabilitate their developments in exchange for committed affordable units. If such rehabilitation occurs, lead-based paint remediation will be part of the work if necessary.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

See above.

### **How are the actions listed above integrated into housing policies and procedures?**

All Flexible Homeownership Assistance Program (FHAP) and Alexandria Neighborhood Stabilization Program (ANSP) purchasers receiving federally-funded home purchase loans will be provided with a copy of the Environmental Protection Agency pamphlet "Protect Your Family from Lead in Your Home" and will receive a disclosure form from the seller noting any known presence of lead-based paint. Units identified for purchase must be visually inspected for scaling, cracked, peeling or chipped paint by a certified risk assessor or Housing Uniform Physical Condition Standards (UPCS) inspector trained in visual assessment.

For federally funded cases in which deteriorated paint surfaces are identified, the City will continue to require that such surfaces are stabilized before the homebuyer moves into the home. Such work must be conducted using safe work practices, and clearance testing must be conducted to determine that the lead hazard mitigation activities are complete. Prior to loan closing, and within 15 calendar days of the completion of lead hazard reduction activities, the homebuyer will be notified of the results of the clearance examination in a detailed report.

Assessments will also be conducted when painted surfaces are disturbed or replaced through the City's Home Rehabilitation Loan Program or Rental Accessibility Modification Program. All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint hazards will be included as part of the client's rehabilitation loan or modification grant. For these programs, the level of assistance being provided determines the actions that need to be taken to meet the requirements of the Title X regulations.

All testing and risk assessments, as well as clearance of any identified lead hazards, will be performed by a certified lead-based paint inspector and a certified risk assessor to determine if rehabilitated units are safe for future occupants. At all times during rehabilitation, the City will ensure that interim controls and standard treatment practices are followed. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization. The City will continue to follow regulatory requirements regarding abatement and permanently remove lead-based paint hazards, often through paint and component removal and enclosure. In addressing these hazards, the City will continue to follow safe work practices for all work to be completed on lead-based paint surfaces.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's strategy to reduce the number of poverty level households in Alexandria focuses on the implementation of programs intended to improve economic status through education, job training, and job placement. Supplemental income and other support programs are integral to the City's efforts to reduce poverty and its impacts. Non-housing programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as the Head Start program for low income children (ages three to five years) and the Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits for income eligible children and certain categories of low income elderly persons, disabled adults and pregnant women; employment services such as the Workforce Development Center, the City's one stop center for Workforce Investment Act service delivery, the Virginia Initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients; and child care assistance services.

The COVID-19 pandemic shifted the City's approach to reducing poverty from improving the economic status of households to supporting households through economic upheaval. Food distributions, rental assistance, and other support programs were established or expanded to provide for the households hardest hit by the pandemic. These programs are likely to last through at least summer 2021 as the economy returns to normal and service industry and other workers are re-employed. For workers who were laid off either temporarily or permanently, programs like SkillUp have been introduced to provide access to thousands of online courses in both English and Spanish. These programs are intended to provide retraining and allow workers to seek employment in other industries.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The strategies described throughout the Consolidated Plan intended to promote housing opportunities for extremely low- and low-income households, especially for persons who are homeless or at risk of becoming homeless, complement the City's anti-poverty programming, and related housing initiatives are often coordinated with anti-poverty services. A primary example of this coordination is the case management process for homeless persons, through which shelter, transitional housing, and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans. Households who seek security deposit assistance through the Department of Community and Human Services receive comprehensive evaluations that determine what other services they might need and link them to those services.

Another example of the coordination of housing and antipoverty programming is offered by ARHA, which provides self-sufficiency programs to promote the economic well-being of tenants in the agency's public housing, Housing Choice Voucher, and other assisted housing programs.

As part of the City's pandemic response, pop-up events are being held at rental housing complexes whose residents have been hardest hit by the downturn in the services sector. These events are coordinated efforts between the Office of Housing, which provides assistance to residents applying to the state rent relief program; the Alexandria Health Department, which provides on-site vaccinations; and the Department of Community and Human Services, which provides information and resources about anti-poverty programs to affected residents.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's Office of Housing will be the lead entity for ensuring that progress is made toward the goals and priorities established in the Consolidated Plan. Ongoing tracking of activities and programs will be provided through regular reporting of current and planned activities. The City's Office of Housing will also track progress through compilation of data and information that will be used for the Consolidated Annual Performance and Evaluation Reports (CAPERs). The CAPER for each year will include information regarding the use of federal, state, local, and private funds used to provide affordable housing, provide supportive services, and promote community development for extremely low- to moderate-income families.

