

# City of Alexandria **DRAFT** 2023-2024 Annual Action Plan

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Community Development Block Grant  
and HOME Investment Partnership Act Programs



*Prepared for submission to the U.S. Dept. of HUD*  
by the City of Alexandria, Community Development Department  
Jacques Roy, Mayor  
Shirley Branham, Administrator  
625 Murray Street, Suite 7, Alexandria, LA 71301-8022

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## AP-05 Executive Summary

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### 1. Introduction

The City of Alexandria receives annual grant allocations from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). The overarching purpose of the CDBG and HOME programs is to assist low- and moderate-income families and households, which are those that earn less than 80% of the area median income. The funds are used to pursue three goals:

- (1) Provide decent, affordable housing;
- (2) Create suitable living environments; and
- (3) Expand economic opportunities.

In order to access these federal funds, the City must carry out a planning process to identify the scope of housing and community development needs in its jurisdiction and how the available funding can best be used to meet those needs. This planning process, called the Consolidated Plan, began on May 1, 2020 and will end on April 30, 2024. A full copy of the Consolidated Plan is available for review at the City's Community Development Department. The contents of the plan are guided by the federal regulations set forth by HUD in 24 CFR Part 91, which includes Process, Needs Assessment, Market Analysis, and Strategic Plan. As part of this Consolidated Plan, the City has also verified the "target areas", Attachment I for slum and blight area designation.

Each year, the City prepares an Annual Action Plan that describes the projects and activities it will undertake to carry out the strategies outlined in the Consolidated Plan. This document is the fourth year Annual Action Plan, covering the period from May 1, 2023 to April 30, 2024. It should be noted that a Substantial Amendment was made to the 2020-2024 Con Plan and the 2022 AAP in February 2023. This SA added HOME-ARP funds to address homelessness and changed from HOME New Construction Single Family Affordable Housing to HOME New Construction Multi-family Rental Housing. It also cancelled CDBG & HOME Homebuyer Assistance and CDBG Housing Counseling activities due to non-performance and those funds were reallocated to CDBG Minor Rehab.

The final Annual Action Plan was published for the 30-day comment period starting on March 24, 2023. See [Attachment A](#). The comment period will expire on April 24, 2023 and a public meeting will be held on April 20, 2023 for additional comments. See [Attachment B](#). Final adoption by City Council in a public hearing will be held on May 2, 2023. See Resolution #xxx-2023, [Attachment C](#).

### 2. Summary of Objectives and Outcomes

The CDBG and HOME PY2023 amounts below were allocation awards announced by HUD on February 27, 2023. The City received PY2022 funds 9 months after our program start date, therefore, will have large balances to reallocate to the PY2023. See [Attachment D](#). Our recent Substantial Amendment justified the reallocation of funds due to non-performance. A total of \$499,904 in CDBG and \$356,229 in HOME will be reallocated to PY2023.

After reviewing and analyzing the data gathered through the consultation, citizen outreach, needs assessment, and market analysis, the City developed a set of goals and strategies to make the best use of its limited resources.

### (1) Provide for Occupied Housing Rehab

The City continues to work on the competitive HUD Lead Hazard Reduction Grant we won in PY2020 and uses CDBG funds for the required eleven (11%) match. The Program will implement LBP interim controls and remediation for an estimated goal of **twenty (20)** houses this year for both owner-occupied and some rental units.

The City continues to operate its most popular plan to help qualified applicants with deferred maintenance repairs in the CDBG Minor Rehab Program. The program provides up to \$15,000 grants, depending on different eligibility criteria. The City is working towards completing **twenty-five (25)** properties this year. The program addresses repairs for roofs, electrical, plumbing, mechanical and/or carpentry including storm windows, attic insulation, caulking/sealing, and/or replacement of ill-fitting doors. This program helps to keep homeowners in their houses for a longer period of time and it extends the useful life of the structure, while lowering monthly maintenance costs.

### (2) Increase Affordable Housing Opportunities

The City is working with two (2) Development Contractors who have applied through Louisiana Housing Corporation (LHC) for their PRIME-2 NOFA grant applications to build certified gold standard housing in areas affected by hurricanes. Central Louisiana is on the evaluation route from the coast and hundreds of families have relocated here after past storm events. The City will provide HOME assistance to the winning proposal to increase our stock of low to moderate income housing. In addition to the HOME Planning & Admin activity, the City may also utilize CDBG funds for the pre- and post-award program delivery efforts for this activity as provided in 570.206.

The City will continue Code Enforcement (CE) efforts as a Low Mod Area benefit (LMA) to identify and assess approximately 75 blighted properties in effort to arrest the decline of the area. Owners will receive notices concerning deficiencies in need of repair to bring the structure into compliance with the current International Property Maintenance Code. These properties are located in deteriorated areas, delineated in the 2010 J-Quad study and again in 2020, that are primarily residential, with at least 51% of low moderate income persons. CE actions start with the initial complaint, through the condemnation process and/or Permit issuance. The goal is to incentivize owners to rehab their properties and put them back into commerce to help fill our affordable housing deficit.

### (3) Address Slum and Blight

The Demolition-Clearance Program will clear approximately 5 blighted and deteriorated structures from the City's neighborhoods. These properties are located in deteriorated areas, delineated in the 2010 J-Quad study and again in 2020, that are primarily residential, with at least 51% of low moderate income persons. The actions to address blight start with the condemnation order, through demolition and the lien process to completion. The City will also use this activity to provide program delivery funding to subsidize any demolition activities funded with City general funds. This could include staff time, absentee attorney representation, postage, recording fees, Contractor fees, newspaper advertisements, demolition costs, etc.

*NOTE: Reduce Homelessness*

The City received notice of HOME-ARP award funds in FY2021-2022 to address homelessness and that plan has been amended accordingly. HUD did not require the amendment of the Five Year Consolidated Plan but a SA was made to the FY2021-2022 Annual Action Plan. The City worked to evaluate the highest need within our local community. A plan has been developed to define funding for services to our local non-profits that work in the homelessness arena. **This plan will be submitted to HUD for review on March 31, 2023.** HUD allowed the City to use a percentage of Planning and Admin funds to begin the assessment on developing a final plan. However, this is not a goal for the FY2023-2024 plan; its only in the FY2021-2022 plan.

### *3. Evaluation of Past Performance*

Through neighborhood meetings, Citizen Advisory Committee input and consultations with various non-profits, the programs that have most impacted the City's low-moderate income citizens are the: Owner-occupied repair programs, code enforcement, and demolition /clearance. In effort to make positive change in the lives of this demographic, the City has concluded that the continuance of these programs is the best use of our limited HUD resources.

- The City acknowledges that 90% of the housing stock in the target areas are built pre-1978 and have significant Lead Based Paint (LBP) hazards. The City will focus on interim controls and abatement of LBP units so that later Rehab Activities will be able to serve a larger pool of LMI housing. This will be the third and final year the City implements the Lead Hazard Remediation Activity to collect applications and we expect to serve **twenty (20)** units this year.
- The City's will be using past year's HOME allocations to fund new construction developments, thereby easing the burden on the Developer to find additional layering funding sources. This reallocation has allowed the City to attract the interest of two (2) potential Developers.
- Code Enforcement has been very successful in meeting the programs intent of stimulating property owners to take interest in the condition and appearance of their homes and surrounding areas. The City will inspect approximately 75 houses again this year. Through complaints and follow-up letters, property owners are either rehabbing properties or demolishing them with personal funds and those results are making a positive impact in neighborhoods.
- Demolition and clearance of blighted properties is typically the highest priority among neighborhood residents. The City averages 5 demolitions per year with CDBG funds, which improves the neighborhood to encourage redevelopment, reduce fire hazards, reduce opportunity for personal injury and reduce crime in the area. Due to the volume of abandoned property, the City annually contributes local funds to add to the demolition efforts. This has cleaned main corridors and turned dilapidated, hazardous structures into clean, grassy lots to encourage redevelopment, reduce fire hazards, reduce opportunity for personal injury and reduce crime in the area.
- While there are immeasurable benefits of demolition of the blighted structures, the next step is to identify a re-use of the property. Unfortunately, the City has had a difficult time in the past in acquiring "heir properties" where more than one party has an interest in the property and/or the original owners are deceased, which creates a "clouded title" issue. This is problematic for potential investors, heirs of the property or even the City who might be interested in securing ownership in effort to plan a re-use. This has been a significant hindrance.