The Office of Housing will also be responsible for seeing that CDBG and HOME-funded programs are administered in a manner consistent with program regulations. Any subrecipient who utilizes CDBG or HOME funds will be subject to the requirements of a grant or loan agreement with the City and will be required to submit progress reports to the City on a regular basis. Housing staff will also conduct onsite and desk monitorings to determine if the subrecipients are in compliance with program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed.



## Expected Resources

### AP-15 Expected Resources – 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 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 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.
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 57 - Expected Resources – Priority Table**

**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.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Housing Affordability	2016	2020	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$50,000 HOME: \$868,934	Rental units constructed: 81 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted
2	Homeless Intervention and Prevention Services	2016	2020	Affordable Housing Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$50,000	Homelessness Prevention: 150 Persons Assisted
3	Homeless Services	2016	2020	Homeless	City of Alexandria	Prevent and End Homelessness	CDBG: \$20,000	Homeless Person Overnight Shelter: 200 Persons Assisted
4	Maintain or Improve Living Conditions	2016	2020	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Maintain Housing Stability	CDBG: \$1,439,282	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Ensure Equal Access to Housing	2016	2020	Affordable Housing	City of Alexandria	Equitable Access to Housing	CDBG: \$23,054	Other: 1 Other
6	Planning and Administration	2016	2020	General Management	City of Alexandria	General Management	CDBG: \$143,374 HOME: \$21,788	Other: 16 Other

**Table 58 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Increase Housing Affordability
	<b>Goal Description</b>	<p>Through 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.</p> <p>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.</p>
2	<b>Goal Name</b>	Homeless Intervention and Prevention Services
	<b>Goal Description</b>	<p>Through the Transitional Assistance Program, the City provides security deposit and rental assistance to households experiencing or at-risk of homelessness.</p> <p>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.</p>
3	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	<p>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.</p>

4	<b>Goal Name</b>	Maintain or Improve Living Conditions
	<b>Goal Description</b>	<p>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.</p> <p>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.</p>
5	<b>Goal Name</b>	Ensure Equal Access to Housing
	<b>Goal Description</b>	Conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	General management, oversight, and coordination of all HOME program-funded activities and programs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Below is a summary of the eligible CDBG and HOME projects that will take place during the program year that address the City's priority needs. Specific objectives are detailed in the individual project descriptions below.

#### Projects

#	Project Name
1	Affordable Rental Housing
2	Rehousing
3	Homeless Services
4	Homeownership Assistance
5	Home and Building Rehabilitation
6	Disabled Renter Support
7	Fair Housing
8	Program Administration

Table 59 – Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Home and Building Rehabilitation is allocated the most funding because of the high cost of construction. Funding for services is relatively low because of the need to remain under the public services cap.



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Affordable Rental Housing
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Increase Housing Affordability
	<b>Needs Addressed</b>	Equitable Access to Housing
	<b>Funding</b>	HOME: \$618,934
	<b>Description</b>	Housing Opportunities Fund supports the development of affordable sales and rental housing. Funds are provided to developers for activities such as acquisition, rehabilitation, predevelopment, development, and construction for affordable rental housing projects.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	81 low-income households will move into units affordable to those making 60% AMI or below, with some units affordable at the 40% and 50% AMI levels.
	<b>Location Description</b>	New HOME units are included in the Waypoint at Fairlington development on upper King St.
2	<b>Planned Activities</b>	The Housing Opportunities Fund will be used to finance the predevelopment and development of affordable rental and homeownership housing.
	<b>Project Name</b>	Rehousing
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Homeless Intervention and Prevention Services
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provide subsidies for rapid rehousing, security deposits, first month's rent, and transitional housing
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Extremely low-income families at risk of homelessness

	<b>Location Description</b>	Throughout the city of Alexandria
	<b>Planned Activities</b>	Families and individuals at risk of homelessness will be provided with first month's rent and security deposit assistance. Assistance may also be provided to households at risk of eviction.
<b>3</b>	<b>Project Name</b>	Homeless Services
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This project will provide services to homeless households such as seasonal shelter in the winter months, linkages to community services, and self-sufficiency workshops.
	<b>Target Date</b>	4/15/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	During the 2020 Point-in-Time count, 110 single persons and 86 persons in families (36 adults, 50 children) were in Alexandria shelters. It is anticipated a similar make up of individuals and families will be sheltered in the coming year.
	<b>Location Description</b>	This project will primarily occur at Carpenter's Shelter, located at 930 N. Henry St.
	<b>Planned Activities</b>	Provide winter shelter to households experiencing homelessness.
<b>4</b>	<b>Project Name</b>	Homeownership Assistance
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Increase Housing Affordability
	<b>Needs Addressed</b>	Equitable Access to Housing
	<b>Funding</b>	CDBG: \$50,000 HOME: \$250,000
	<b>Description</b>	Assist first-time low- and moderate-income homebuyers with the purchase of a home, including homes that have been renovated through the Alexandria Neighborhood Stabilization Project.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight low- and moderate-income first-time homeowner families will receive downpayment and closing cost assistance.

	<b>Location Description</b>	Available homeownership properties are located throughout the city of Alexandria.
	<b>Planned Activities</b>	Down-payment and closing assistance will be provided to low- and moderate-income first-time homebuyers.
<b>5</b>	<b>Project Name</b>	Home and Building Rehabilitation
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Maintain or Improve Living Conditions
	<b>Needs Addressed</b>	Maintain Housing Stability
	<b>Funding</b>	CDBG: \$1,439,282
	<b>Description</b>	Provide home rehabilitation to low-income homeowners and/or rehabilitate
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight low- and moderate-income homeowners and their families will be assisted.
	<b>Location Description</b>	The activities to be undertaken will occur across the city of Alexandria in response to homeowner requests.
	<b>Planned Activities</b>	Rehabilitation and modification of homes to bring them up to code and extend their usable lifespan.
<b>6</b>	<b>Project Name</b>	Disabled Renter Support
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Maintain or Improve Living Conditions
	<b>Needs Addressed</b>	Maintain Housing Stability
	<b>Funding</b>	CDBG: \$57,500
	<b>Description</b>	Modify rental units and rental developments to create greater accessibility for disabled low-income renters.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two low-income homeowner households will have their units modified to increase accessibility
	<b>Location Description</b>	Activities are undertaken at resident request throughout the city of Alexandria

	<b>Planned Activities</b>	Rental units will be modified to increase accessibility for low-income renters with mobility impairments.
<b>7</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Ensure Equal Access to Housing
	<b>Needs Addressed</b>	Equitable Access to Housing
	<b>Funding</b>	CDBG: \$23,054
	<b>Description</b>	Testing and enforcement of fair housing laws in Alexandria.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Fair housing testing will occur throughout the city of Alexandria.
	<b>Planned Activities</b>	One round of fair housing testing and investigation of fair housing complaints.
<b>8</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	General Management
	<b>Funding</b>	CDBG: \$178,810 HOME: \$40,172
	<b>Description</b>	Program administration and general management activities for the HOME and CDBG programs.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Project activities will occur at the Office of Housing and Alexandria City Hall.
	<b>Planned Activities</b>	Administration and management of the CDBG, HOME, and Section 108 programs.

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

100% of funds will be targeted citywide.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Alexandria	100

**Table 60 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Unless otherwise indicated in the Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire City of Alexandria. One of the Office of Housing's goals is to equitably distribute affordable housing and housing assistance throughout the city, not just in areas of minority or low- to moderate-income concentration. In addition, rehabilitation and accessibility modification requests come from across the city, so targeting funds would reduce the number of homeowners and renters assisted.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The tables below are based on the CDBG and HOME program goals expected to be accomplished during City FY 2022.

One Year Goals for the Number of Households to be Supported	
Homeless	170
Non-Homeless	100
Special-Needs	0
Total	270

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	81
Rehab of Existing Units	11
Acquisition of Existing Units	0
Total	92

**Table 62 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Additional households are anticipated to be supported through referrals to the Alexandria Eviction Prevention Partnership and the state Rental Relief Program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Alexandria Redevelopment and Housing Authority (ARHA) offers 1,150 of Public Housing/Replacement units to extremely low-to moderate-income households in the City. The City and ARHA continue to work together to maintain the supply of the 1,150 publicly assisted rental units as required by Resolution 2876.