The City continues to contact local Contractors and organizations to consider creating a new Community Housing Development Organization for the area. The City met has received some interest from 3 entities to discuss the potential to become a CHDO. We are hopeful that the actual development of the CHDO will occur soon to make use of the CHDO set aside funds available through the HOME Program.

#### *4. Summary of Citizen Participation and Consultation Process*

##### CITIZEN PARTICIPATION

During the development of the Consolidated Plan, the City has focused the use of its funds in its five designated target neighborhoods, identified as Slum & Blight Area 1. As such, the City held a neighborhood meeting on Nov. 10, 2022 for residents of the target areas to discuss potential uses of funds, recent accomplishments, current priority needs, and how to best use future allocations. See [Attachment E](#). The target areas include North Alexandria, Central Business District, Samtown/Woodside, Lower Third, and South Alexandria.

The City also convened a Citizen Advisory Committee meeting on Jan. 12, 2023 to review the proposed PY2023 Annual Action Plan. See [Attachment F](#). The group members include residents from each target area as well a representative for different advocacy groups, including Elderly and Disabled, Youth, persons with HIV/AIDS, Mentally Disabled, and Homeless.

The City follows its Citizen Participation Plan (CPP) for all community outreach, which was amended in PY2020-2024 Consolidated Plan, in accordance with HUD-provided guidance. The City published the PY2023-2024 AAP for 30 days for citizen comment, and has conducted a public hearing on [April 20, 2023](#) to collect additional community input. A summary of all comments and feedback received through the public participation process has been included as an attachment to the plan.

##### CONSULTATION

To assess the different needs within the community and in an effort to reach out and better coordinate with other service providers in the area, the City conducted a number of consultations with local non-profits, assisted housing providers, and other governmental agencies and departments. For a complete list of organizations contacted, please refer to section PR-10 Consultation.

##### *Summary of Public Comments*

See [Attachments G](#).

##### *Summary of Comments not accepted*

All comments and feedback were accepted and considered when developing the plan.

### *Summary*

This fourth year Annual Action Plan is consistent with the information presented in the Consolidated Plan. The most pressing needs in the City continues to be a large number of blighted properties and substandard condition of housing, especially within the neighborhoods identified as Slum & Blight Area 1. As such, the resources available to the City through the programs covered by this plan, including the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Grant (HOME), will focus on the elimination of blighted properties and the improvement of the condition of existing housing stock. The City will also work to better serve its homeless populations and non-homeless populations with special needs.

## PR-05 Lead and Responsible Agencies

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The City of Alexandria is the lead agency for this Consolidated Plan. Specifically, the Community Development Department administers the Consolidated Plan and all of its funded programs on behalf of the City. Some programs are administered directly by the City. For others, the Community Development Department relies on a number of partners, including non-profit organizations and contractors, to undertake the projects.

### Public Contact Information:

Shirley Branham  
Community Development Administrator  
625 Murray Street, Suite 7  
Alexandria, LA 71301-8022  
318-449-5070

Phone: 318-449-5070

Email: [Shirley.branham@cityofalex.com](mailto:Shirley.branham@cityofalex.com)

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## AP-10 Consultation

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### *Introduction*

This section summarizes the consultation efforts made by the City and details specific information required by HUD in regard to coordination, including coordination of efforts to serve those who are homeless or at risk of homelessness. When developing the Consolidated Plan, the City reached out to local service providers and other government agencies to gather information on housing, homeless, and community development needs and to determine how the available federal resources should best be used to meet the City's priority needs. For this Annual Action Plan, the City sought additional input from agencies to identify any changes in the local market or in levels of need.

*Efforts to Enhance Coordination: 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(l))*

The City reached out to affordable and assisted housing and service providers, including local non-profits, the Alexandria Public Housing Authority, and local developers. The purpose of this outreach was to inform the agencies of opportunities to contribute to the plan and to increase coordination between service providers, as well as collect input from area stakeholders in terms of community needs and priorities. However, the City used the opportunity to better understand the nature and scope of services provided by the agencies. The City also works closely with grass roots and resident organizations such as neighborhood watch groups and SafeAlex. In addition, several of the non-profits sit on the Citizen Advisory Committee board and participate in meetings. The City will continue to work with the Continuum of Care, local churches, and nonprofits to address community needs.

*Continuum of Care Consultation – Homeless Needs: 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 City received input and feedback from the Executive Director of the Central Louisiana Homeless Coalition (CLHC), and the lead member for the Continuum of Care, to determine priority homeless needs and discuss potential strategies for meeting those needs.

The Salvation Army, a continuum of care member, is addressing homeless persons and those at risk of homelessness through street outreach efforts and permanent housing options. They are also under construction on a new congregate shelter that should be opening in late 2023.

The Hope House, another continuum of care member, works with women and children who are fleeing from domestic violence. They recently purchased land to develop and build low to moderate transitional housing in a pocket neighborhood. Infrastructure and housing is expected to be completed in late 2023.

*Continuum of Care Consultation – Program Design: Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS*

The City does not receive ESG funds from HUD. Members of the Continuum of Care work independently and collectively to address community needs.

*List of Consultations: Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities*

1	Agency/Group/Organization	Alexandria Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City has a City employee on the Board of Directors to work together and address needs.
2	Agency/Group/Organization	Central Louisiana Homeless Coalition
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director, who participates in Citizen Advisory Committee. They would like to work with the City to reduce vacant & abandoned structures so that they can identify and provide assistance to homeless populations that find refuge in these structures.
3	Agency/Group/Organization	Louisiana Department of Health and Hospitals
	Agency/Group/Organization Type	Housing Service-Fair Housing Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Childhood Lead Poisoning Prevention Program (LACLPPP) regarding lead paint data.
4	Agency/Group/Organization	City of Alexandria
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with a number of City departments, including zoning, community development, and Mayor's office staff to understand housing and economic development goals.
5	Agency/Group/Organization	Ritchie Real Estate
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended several developer meetings to understand interest in developing property for affordable housing, discuss his existing inventory of rental property and local demand.
6	Agency/Group/Organization	The Extra Mile
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director, who participates in Citizen Advisory Committee. They are working to provide education, work, activities and health resources to the mentally handicapped and disabled population.
7	Agency/Group/Organization	CENLA AREA AGENCY ON AGING
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Food for Families
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director, who participates in Citizen Advisory Committee. They are working to provide resources, employment, activities and health resources to the elderly population.