### **Actions planned during the next year to address the needs to public housing**

- Preserve and maintain the existing supply of 1,150 public housing and replacement units in the City;
- Preserve up to 1,500 Housing Choice Vouchers from its 1,926 allocation to low- to moderate-income households;
- Support the redevelopment of the Ladrey Highrise Project and Samuel Madden homes;
- Support the RAD conversion and LIHTC resyndication of the Braddock/Whiting/Reynolds and Chatham Square developments
- Continue to facilitate dialogue between City Council and Planning Commission members with ARHA staff and Board members at ARHA Redevelopment Workgroup meetings

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

ARHA is currently in the midst of a repositioning strategy to redevelop and modernize their housing stock through Section 18 applications, RAD conversions, and LIHTC resyndication. As part of this process, they are conducting community engagement and outreach to their residents to educate them about these projects and receive community feedback. Residents are also encouraged to join the Resident Advisory Board.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City's public and private homeless service providers offer a comprehensive array of services and facilities through a continuum of care system designed to address the needs of persons in the City who are homeless or threatened with homelessness. The goal is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness.

Each year, The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership) members participate in a HUD Continuum of Care (CoC) program competition to obtain grant funding for projects that provide housing and services to individuals and families experiencing homelessness. This grant opportunity requires the submission of a collaborative application for the funding of programs that fit within specific eligibility guidelines. The Commonwealth of Virginia has also adopted a collaborative process for all homeless service funding.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

In FY 2022, outreach, assessment, case management, mental health emergency services, emergency shelter, domestic violence shelter, and counseling services will be provided as part of the service delivery of the City's Department of Community and Human Services (DCHS). City services operate in conjunction with a private non-profit emergency shelter and the Alexandria Health Department.

Through the Projects for Assistance in Transition from Homelessness (PATH), the City will also provide community-based outreach, mental health, substance abuse, case management and other supportive services, and a limited set of housing services funded by the PATH grant. PATH is a federal, state and local partnership that provides outreach and assistance to adults with serious mental illness who are unsheltered.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The following emergency shelters and transitional housing programs will be provided to address the needs of homeless persons in the City in FY 2022:

Carpenter's Shelter will provide emergency shelter, aftercare, case management and supportive services to homeless families and single adults in a new 60-bed shelter facility.



The Alexandria Community Shelter, a City-owned, 65 bed emergency shelter operated by Volunteers of America, will provide temporary emergency shelter and comprehensive services to homeless families, single women and single men.

The Alexandria Women's Shelter, under DCHS, provides emergency shelter to victims of domestic violence.

Carpenter's Shelter, Winter Shelter Program, through a contract with the City, provides 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.

The City will also continue to support the housing and service needs of homeless persons and at-risk populations through the competitive Alexandria Fund for Human Services.

ALIVE! House will provide transitional shelter and access to supportive services for homeless families and single women reuniting with their children.

Community Lodgings, Inc. will provide homeless persons, many of whom are leaving emergency shelters, with transitional housing, case management, education and other supportive services.

Christ House a shelter and soup kitchen for men, will provide transformational services for up to six months for men who are seeking to become self-sufficient, and will provide approximately 70 people a hot meal each night during the year.

Guest House will provide 20 transitional housing beds in a group home setting along with supportive services to help female ex-offenders transition to self-sufficiency.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Through the City's continuum of care system, homeless persons are able to receive assessment for housing needs and referral to appropriate housing and homeless services. Individuals and families who are at risk of homelessness may be able to avoid becoming homeless through prevention programs. Those who are literally homeless are assessed for appropriate housing and services and may be placed directly into permanent or transitional services. When emergency shelter is necessary, case management promotes rapid housing and employment.

**The following facilities and programs will be provided during FY 2022 to help homeless persons make the transition to permanent housing and independent living:**

The Transitional Assistance Program, funded with CDBG, provides security deposit and rental assistance to households experiencing or at-risk of homelessness.

Carpenter's Shelter will provide ten transitional housing units with supportive services to help chronically homeless individuals move from homelessness to permanent housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Alexandria Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), has memorandums of understanding (MOU) with private and public care institutions and the criminal justice system, which are designed to keep individuals from being discharged into homelessness. Also, DCHS is responsible by state code to provide discharge planning services to individuals who are in state psychiatric hospitals. Policies are in place to ensure that adequate discharge planning takes place and housing options are available at discharge.

The following programs will be provided during FY 2022 to help low income persons avoid becoming homeless:

Safe Haven, administered through the Alexandria Community Services Board, will continue to provide supportive housing and services for homeless or chronically homeless individuals with mental illness or co-occurring mental health and substance use disorders.

DCHS in conjunction with The Alexandria Community Services Board (ACSB) and Sheltered Homes of Alexandria (SHA) will provide permanent supportive housing for homeless persons who are mentally ill and /or have substance use disorders.

Alexandria Eviction Prevention Program will provide resources to extremely low-income households at risk of eviction so they can stay in their homes.

Real Property Tax Relief Program will relieve the housing tax burden for the elderly and/or disabled homeowners with certain incomes who may not be able to pay their real estate taxes.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

As a city in a Dillon's Rule state, the City is restricted in what actions it can take to lower barriers to affordable housing. For example, in order to make developer contributions mandatory, the City would need permission from the state. However, the City continues to undertake purely local actions to reduce barriers to affordable housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

**State Restrictions.** The City continues to work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be State restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary. The City regularly lobbies the Legislature to make contributions mandatory.

**Local Restrictions:** The City has undertaken a "Zoning for Housing" initiative to analyze the City's zoning code and propose changes that will allow for the development of more housing. This initiative is expected to present its findings in FY 2022.

### **Discussion:**

In addition to the City's "Zoning for Housing" initiative, other barriers to affordable housing may be identified by the Regional Analysis of Impediments to Fair Housing that the City is participating in. If other barriers are identified, the City will analyze them and work on strategies to remove or ameliorate them.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As noted in the City's Housing Master Plan, the City has identified programmatic, zoning and funding tools that could be implemented to address obstacles in meeting underserved needs and fostering and maintaining affordable housing. While several identified tools have already been implemented or are in the process of implementation, some tools require additional study, community processes, and possible even changes to the stable enabling language.

### **Actions planned to address obstacles to meeting underserved needs**

The pandemic revealed the depth of the digital divide in the city and the number of households without reliable high-speed internet access. The City has issued an RFP for the construction of a municipal fiber optic network, which may bring the cost of service down and expand availability. Arlington County is conducting a pilot program to increase digital equity which the City is watching with interest to learn about best practices.

### **Actions planned to foster and maintain affordable housing**

The City's primary goal for affordable housing is to preserve the existing supply and create new units. The City actively seeks partners and funding opportunities to increase housing affordability. The City is undertaking such a partnership with Landmark Towers to fund needed building repairs and upgrades in exchange for the owner converting current market-affordable rental units into committed affordable rental units. This work is expected to take place in FY 2022. The City is also working with affordable housing developers on the pre-development and entitlement processes for multiple new rental and homeownership projects in the city. At least one of these developments is anticipated to complete the entitlement process in FY 2022.

### **Actions planned to reduce lead-based paint hazards**

During the Consolidated Plan period, the City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations on lead-based paint. All Flexible Homeownership Assistance Program (FHAP) and Neighborhood Stabilization Program (NSP) purchasers receiving federally-funded home purchase loans will be provided with a copy of the Environmental Protection Agency pamphlet "Protect Your Family from Lead in Your Home" and will receive a disclosure form from the seller noting any known presence of lead-based paint. Units identified for purchase must be visually inspected for scaling, cracked, peeling or chipped paint by a certified risk assessor or Housing Uniform Physical Condition Standards (UPCS) inspector trained in visual assessment.

For federally funded cases in which deteriorated paint surfaces are identified, the City will continue to require that such surfaces are stabilized before the homebuyer moves into the home. Such work must

be conducted using safe work practices, and clearance testing must be conducted to determine that the lead hazard mitigation activities are complete. Prior to loan closing, and within 15 calendar days of the completion of lead hazard reduction activities, the homebuyer will be notified of the results of the clearance examination in a detailed report.

Assessments will also be conducted when painted surfaces are disturbed or replaced through the City's Home Rehabilitation Loan Program or Rental Accessibility Modification Program. All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint hazards will be included as part of the client's rehabilitation loan or modification grant. For these programs, the level of assistance being provided determines the actions that need to be taken to meet the requirements of the Title X regulations.