*Identify any Agency Types not consulted and provide rationale for not consulting*

Not Applicable

*List other local/regional/state/federal planning efforts considered when preparing the Plan and how the goals of the Strategic Plan overlap with the goals of each plan.*

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Louisiana Homeless Coalition	The Continuum of Care goals, strategies, and policies are adopted by the City as it relates to the Strategic Plan homeless goals.
2014 ThinkAlex Resiliency Plan	City of Alexandria	The city completed a community planning effort that included transportation, land use, housing, zoning, and a revision of the municipal development code. The goals of this Strategic Plan will be guided and influenced by the findings and recommendations of the ThinkAlex plan.
2014 Comprehensive Economic Development Strategy	Kisatchie Delta Planning Development District	This plan used as a source of data used to determine priorities and needs related to economic development.
2019 Strategies for Addressing VAD in COA	Center for Community Progress	Strategies for Addressing Vacant, Abandoned and Deteriorated Properties in COA: Series of onsite investigation and data analysis to help the City revise existing policies to better made blight and the tax adjudication process.
2019 Transition Plan	City of Alexandria	The City held meetings to prioritize strategies and methods to address: blight and the dilapidated appearance of neighborhoods; crime; panhandling; streamline processes; downtown economic development; and aging infrastructure.
2020 Revitalization Master Plan Addendum	City of Alexandria	2009 J-Quad Revitalization Master Plan, amended in 2020, identified a number of neighborhoods in need of revitalization. The proposed actions called for removal of blighted properties, reclamation of vacant and abandoned properties, and the development of new housing. The goals and strategies of this Strategic Plan continue to address the same issues identified in the Revitalization Master Plan.
2020 Housing Needs Assessment	Louisiana Housing Corporation	LHC published a comprehensive needs assessment of Rapides Parish that was used to determine the demand for and types of affordable housing needed.
2021 Brownfield Revitalization Plan for Econ Dev	Studio Main, LLC	A study of abandoned and vacant Brownfield properties was performed to propose ideas for re-use that would also stimulate economic development.

Table 1 – 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(l))*

The City consulted with Rapides Parish, the City of West Monroe, and Calcasieu Parish in the development of the Consolidated Plan. The City also provided other public entities an opportunity to provide input on the proposed

PY2023 Annual Action Plan. The City does not have any sub-recipient agreements and is managing all program activities in-house through direct HUD funding and/or local sources of funds, therefore, project specific coordination with other public entities has been limited.

## AP-12 Participation - 91.105, 91.200(c)

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*Summary: Summarize the citizen participation process and efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.*

As part of the planning process, the City conducted a Citywide public meeting on Nov. 10, 2023 in order to gauge the needs of the community, especially the neighborhood residents within the five identified target areas. The meeting was attended by sixteen (16) community members. We also handed-out surveys to all Neighborhood Presidents, Churches and local groups. Twenty-two (22) residents provided input to City staff and completed a survey regarding the needs of their neighborhoods. The results of the community meetings, including a summary of all comments and input received, are included as [Attachment E](#).

The five target areas are:

- North Alexandria
- Central Business District
- Samtown/Woodside
- Lower Third
- South Alexandria

In addition to the public meetings, the City also convened a Citizen's Advisory Committee on Jan. 13, 2023. All meetings are held in accessible locations. The committee includes one representative from each of the five target areas, plus one representative for each of the five following constituencies: Elderly/Handicapped, Youth, Persons with HIV/AIDS, Mentally Disabled, and Homeless. The City discussed the Annual Action Plan and HUD-funded programs at this meeting. See [Attachment F](#).

The final Annual Action Plan was published for the 30-day comment period starting on March 24, 2023. See [Attachment A](#). The comment period will expire on April 24, 2023 and a public meeting will be held on April 20, 2023 for additional comments. See [Attachment B](#). Final adoption by City Council in a public hearing will be held on May 2, 2023. See Resolution #xxx-2023, [Attachment C](#).

*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
1	Newspaper Ad re: Neighborhood Meeting	Slum & Blight Area 1	Published Oct 28, 2022 & Nov 9, 2022	Attachment E No comments received.	All comments were given consideration.
2	Flier re: Neighborhood Meeting	Slum & Blight Area 1	Distributed Oct 28, 2022	Attachment E No comments received.	All comments were given consideration.
3	Public Meeting re: Neighborhood Meeting	Non-targeted/broad community	Nov 10, 2022 w/ 24 attendees	Attachment E No comments received.	All comments were given consideration.
4	Emails & phone calls re: Citizen Advisory Committee	Advisory Committee	Notifications on Jan 3, 2023.	Attachment F No comments received.	All comments were given consideration.
5	Public Meeting re: Citizen Advisory Committee	Non-targeted/broad community	Jan 12, 2023 w/ 14 attendees	Attachment F No comments received.	All comments were given consideration.
6	Newspaper Ad re: Annual Action Plan	Non-targeted/broad community	March 24 & April 19, 2023.	Attachment A No comments received.	All comments were given consideration.
7	Public Meeting re: Annual Action Plan	Non-targeted/broad community	April 20, 2023 w/ X attendees	Attachment B No comments received.	All comments were given consideration.
8	Public Meeting re: Annual Action Plan	Non-targeted/broad community	May 2, 2023 w/ City Council & televised	Attachment C No comments received.	All comments were given consideration.
9	Newspaper Ad re: Substantial Amendment	Slum & Blight Area 1	Published Month Date, 2023 & Month Date, 2023	Attachment H No comments received.	All comments were given consideration.
10	Public Meeting re: Substantial Amendment	Non-targeted/broad community	Month Date, 2023 w/ X attendees	Attachment H No comments received.	All comments were given consideration.

Table 2 – Citizen Participation Outreach

## AP-15 Expected Resources – 91.220(c)(1,2)

### Introduction

The main source of funding for the goals, programs, and projects discussed in this Annual Action Plan will come from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). CDBG funds may be used for a broad range of activities, including housing, infrastructure, public facilities and services, and economic development, as long as the purpose of the program is to benefit persons considered to be low or moderate income (below 80% of the area median income). HOME funds may only be used for affordable housing projects. This includes the acquisition and development of new housing, the rehabilitation of existing units, tenant-based rental assistance, and homebuyer assistance. The City hopes to leverage and attract additional funding sources to help meet its goals. Potential sources include homeless funds from the State of Louisiana and private funding invested in the HOME-assisted affordable housing developments and FHLB Affordable Housing Program Grant.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4		Narrative Description
CDBG	public - federal	Admin and Planning Housing	Annual Allocation:	499,904	CDBG funds will be used for improvements in low-income neighborhoods with housing rehab and addressing slum and blight that benefit low-income and special needs households.
			Program Income:	31,250	
			Prior Year Resources:	205,371	
			Total:	736,525	
			Expected Amount Available Remainder of Con Plan	0	
HOME	public – federal	Acquisition Multifamily rental new construction	Annual Allocation:	356,229	This program will be used for improvements in low-moderate income multi-family rental housing.
			Program Income:	26308	
			Prior Year Resources:	1,085,504	
			Total:	1,468,042	
			Expected Amount Available Remainder of Con Plan	0	

Table 3 – 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*

Since 2015, the City continues to receive 100% match reduction and therefore is not required to document match for the current fiscal year. See Attachment 11. The City is currently researching options to generate match funds and may require match from future developer’s investment in affordable housing developments. In addition, the PR33 from IDIS confirms that CmDv has an existing match liability balance of \$41,169.30 to apply toward any future match requirements. See Attachment 12.

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

At the current time, the City does not own land or property that will be used to address the needs and goals identified in the plan. The City is trying to find legal consulting resources to address the legal complexities that arise when properties are transferred through inheritance or adjudication process, which may ultimately result in properties that the City can then plan for re-use. Further, the City is exploring the possibilities of developing a Land Bank in future years.