All testing and risk assessments, as well as clearance of any identified lead hazards, will be performed by a certified lead-based paint inspector and a certified risk assessor to determine if rehabilitated units are safe for future occupants. At all times during rehabilitation, the City will ensure that interim controls and standard treatment practices are followed. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization. The City will continue to follow regulatory requirements regarding abatement and permanently remove lead-based paint hazards, often through paint and component removal and enclosure. In addressing these hazards, the City will continue to follow safe work practices for all work to be completed on lead-based paint surfaces.

The Health Department will continue its case management and investigation of abnormal lead levels in children (at a projected cost of \$6,200). Screening tests done by Alexandria's community health center and by private healthcare providers on children will be monitored and followed up on if they are above acceptable levels. The Health Department will recommend that children with screening (capillary) levels above 10 µg/dl have venous blood tested for lead levels. For children determined to have venous blood lead levels above 15 µg/dl, the Health Department will conduct environmental tests (e.g. lead-based paint analyzer) on suspect buildings where these children live or play. Children with marked elevations will receive case management for appropriate treatment and follow-up.

### **Actions planned to reduce the number of poverty-level families**

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that will help reduce the number of poverty level households by improving their economic status through education, job training and job placement, and other support services. Many of the supportive housing and services for the extremely low- and low-income previously described in this Plan, especially those for homeless and at-risk persons, coincide with this strategy. As noted below, many of the City programs and services are offered in coordination with other public, private and non-profit organizations.

## **Actions planned to develop institutional structure**

The organizational structure for carrying out the City's affordable and supportive housing strategy is well developed and involves a variety of public and private entities. This established structure is very effective in implementing activities and programs to meet community needs. The City, public agencies such as ARHA, and the network of private provider agencies, which offer housing and/or supportive services in collaboration with public agencies, actively pursue opportunities to provide additional resources for particular steps on the continuum of care services.

**The Department of Community and Human Services (DCHS).** DCHS provides essential safety net services that improve or maintain the quality of life for Alexandrians, including social services and public benefits assistance, and mental health, intellectual disability and substance abuse services. DCHS continues to promote affordable housing and improve services to homeless Alexandrians by partnering and advocating with Alexandria Redevelopment and Housing Authority (ARHA), Alexandria Housing Development Corporation (AHDC), the Virginia Department of Behavioral Health and Development Services (DBHDS) and other housing organizations, community partners, and stakeholders to advocate for more affordable housing opportunities and funding for housing options.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

**Office of Housing staff will continue to work in cooperation with staff from the City's Department of Community and Human Services,** and non-profit organizations to address affordable housing and supportive housing needs of the homeless and other persons with special needs.

**Partnership to Prevent and End Homelessness (The Partnership).** The Continuum of Care group, which is the City's Partnership to Prevent and End Homelessness in the City of Alexandria, also known as The Partnership, consists of public and private homeless service providers, philanthropic organizations and other interested groups, that work together to implement the FY 2014-2025 City Council-approved Strategic Plan to Prevent and End Homelessness in the City. The Partnership ensures the planning, coordination and implementation of an effective and efficient system-wide response to homelessness within the City; coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

**The Alexandria Council of Human Service Organizations (ACHSO)** is formed to improve human services through cross sector collaboration to benefit the entire Alexandria community, resulting in an innovative and integrated human services model. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs. A membership directory can be found on ACHSO's Web site at [www.alexandriava.gov/ACHSO](http://www.alexandriava.gov/ACHSO).

**The Alexandria Redevelopment and Housing Authority (ARHA) and City agencies** frequently, and informally, coordinate their efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing continues to provide support to ARHA's redevelopment effort.

**The Office of Housing** also works with various agencies such as the Virginia Housing to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Activities planned with respect to all CDBG and HOME funds expected to be available during the program year (including program income that will have been received before the start of the new program year) are guided by the principals, strategies, and goals established in the 2014 City Council-approved Housing Master Plan, including the following:

1. Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured.
2. Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment
3. Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers
4. Enable homeowners to remain in their homes safely, comfortably, and affordably.
5. Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities
6. Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities
7. Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of our children, families and community

The recommended principles, goals, strategies, and tools contained in this Housing Master Plan provide a framework for the City to achieve a range of affordable housing options to serve a wide variety of housing needs, preserve and enhance its diversity, and contribute to a strong and vibrant economy.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- |  |   |
|--|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements  | 0 |



4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### **Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consolidated Plan requires that the City describe other forms of investment proposed for use of HOME Program funds that are not included in the HOME Program regulations. The regulations include the following eligible forms of assistance: equity investments; interest-bearing loans or advances; non-interest bearing loans for advances; interest subsidies; deferred payment loans; and grants. The City does not plan to utilize any other additional forms of investment that are not included in the HOME Program regulations.