#### *Discussion*

The FY2023-2024 CDBG allocation is \$499,904 and the HOME allocation is \$356,229. While all funding is appreciated and much needed, these minimal amounts restrict the types of programs that the City can offer and/or us to entice outside Developer participation. Leveraging funds is an option, however, the exposure and risk involving sub-recipients and liability in general, deters interest in participation. Decreasing regulations, revising Entitlement jurisdiction criteria and quantity, increasing award allocations and removing earmarked funds (like CHDO 15% budget requirement) would go a long way to provide jurisdictions with more ability to meet the intent of how these funds were designed to be spent.

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort	Goal Name	Start Year	End Year	Category	Geo Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Provide for Owner Occupied Housing Rehab	2020	2024	Affordable Housing	Slum & Blight Area 1 & Citywide	Preserve & Develop Communities	CDBG: \$405,295	Homeowner Minor Housing Rehab: 20 Lead Remediation: 25
2	1B. Increase Affordable Housing Opportunities	2020	2024	Affordable Housing	Slum & Blight Area 1 & Citywide	Preserve & Develop Communities	CDBG: \$85,000 HOME: \$1,200,000	New Construction Rental: 64 units Code Enforcement: 75 Housing Units
3	2. Address Slum & Blight	2020	2024	Affordable Housing	Slum & Blight Area 1	Preserve & Develop Communities	CDBG: \$81,250	Buildings Demolished: 5 structures

Table 4 – Goals Summary

### Goal Descriptions

1	Goal Name	Provide Occupied Housing Rehabilitation
	Goal Description	The City will fund two repair programs: Lead Remediation (CDBG) to remove lead based paint hazards from 25 units; and Minor Rehab (CDBG) to make minor repairs to 20 units for deferred maintenance. This includes using CDBG funds for program delivery costs and pre-award costs associated with CDBG Minor Rehab as allowed in 24 CFR 570.206.
2	Goal Name	Increase Affordable Housing Opportunities
	Goal Description	Funds will be provided to a qualified Developer to build affordable housing. Eligible uses of the funds include acquisition, construction costs, and related soft costs. The City expects that the funds will assist in the development of 64 new affordable rental units. An amount not less than 15% of the HOME allocation must be provided to a Community Housing Development Organization (CHDO).  The City will use CDBG funds to evaluate vacant, substandard structures to incentivize owners to bring the structures into code compliance. The vast majority of these funds will be focused on properties within the Slum & Blight Area 1. The City estimates that Code Enforcement will inspect 75 units to deter further deterioration.
3	Goal Name	Address Slum and Blight
	Goal Description	The City will fund Demolition/Clearance. The City will use CDBG funds to evaluate and demolish vacant, substandard structures that have a blighting effect on City neighborhoods. The vast majority of these funds will be focused on properties within the Slum & Blight Area 1. The City estimates that it will demolish 5 substandard properties.

*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 91.215(b).*

The City expects that 64 low to moderate income families will be provided affordable housing as defined by HOME 24 CFR 91.215(b) as a result of funds a recent grant award from LHC for new construction rental property. The City is also working with two Developers to bring 2 additional projects to the City. One will be to renovate an existing historical building for mixed income rental and the other will be for another new construction multi-family development with 62 affordable units. Both projects are contingent on the Developer's receiving awards through LHC in addition to HOME funds from the City.

## AP-35 Projects – 91.220(d)

### *Introduction*

The CDBG and HOME PY2023-2024 allocation awards were announced by HUD on **February 27, 2023**. The 6 projects listed below will be the focus of CDBG and HOME spending. These projects will be broken down into activities.

### *Projects*

IDIS Project #	Project Name
1	CDBG Program Administration
2	CDBG Housing Activities
3	CDBG Slum Blight
4	HOME Non-CHDO Development
5	HOME CHDO Development
6	HOME Program Administration

Table 5 - Project Information

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

The rationale for allocation priorities comes from a combination of the following elements:

- The input and feedback received by through the community input and consultation process.
- The recommendations of city staff and officials based on past performance of programs.
- The amount of funds available through the CDBG and HOME allocations.
- The limitations imposed by the federal programs.

The City has identified a number of obstacles to meeting its needs, including the flood insurance requirements associated with the City's housing rehabilitation programs, and the lack of an emergency shelter for women.

## AP-38 Project Summary

1	Project Name	CDBG Program Administration
	Target Area	Slum & Blight Area 1 & City Wide
	Goals Supported	Preserving Affordable Housing, Elimination of Blighted Properties, Administration
	Needs Addressed	Affordable Housing, Non-homeless Special Needs, Non-Housing Community Development
	Funding	CDBG: (\$99,980) + (\$10,000 re-allocated)
	Description	Provide oversight, management, monitoring and coordination of federal CDBG funds received from HUD. May also be used to pay for HOME Admin expenses per 570.201.k.
	Target Date	4/30/2024
	Estimated Benefit	Not applicable.
	Location Description	Not applicable.
	Planned Activities	The City will conduct planning and administrative activities including, but not limited to, programmatic and fiscal oversight of all funded activities. 21A-CDBG General Administration - 24 CFR 570.206; and possibly 21H CDBG Funding of HOME Admin – 24 CFR 570.201.k. General Administration is exempt from meeting a national objective.

2	Project Name	CDBG Housing Activities
	Target Area	Slum & Blight Area 1 and City Wide.
	Goals Supported	1A. Provide Occupied Housing Rehab 1B. Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Communities
	Funding	CDBG: (\$300,371) + (\$195,371 re-allocated)
	Description	Provide repairs to qualified, single family, owner occupied homes to assist with roofing, electrical, plumbing or carpentry work. Program designed to fund up to \$5,000 per home on minor rehabilitation. This includes associated program delivery costs. Provide match for Lead-Based Paint Remediation Grant Program to remove hazards. Code enforcement efforts to investigate structures to incentivize owners to rehab abandoned structures in Low Mod Area benefit 5 Target Neighborhoods. While this project will typically be dedicated for low to

	moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition, urgent need clients are those that have a particular emergency situation but are over 80% AMI.
Target Date	4/30/2024
Estimated Benefit	Minor rehab of 20 single family residential structures; Lead remediation of 25 structures; Code Enforcement to address 75 structure complaints;
Location Description	Rehab and program delivery as LMH; Code Enforcement as LMA; Demolition as SBA within the Slum & Blight Area 1 and outside the Target Area and will be identified as SBS.
Planned Activities	Section 105(a)(4) 570.202 LMH – 24 CFR 570.208(a)(3) for 14A, 14F, 14H; LMA - 24 CFR 570.208(a)(1) & 570.202(c) for 14A; SBA - 24 CFR 570.208(b)(1) for 04; SBS – 24 CFR 570.208(b)(2) for 04;

3	Project Name	CDBG Demolition & Clearance
	Target Area	Slum & Blight Area 1
	Goals Supported	Address Slum & Blight
	Needs Addressed	Preserve & Development Communities
	Funding	CDBG: (\$60,000) + (\$31,250 in Program Income)
	Description	Clearance or demolition of 5 substandard structures and hazardous contaminants.
	Target Date	4/30/2024
	Estimated Benefit	Although no families will directly benefit from clearance and demolition activities, multiple neighborhoods will benefit from the demolition of approximately 5 substandard buildings reducing unnecessary slum. This includes associated program delivery costs for structures demolished with City general funds also.
	Location Description	City wide, including Slum and Blight Area 1
Planned Activities	Demolition (SBA) for within TN and Demolition (SBS) for Citywide SBA - 24 CFR 570.208(b)(1) for 04; SBS – 24 CFR 570.208(b)(2) for 04;	