**Definition of Modest Housing for HOME-Assisted Ownership Units.** To comply with the Home Program requirement that HOME-assisted ownership housing units qualify as affordable housing (i.e., that a unit's value does not exceed 95% of the median purchase price for single-family housing in the area), the City is required to define "modest housing" and describe the procedures to be used to determine that HOME-assisted ownership units fall within that definition.

As allowed by the HOME regulations for activities involving homeownership housing, the City will qualify a unit as modest housing for HOME purposes if the value of the unit falls within the Single-Family Mortgage Limits under Section 203(b) of the National Housing Act. When the HOME-funded activity involves homebuyer assistance, the City will utilize an appraisal to determine the property value of the assisted housing unit. When the activity involves rehabilitation of an owner-occupied housing unit, the City will generally utilize the property tax assessment to determine value. However, if the owner's equity is inadequate to secure the City's loan, the City may order an after-rehabilitation appraisal to establish whether or not the loan-to-value ratio will be acceptable

upon completion of the rehabilitation.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

**Recapture Provision.** The City will provide home purchase assistance in the form of no interest, deferred payment, second trust loans up to the Flexible Homeownership Assistance Program's maximum loan limit (currently \$50,000). The sale of all HOME-assisted properties during the required affordability period will be governed by the recapture guidelines below which have been previously approved by HUD:

- The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds are less than the full amount of the HOME subsidy, the borrower shall pay the net proceeds available to the City.
- For sale of all HOME-assisted properties occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net proceeds of the sale. The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).
- Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Public Housing By Program Type
	<b>List the name of the organization or individual who originated the data set.</b> Alexandria Redevelopment and Housing Authority (ARHA)
	<b>Provide a brief summary of the data set.</b> The data show the number of current use of vouchers available and the number accessible units.
	<b>What was the purpose for developing this data set?</b> The purpose of the data is to provide accurate number of vouchers available and accurate number of accessible units.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Data collection concentrated for citywide.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data provided is as of 9/15/2020.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
2	<b>Data Source Name</b> MA-10 Housing Market Analysis: No. Housing Units
	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>

	<b>What is the status of the data set (complete, in progress, or planned)?</b>
<b>3</b>	<b>Data Source Name</b> 2015-2019 ACS (Most Recent)
	<b>List the name of the organization or individual who originated the data set.</b> data correction from 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	<b>Briefly describe the methodology for the data collection.</b>
	<b>Describe the total population from which the sample was taken.</b>
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
<b>4</b>	<b>Data Source Name</b> 2013-2017 ACS
	<b>List the name of the organization or individual who originated the data set.</b> data correction from 2011-2015 ACS
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	<b>Briefly describe the methodology for the data collection.</b>

	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
5	<b>Data Source Name</b> 2017 Longitudinal Employer-Household Dynamics
	<b>List the name of the organization or individual who originated the data set.</b> data correction for 2015 LEHD
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	<b>Briefly describe the methodology for the data collection.</b>
	<b>Describe the total population from which the sample was taken.</b>
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
6	<b>Data Source Name</b> 2013-2017 CHAS
	<b>List the name of the organization or individual who originated the data set.</b> data correction for 2011-2015 CHAS
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>

	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
<b>7</b>	<p><b>Data Source Name</b> 2010-2014 ACS (Base Year)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> data correction from 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)</p>
	<p><b>Provide a brief summary of the data set.</b></p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p>
	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
<b>8</b>	<p><b>Data Source Name</b> HUD 2021 Fair Market Rents</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> HUD</p>
	<p><b>Provide a brief summary of the data set.</b></p>
	<p><b>What was the purpose for developing this data set?</b></p>

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>It is based on the 2014-2018 ACS gross rent for the metro area</p>
	What is the status of the data set (complete, in progress, or planned)?