5	Project Name	HOME Non-CHDO Development Activities
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	Target Area	Slum & Blight Area 1
	Goals Supported	1B. Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Communities
	Funding	HOME: (\$267,175) + (\$1,025,155 re-allocated)
	Description	Acquisition, rehab, or new construction of affordable single-family and multi-family rental or homeownership units with Homebuyer Assistance.
	Target Date	4/30/2024
	Estimated Benefit	64 affordable rental housing units
	Location Description	City wide, including Slum and Blight Area 1
	Planned Activities	Acquisition and new construction

8	Project Name	HOME CHDO Reserve (15%)
	Target Area	City Wide, including Slum and Blight Area 1
	Goals Supported	1B. Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Communities
	Funding	HOME: (\$53,434) + (\$81,657 re-allocated)
	Description	Provide operating expenses for qualified CHDO's who is working with the City on a viable housing project.
	Target Date	4/30/2024
	Estimated Benefit	Funds will be provided to a qualified CHDO or for-profit housing developer to develop new affordable housing units within the City. At least 15% of the HOME allocation must go toward CHDO projects.
	Location Description	City wide, including Slum and Blight Area 1
	Planned Activities	New Development; Acquisition/New Construction; or Acquisition/Rehabilitation.

9	Project Name	HOME Program Administration
	Target Area	Citywide and Slum & Blight Area 1
	Goals Supported	Create New Affordable Housing, Housing Rehabilitation

Needs Addressed	1B. Increase Affordable Housing Opportunities
Funding	HOME: (\$35,620) + (\$5,000 re-allocated)
Description	Provide oversight, management, monitoring and coordination of federal funds received from the Department of HUD.
Target Date	4/30/2024
Estimated Benefit	Not applicable.
Location Description	City wide, including Slum and Blight Area 1
Planned Activities	The City will conduct planning and administrative activities including, but not limited to, programmatic and fiscal oversight of all funded activities.

## 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.*

The City expects that approximately 90% of its funds will be used in the five Slum & Blight Area 1:

- North Alexandria
- South Alexandria
- Lower Third
- Central Business District
- Samtown/Woodside

All of these areas are considered to be areas of low-income and minority concentration and were confirmed of the same by a study performed by JQuad in 2009.

### *Geographic Distribution*

Target Area	Percentage of Funds
Slum & blight Area 1	70%
Citywide	30%

Table 6 - Geographic Distribution

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

The City is allocating a large portion of its resources to meeting the needs of the Revitalization Areas for a number of reasons. First and foremost, the Revitalization Areas have a relatively high concentration of low- and moderate-income households. The condition of existing housing stock, levels of blight, and areas of low homeownership were factors in placing a priority on the Revitalization Areas. The Revitalization Areas also have a relatively high minority concentration who experience a disproportionate greater need.

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

### Introduction

In the program year, the City will invest its federal resources in three affordable housing programs: HOME Affordable Housing Development, CDBG Minor Rehab and CDBG Lead Remediation. For details on each program, please refer to the Project Descriptions.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	45
Special-Needs	0
Total	45

Table 7 - 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	64
Rehab of Existing Units	120
Acquisition of Existing Units	0
Total	184

Table 8 - One Year Goals for Affordable Housing by Support Type

### Discussion

The City currently does not have a relationship with an established CHDO. The City continues to contact local Contractors and organizations to consider creating a new Community Housing Development Organization for the area. The City met has received some interest from 1 independent Contractor and 2 other entities to discuss the potential to become a CHDO. We hope that the actual development of the CHDO will occur in PY2024 to make use of the CHDO set aside funds available through the HOME Program.

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## AP-60 Public Housing – 91.220(h)

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### *Introduction*

Affordable Housing within the City is administered by the City of Alexandria Public Housing Authority. While the City will coordinate with the PHA and share information about their respective programs, the City does not plan on providing financial assistance to the PHA. The Housing Authority recently completed modernization of its 667 units as the largest provider of affordable housing in Central Louisiana through the Rental Assistance Program (RAD), a HUD initiative.

Affordable housing in Alexandria is critical to providing affordable housing for the 30% AMI. The public housing units are aging and have been in need of rehabilitation. The Housing Authority strategic revitalization through the Rental Assistance Demonstration Program (RAD) provided new and rehabilitated units for both 30% AMI up to 60% AMI. The AHA will continue to expand the affordable housing opportunities across the City which will provide more choices and removes barriers to obtaining affordable housing. The RAD project is also enabling the City to offer more handicapped units for those in need. The AHA's efforts through RAD and increasing the affordable housing supply contribute to the City's ability to meet community housing needs for low income and disabled families.

The Alexandria Housing Authority (AHA) is the largest provider of affordable housing that targets very low income residents targeting 30% of the Area Median Income. The Section 8 Rental Voucher Program, Veteran Affairs Supportive Housing Program and the Project Based Voucher Program (PBV) are all administered by the Alexandria Housing Authority.

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

While the City has not budgeted any funds to public housing projects, the City will coordinate with the public housing agency in the next plan year once beneficial program activities are budgeted. Some potential actions may include marketing of the credit counseling, homebuyer education and down payment assistance programs to public housing residents, posting job and employment opportunities at public housing developments to attract section 3-qualified residents, and continue discussions with the PHA regarding the creation of a subsidiary non-profit developer that could qualify as a CHDO.

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

The Alexandria Housing Authority encourages active participation from residents. There are monthly resident council meetings held at each of the developments. Residents are invited to meet and greet, share their concerns and organize activities for their developments. One or more employees of the AHA are always present to answer questions and document the concerns of the residents.

In addition, one resident is appointed to the Board of Commissioners. The AHA conducts periodic customer satisfaction surveys as a means for residents to discreetly voice their concerns and to ensure that the best possible customer service is being provided by the agency.

In regard to homeownership, the AHA is planning to offer homeownership as an option through its Housing Choice Voucher Program. In addition, this year, AHA partnered with a local bank to provide a twelve (12) month credit counseling program for 40 of their residents to educate them on saving and preparing for a home purchase and ownership.

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

The Alexandria Housing Authority is not considered a "Troubled" agency.

### *Discussion*

The most pressing needs in the City continue to be a large number of blighted properties and substandard condition of housing. The City supports the AHA efforts to address the physical condition of the existing AHA property, as well as remove blighted properties through the Rental Assistance Demonstration (RAD) program. With funding reduced, the AHA is unable to meet their backlog of physical needs due to the reduced financial support from the US Department of Housing and Urban Development (HUD). The AHA Section 8/RAD projects and redevelopment efforts are on target to help with the Revitalization efforts and ReThink Alex Plans the City currently has in progress.

The City will support the AHA efforts to leverage other HUD rental subsidy programs to address affordable housing. The AHA will leverage Section 8/Housing Choice Voucher to provide housing opportunities to very low income families as well as provide Section 8/Housing Assistance Payment Contracts for affordable housing developments. The Section 8 rental voucher program provides rental assistance payments to private owners who lease their housing units to assisted families. The Alexandria Housing Authority administers this program and received \$3,665,145 during this reporting period for this program. The number of clients assisted was 751.

The Alexandria Housing Authority has transitioned all of its units under the Rental Assistance Program and currently receives limited funding through the Capital Funds Program for units that have not completely cycled through.

The City will support the AHA's Public Housing Capital Funds provide funds to the Public Housing Authority to make physical improvements to public housing sites. During this reporting period, the Alexandria Housing Authority received \$0 in Replacement Housing Capital Funds.

The City will also work to better serve its homeless populations and non-homeless populations with special needs. The Housing Authority currently partners with the Alexandria VA Medical Center to receive referrals and house families through the Veteran Affairs Supportive Housing (VASH) Program that reside in the approved catchment area.

The City will partner with the AHA to outreach as additional rental funding becomes available. The AHA will

continue to monitor the waitlist needs including the outreach and education for special needs families and individuals. The AHA will work with the City and other social service providers to marry wrap around supportive services when housing special needs populations.

There are 215 units of HUD Funded Multi-Family properties in Alexandria according to HUD that have Multi Family Rental Assistance. The income of these tenants' median income is \$3,688. The income of the median income of the Public Housing residents is \$ 8,796.

Locations of HUD Multi Family and Public Housing Developments. The AHA developments are part of the City's efforts to revitalize existing affordable housing and remove blighted properties.

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

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### *Introduction*

The City addresses homelessness through its participation in the local Continuum of Care, the Central Louisiana Homeless Coalition.

*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;*

The CoC utilizes the services of the outreach teams and the Coordinated Assessment Program to identify persons in need of housing and then gathers supporting documentation to verify homelessness status, regardless of race, color, national origin, religion, sex, age, familial status, or disability. As part of its strategic planning process, the CoC plans to ensure that outreach services are available to anyone with a disability or anyone of a different national origin. The Central Louisiana Homeless Coalition utilizes the services of a paid Outreach Coordinator, staffed by CLHC's Coordinated Assessment Program, to provide outreach and engagement for those persons who routinely sleep on the streets as well as to known locations and "camps".

In addition, VOANLA hosts a monthly outreach event called "Helping to Overcome Homelessness (H2O)". The H2O event establishes a "one stop shop" for homeless services, wherein providers across the CoC set up and provide services such as HIV/AIDS testing, VI-SPDAT assessments, Veteran's services, food, clothing, and more. By holding the event at the end of the month, the event caters to the needs of unsheltered people whose resources of SSI/SSDI have run out. As part of the outreach plan for rural communities, this H2O model is being expanded to rural communities throughout the geographic area, with events planned in all eight of the parishes served by the CoC.

VOANLA received grant awards for its Permanent Supportive Housing Program. The Permanent Supportive Housing Program provides housing supports and case management for chronically homeless persons living with a mental illness. The Rapides Parish program was awarded \$86,503 through this annual grant renewal. Participants are able to receive financial support towards housing expenses as well as case management to ensure continued mental health stability and independent living. VOA is currently have 9 different programs provided here in Central Louisiana, which are: Behavioral Health; Permanent Supportive Housing; Transitional Housing; Homeless Outreach; Rapid Rehousing; Partners in Literacy; Parents as Teachers; Family Resource Center (DCFS contract); Supportive Services for Veteran Families.

VOANLA's Homeless Outreach program (PATH) is responsible for conducting monthly street outreach events in locating homeless camps and "shelters" throughout the region. Upon locating them, assessments are done to verify their needs and quickly assist in moving them through Coordinated Entry within the CoC for follow-up and housing options. This program also conducts monthly H2O events in which basic needs and services are provided to those experiencing homelessness wherein community providers are able to provide goods and services such as: food, clothing, hygiene items, haircuts, HIV/AIDS testing, VI-SPDAT assessments, and much more. VOANLA's housing programs are also geared toward moving clients out of homelessness and into either permanent supportive housing or rapid rehousing services. In both cases, case management services are provided to ensure self-sufficiency and greater independence.

Salvation Army is also constructing a new overnight emergency shelter for the homeless that will house men, women and children. The sleeping arrangements will be a mix between congregate and non-congregate rooms.

*... addressing the emergency shelter and transitional housing needs of homeless persons;*

The City, through the Continuum, will continue to support the existing emergency and transitional shelters in place.

Hope House received renewal funding of \$131,666 for one-year to fund Hope House Transitional Housing. Hope House provides transitional housing and essential supportive services for a maximum of two years for homeless individual and homeless families. Participants work to improve life skills and obtain financial stability while residing at Hope House, ultimately transitioning into permanent housing they can sustain. Additionally, Hope House has declared emergency beds for those who are literally homeless with no place to go. The Emergency Bed Program participates in the Coordinated Assessment Process facilitated by the Continuum of Care as to ensure the best possible housing referral for the client.

*... 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;*

The CoC Outreach Coordinator assists homeless persons with obtaining required resources and supports needed to access permanent housing. This Outreach Coordinator assists these individuals and families with things such as using the internet to complete applications for housing, employment, and other benefits. The Outreach Coordinator is responsible for identifying, assessing, and prioritizing chronically homeless individuals for placement into PSH programs. By increasing its beds designated for use by the chronically homeless and using funding sources such as VASH and SSVF, the CoC believes it can end chronic homelessness in the near future.

The CoC is also requesting additional rapid rehousing funds to serve literally homeless families. The CoC has a goal to end family homelessness by 2024.

In regard to preventing a return to homelessness, each provider within the CoC conducts follow-up at 90 days, 180 days, and twelve month intervals. These follow-up assessments are documented within the CoC's HMIS. During the follow-up, if an issue is discovered that could possibly result in a family returning to homelessness, the Case Manager provides ongoing case management sessions to assist the family with obtaining the proper supports to prevent them from returning to homelessness.

Independently, Hope House received renewal funding of \$131,666 for one-year to fund Hope House Transitional Housing. Hope House provides transitional housing and essential supportive services for a maximum of two years for homeless individual and homeless families. Participants work to improve life skills and obtain financial stability while residing at Hope House, ultimately transitioning into permanent housing they can sustain.

Also, VOANLA, through its permanent supportive housing and rapid rehousing programs are designed to move individuals who are experiencing homelessness to transition quickly into permanent housing. Our permanent

supportive housing programs have case managers that assist the clients with services to ensure their stability, independence, and ability to remain housed long-term. We operate all of our programs on a Housing First model. The Rapid Rehousing program varies slightly in that clients have case management support on a temporary, short-term basis with the idea of moving them into permanent housing quickly (and thus eliminating the step and need for transitional housing). Follow-up procedures are in place to ensure clients remain permanently housed and are not exited back into homelessness.

*and 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 CoC has requested Rapid Rehousing and Prevention funds to assist families with prevention services such as rent arrears payments and utility assistance so that they do not become homeless. In addition, Rapid Rehousing funds were requested to assist eligible persons with obtaining permanent housing once they leave a facility. Furthermore, the CoC has adopted the following discharge coordination policies to prevent homelessness for those leaving the care of public institutions:

#### 1. Foster Care

Locally, the foster care system collaborates with Goodwill Industries and Eckerd to provide wrap-around services to the population that is leaving foster care. Both agencies assist these participants with seeking mainstream benefits and housing supports to ensure that they do not become homeless as a result of leaving the foster care system.

#### 2. Health Care

The CoC can assist the hospital in seeking housing options so that no one is homeless upon discharge. Housing options might include placement in a PSH program if the person is deemed chronically homeless, linkages to programs like SSVF and VASH if they are leaving the VA Hospital, and referrals to programs and emergency shelters for those who are mentally ill and/or substance abusers.

#### 3. Mental Health

Volunteers of America has 9 programs that link persons to resources available to ensure housing stability, including three Permanent Supportive Housing Programs CoC-funded programs that serve only those chronically homeless individuals/families who have a mental illness, and emergency shelter for those who find themselves homeless with mental illness. The Rapides Parish program was awarded \$86,503 through PY2018 annual grant renewal. Participants are able to receive financial support towards housing expenses as well as case management to ensure continued mental health stability and independent living. VOANLA offers a variety of program assistance to ensure individuals and families avoid becoming homeless through case management services. Case management is offered for individuals with a mental illness, for Veterans and individuals with active cases through DCFS. Financial assistance is offered to clients with deposits, rent and utilities as well.

#### 4. Corrections

The Louisiana Department of Corrections routinely refers people to the local Re-entry Solutions program. Re-entry

Solutions is a local nonprofit that provides services to persons who are recently released from incarceration, in addition to providing services the families of those who are incarcerated. Re-entry Solutions works with project participants to obtain jobs, and even provides temporary housing for some of the participants through the Safe Landing program.

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

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### *Introduction*

Public policies are meant to address the overall needs of citizens. Yet, there are times where they may have a negative effect on certain aspects of the community, specifically affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community. The primary tool communities have for identifying contributing factors for these barriers to housing is an analysis of fair housing and fair housing choice. In 2020, the City updated the fair housing analysis. The following action steps were included in the analysis to address affordable housing issues:

### *Address Disproportionate Housing Problems and Economic Barrier*

- Provide financial literacy courses and homebuyer education courses using HUD approved counselors. Ensure training is marketed to individuals most in need of assistance.
- Explore the possibility of working with a qualified fair housing agency to better understand the extent and magnitude of discrimination within the housing market and partner on strategies to educate lenders and potential borrowers to address disparities.
- Explore opportunities for economic investment and job training in areas of greatest poverty.

### *Address Lack of Safe, Affordable Housing*

- Coordinate clearance and demolition efforts with homeowner rehabilitation and single-family housing development to improve neighborhoods that currently have a high percentage of vacant and abandoned properties.
- Coordinate with officials, staff, and legal counsel associated with zoning decisions to ensure all are fully educated on fair housing law and need for safe, affordable housing, especially as it pertains to reasonable accommodation.
- Participate in annual local and state activities to establish a greater network of support for affordable housing opportunities.

Beyond these steps, the City plans corresponding actions designed to strengthen the supply of affordable housing and narrow the affordability “gaps.” Elements of those actions appear within this Consolidated Plan and beyond. Additionally, the City anticipates a review of public policies that may impede the development of affordable housing and to improve the understanding of their consequences.

*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*

In regard to the flood insurance requirements, the City will explore different possibilities in terms of program design of its housing programs to reduce the effects of the federal requirement. Potential solutions include using

the federal dollars to leverage additional assistance from local lenders, subsidizing the insurance premium with CDBG funds, and making bigger per-unit investments to address flood concerns.

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## AP-85 Other Actions – 91.220(k)

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### *Introduction*

In addition to outlining projects that the City will actively pursue with available federal resources, the City must also describe “other actions” outlined below, as required by the federal regulations.

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

In recent years, the City has experienced several obstacles to meeting the underserved needs in its community. One of the main obstacles encountered by the City in its efforts to revitalize its target neighborhoods is clouded title on vacant and abandoned properties. State law makes it difficult for the City to clear title on these properties, which is a vital first step in redeveloping the blighted properties into useful and valuable elements of the neighborhood.

In regard to its housing repair programs, the City has encountered is the lack of available contractors willing to bid on jobs offered. The City limits the amount of assistance to each property to \$15,000. The City increased the funding limit for minor repairs to \$10,000 for houses in the floodplain since the NFIP increased the minimum limit on improvements that are not required to carry flood insurance. The City will consider new ways to attract the contractors to work with the program, such as bidding multiple properties at once. Now that the City has the Lead Based Paint Remediation Program, we are working to remove lead hazards and identify local certified Lead Renovation Contractors.

Another obstacle related to the housing repair program is the requirement to maintain flood insurance on homes rehabilitated within flood zones. A good portion of the City's Slum & Blight Area 1 neighborhoods are within the flood zone and would require flood insurance. The City is examining its program design to address this, including the payment of part or all of the flood insurance premium on behalf of the assisted owner.

The City will continue to work with existing non-profits to explore the possibility of creating a new organization in the local area that qualifies as a Community Housing Development Organization (CHDO) for the City.

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

The City is continually working to address what it sees as a significant obstacle to quality of life in the City: access to housing choice and safe, affordable housing options that are also sustainable. Because resources are limited, the City is seeking opportunities to leverage funds. The City is working to develop partnerships with the Louisiana Housing Corporation for the production of new rental units, the Center for Community Progress to address slum and blight, the Environmental Protection Agency to address brownfields, and HUD to strength responses in its lead-based paint remediation initiatives.

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

The City won the HUD Lead Hazard Reduction Grant in PY2020. The City then amended the Consolidated Plan to add the CDBG Lead Abatement Activity as an approved source of the required eleven (11%) match. The City plans to implement LBP interim controls and abatement for an estimated goal of fifteen (15) houses this year. This

could consist of both owner-occupied and some rental units.

The federal government banned lead-based paint from housing in 1978. Many homes built before 1978 have lead-based paint. Lead is especially dangerous for pregnant women and households with children under the age of six. Lead poisoning is one of the most widespread environmental hazards facing children today and is considered to be a serious environmental threat to children's health. High blood lead levels are due mostly to deteriorated lead-based paint in older homes and contaminated dust and soil. Soil that is contaminated with lead is an important source of lead exposure because children play outside and very small children frequently put their hands in their mouths.

The City will ensure all of its federally-funded housing programs are in full compliance with the lead-based paint hazard regulations (24 CFR Part 35). This includes assisting households with the appropriate lead-based paint inspection, testing, and abatement of lead-based paint hazards. The City will provide education through the distribution of lead-based paint information and literature and will seek greater coordination with state agencies to leverage additional resources.

In April 2010, EPA extended current requirements regarding lead-safe work practices to cover most pre-1978 housing and require renovation firms to perform quantitative dust testing to achieve dust-lead levels that comply with EPA's regulatory standards. The City will work with its contractors, sub-recipients and community partners to ensure all funded programs are in full compliance with the updated regulation.

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

According to the 2020 ACS 5-Year Estimates, the City as a whole has an overall poverty rate of 26.9%. In Alexandria, poverty rates vary throughout the City. Poverty is more highly concentrated in the eastern half of the city where some tracts report 40% of households in poverty. These areas tend to have a larger than average Black population and lower median household incomes. The poverty rate for African Americans (38.2%) is nearly four times that of Whites (9.9%).

Given the statistics stated above, the City's efforts to reduce the number of poverty-level families should focus on support services to areas of higher poverty concentration. When feasible, the City will provide job training, employment, and contract opportunities for public housing residents and other low- and moderate-income residents in connection with construction projects funded under the Consolidated Plan. This provision helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. In this way, the City will comply with Section 3 of the Housing and Urban Development Act of 1968.

The City will also coordinate with the Louisiana Department of Children and Family Services, which administers the major federal programs aimed at assisting persons escape from poverty, including the Supplemental Nutrition Assistance Program (i.e. food stamps), Child Care Assistance Program (CCAP), and Family Independence

Temporary Assistance Program (FITAP).

*Actions planned to develop institutional structure.*

The City of Alexandria Community Development Department acts as the lead agency for the development and administration of the Consolidated Plan and its funded projects. The Community Development Department relies on a number of partners, including non-profit organizations, contractors, and other public agencies to undertake the projects funded through the Consolidated Plan. The City is fortunate to have a number of qualified staff at the sub-recipient level and quality non-profit organizations to assist in the implementation of its Consolidated Plan. The City has identified one serious gap in the institutional delivery system and a number of areas where the City will work to improve the delivery of the funded programs.

The largest gap within the institutional delivery system is the lack of safe, sustainable, affordable housing. As discussed throughout the Consolidated Plan and Action Plan, the City is working to leverage funds to help close the gap on affordability while creating opportunities that enhance the quality of life for its residents.

There is a need to develop and build the capacity of local organizations that could potentially qualify as a Community Housing Development Organization (CHDO) to carry out affordable housing development projects. Going forward, the City will actively seek out qualified agencies who could act as a CHDO. However, for the 2020 Action Plan year, the City has requested and received a waiver of the CHDO set-aside requirement so that funds can be used more flexibly to meet immediate community needs.

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

As a result of the planning process that led to the development of this Consolidated Plan, the City has reaffirmed its working relationships with some of the major service providers and planning efforts in the areas of affordable housing, community development, and homelessness. Over the course of the program year, the City will seek to build on existing relationships and establish new connections with community partners.

- The City will continue to play an active role in the local Continuum of Care;

The City will coordinate with the public housing authority by sharing information about their respective programs and identifying potential areas for partnership.

*Discussion*

Affirmative Marketing Plan

The City of Alexandria, through a coordinated effort with other organizations, is committed to the goals of affirmative marketing and fair housing. All HOME assisted rental and homebuyer projects with five or more HOME assisted units must affirmatively market the units under penalty of their funds becoming immediately due and payable.

- Records will be maintained describing affirmative marketing strategy and its results in attracting and making available opportunities to families that may be uninformed of potential housing prospects.
- Owners will evaluate the success of the affirmative and fair housing marketing plan actions annually.

The following steps will be taken to ensure public awareness of federal fair housing laws and an owner's affirmative marketing strategy:

- The Equal Housing Opportunity logo will be used on all correspondence including rental notices, lease agreements, and media releases or advertisements for HOME assisted projects. All rental applicants will receive an Equal Housing Opportunity pamphlet.
- The logo and Equal Housing Opportunity posters will be predominantly displayed at all rental application intake locations.
- Flyers and written summaries of available HOME assisted housing will be sent to neighborhood groups, local churches, all family shelters and to the Alexandria Housing Authority to be distributed to residents notifying them of available housing.
- Advertisements in the local newspaper describing the available housing with an Equal Housing Opportunity statement attached.
- The Community Development Department will collect information on racial and gender composition of all applicants and beneficiaries of the HOME program and require all subrecipients to collect and maintain similar information.

#### Minority Outreach Program

The City will continue to maintain and update regularly the following lists of minority and women-owned businesses:

- MBE/WBE general contractors
- MBE/WBE specialty contractors and subcontractors
- MBE/WBE firms which supply goods and services related to housing development and construction, including but not limited to real estate agencies, legal counsel, appraisal, financial services, investment banking, insurance and bonds, building materials, office supplies, and printing. The lists will be supplied to CHDOs, CDCs, contractors, and owners who are applying for assistance under the HOME program or who enter into contracts or agreements with the City for HOME-assisted projects.

The City of Alexandria Purchasing Department will assist MBE/WBEs by providing instructions on bidding procedures, compliance with procurement policy, and fulfillment of general requirements and prerequisites for bidding on contracts. The Purchasing Department will also inform MBE/WBEs on the requirements for conducting business within the city.

The City will require MBE/WBE outreach plans and actions to affirmatively market HOME-assisted housing in all written agreements with CHDOs, CDCs, and owners or sponsors or projects other than owner-occupied rehabilitation administered by the City under technical assistance requests.

The City or entities receiving an award of HOME program funds will routinely notify MBE/WBE contractors and suppliers by direct mail of all awards or agreements for multi-unit housing projects, including in the notice that nature of the activity, estimated project costs, the number of units to be developed, and the name and address of the owner, manager, or sponsor.

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

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

#### 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
Total Program Income:	0

#### 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 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. The specific years covered are 2023, 2024 and 2025 included in this Annual Action Plan.	70.00%

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
  
 The City does not foresee using a form of investment of HOME funds beyond those identified in Section 92.205. The City plans to loan or grant all HOME funds to local developers to finance the development of affordable housing units.

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:

The following recapture provisions will be included in contracts:

Value and Sales Price Restrictions: Prior to beginning construction on any units, the Developer shall present to the City an "as completed" appraisal prepared by an independent, third-party appraiser licensed by the State of Louisiana and acceptable to the City. The appraisal shall be provided, based on plans and specifications for the proposed unit(s). In no case, shall the Developer proceed with construction on a unit if such unit is projected, based on the appraisal, to have an as completed value in excess of the applicable HOME Homeownership Value Limit.

As of the date of this Agreement, the HOME Homeownership Value Limit is \$190,000 for any existing single-family home being rehabilitated and \$251,000 for any newly constructed single-family home being developed. See Attachment H.

Further, the actual sales price of any units developed shall be set at the fair market value of such unit(s) as determined by the appraisal required herein. If a specific buyer has not yet been identified as of date the appraisal is approved by the City, at the City's option the appraisal shall be updated if it is more than six months old as such time as a buyer is identified.

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:

The following recapture provisions will be included in contracts:

Value and Sales Price Restrictions: Prior to beginning construction on any units, the Developer shall present to the City an "as completed" appraisal prepared by an independent, third-party appraiser licensed by the State of Louisiana and acceptable to the City. The appraisal shall be provided, based on plans and specifications for the proposed unit(s). In no case, shall the Developer proceed with construction on a unit if such unit is projected, based on the appraisal, to have an as completed value in excess of the applicable HOME Homeownership Value Limit.

As of the date of this Agreement, the HOME Homeownership Value Limit is \$166,000 for any existing single-family home being rehabilitated and \$238,000 for any newly constructed single-family home being developed. See Attachment I.

Further, the actual sales price of any units developed shall be set at the fair market value of such unit(s) as determined by the appraisal required herein. If a specific buyer has not yet been identified as of date the appraisal is approved by the City, at the City's option the appraisal shall be updated if it is more than six months old as such time as a buyer is identified.

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:

In the given program year, the City does not plan to use HOME funds to refinance existing debt secured by multi-family housing.

In the coming months, the City is in discussions with 2 to local developers to solicit proposals for affordable housing developments, including new construction and acquisition/rehabilitation projects.

Since the summer of 2021, the City has collected 190 applications for the Lead Remediation Program. However, due to the disqualification of homes in the floodplain, the City is struggling to qualify applicants. Persons interested in applying for the program can complete an application at the City's Department of Community Development or online.

The City has no plans to limit the beneficiaries or give preferences to a particular segment of the low-income population, however, a minimum of 50% of grant awards will be provided to seniors as defined in the program guidelines.

The following grants do not apply to the City of Alexandria:

- Emergency Solutions Grant (ESG)
- Housing Trust Fund (HTF)

## PY 2023-2024 Annual Action Plan Attachments:

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E	Five Target Neighborhood (5 TN) Meeting Agenda – Month Date, 2023 5 TN Attendees sign-in sheet – Month Date, 2023 5 TN Survey Cumulative Responses – Month Date, 2023 5 TN minutes – Month Date, 2023 5 TN Meeting Public Notice Advertisements – Month Date, 2023 5 TN Public Notice Flyer – Month Date, 2023	50
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K	Signed SF 424 for CDBG Signed SF 424 for HOME City of Alexandria Map with Target Neighborhoods Signed 3 year Certifications for CDBG & HOME for 2023,2024,2025 Signed construction Certification	73