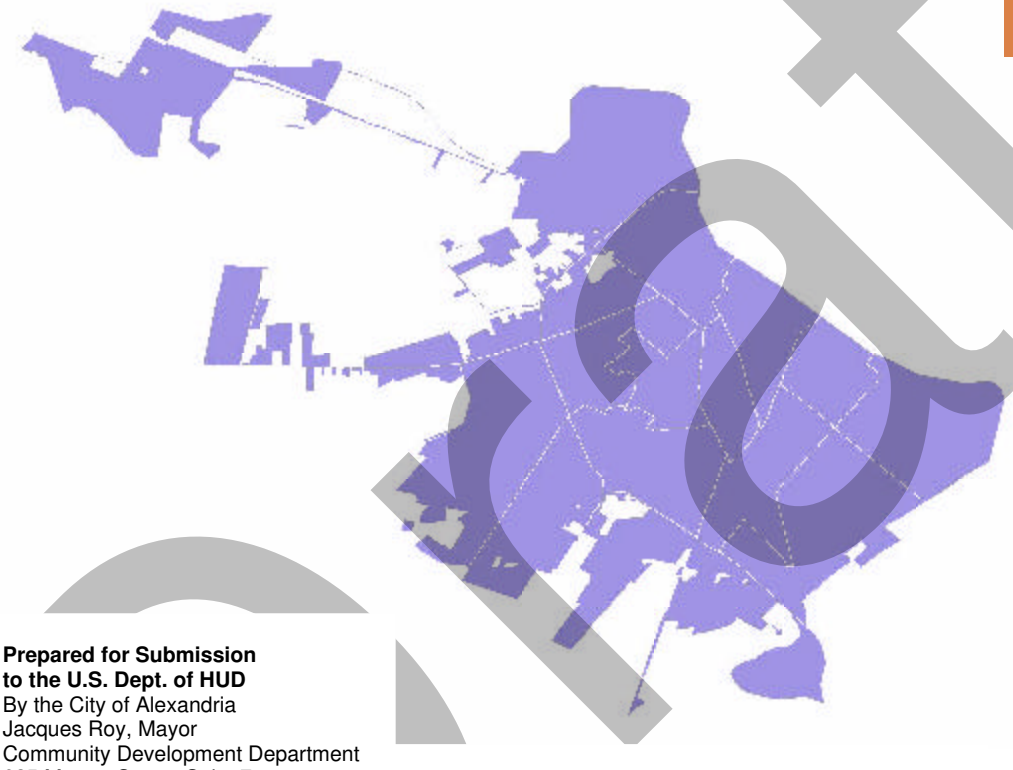
# City of Alexandria

# Consolidated Plan

2025-2029

## Annual Action Plan

2025-2026



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

Adopted Ordinance #

Mayor Jacques Roy

Prepared by:

The City of Alexandria

Community Development Department

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# Executive Summary

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

### 1. Introduction

The City of Alexandria receives annual grant allocations from 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 to 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 document, the City's Consolidated Plan, is the result of the planning process. The term of the Consolidated Plan will begin **May 01, 2025 and end April 30, 2030**. The contents of the plan are guided by the federal regulations set forth by HUD in 24 CFR Part 91. The plan includes the following sections:

- **Process**
  Outreach is a key component of any planning effort. This section describes the City's efforts to gather input from residents, especially those that may benefit from the plan, and from service providers, non-profits, and other government agencies that work within the areas of affordable housing and community development.

- **Needs Assessment**
  The Needs Assessment details the City's levels of need for affordable housing by household type, income level, and race and ethnicity. It also includes a review of the needs of public housing, the homeless population, non-homeless populations that require supportive housing and services, and non-housing community development needs such as public facilities, public services, and infrastructure.

- **Market Analysis**
  The Market Analysis reviews the current condition of the local housing market and economy. This information will help the City formulate the types of programs that will be effective given the current market conditions.

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**Strategic Plan**

The Strategic Plan describes how the City may use the resources available to meet the most pressing needs identified through the planning process. It includes a summary of the City's priority needs, an estimate of available funding, a summary of who will be undertaking the actions called for in the plan, and a set of numeric goals the City hopes to accomplish over the course of the five year plan.

- **FY2025 Annual Action Plan**

  The first year Annual Action Plan describes the resources available and the planned actions that the City may undertake in the first year of the plan, from May 01, 2025 to April 30, 2026.

**SLUM and BLIGHT AREA:**

As part of this Consolidated Plan the City is submitted for the designation of a slum and blight area. This area is also being made a target area under this Consolidated Plan. The comprehensive assessment of the target area will identify specific conditions. The City will access funding and implement revitalizing efforts.

**HOME-ARP FUNDS:**

In September 2021, the City was awarded $937,270.00 in HOME-ARP Entitlement funds. The focus of this program is for the primary benefit of qualifying individuals and families who are homeless, at risk of homelessness or in other vulnerable populations. While HUD does not require the Five Year Consolidated Plan to be amended for these funds, the City felt it important to include. These activities include: 1) development and support of affordable housing; 2) tenant-based rental assistance; 3) provision of supportive services; and 4) acquisition and development of non-congregate shelter units. The qualifying individuals or families are 1) homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act; 20 at risk of homelessness, as defined in section 401 of the McKinney-Vento; 3) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; 4) populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with greatest risk of housing stability; or 5) veterans and families that include a veteran family member. One potential obstacle of the program design is that the HOME-ARP assisted units must comply with a minimum period of 15 years for the project's financial feasibility. This is a significant hindrance to the program because the participating jurisdiction will be required to repay the entire amount of HOME-ARP funds invested in the project if there is any non-compliance or termination. The City may work with a Consultant to develop programs and activities for this new allocation.

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

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 to address its most pressing affordable housing, community development, and homeless problems. The City developed four broad goals to meet its most pressing needs

**(1) Provide for Owner-Occupied Rehab**

The City estimates it will assist approximately 100 qualified low to moderate-income homeowner beneficiaries over the 5-year period. The City will use CDBG funds to perform minor rehabilitation on housing systems, having costs up to $15,000.00. CDBG and/or HOME funds may also be used to provide lead testing and abatement. In the event the City elects to run the HOME Major Rehabilitation Program, then it would provide up to $100,000.00 per unit.

**(2) Increase Affordable Housing Opportunities**

The City is a recipient of HOME Investment In Partnerships funds (HOME). This program requires 15% of funds awarded by set-aside to Community Housing Development Organization's (CHDO'S). The City hopes to establish partnerships with CHDO's to increase the number of units for occupancy through the rehabilitation of units.

**(3) Address Slum and Blight**

The City will fund three initiatives to address and eliminate blighted conditions within the City. First, the City will support code enforcement efforts to identify and cite blighted properties with a goal of providing enforcement at approximately 375 properties. The City will provide funding for the demolition and clearance of an estimated 75 blighted structures. Finally, if necessary, the City will work with property owners to address clouded title issues as part of any acquisition efforts under its programs.

## 3. Evaluation of past performance

In recent years, the City has focused the use of its CDBG funds on minor repair, code enforcement, and clearance. A summary of each program is provided below:

- Demolition and clearance of blighted properties is often identified as their highest priority by neighborhood residents. The City averages 15 demolitions per year. While the demolition of the blighted structures improves the neighborhood, the next step would be 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.

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- The CDBG Minor Repair program provided up to $5,000 of rehabilitation to homeowners to address deferred maintenance to help owners maintain independent living. Some properties may qualify for up to $15,000 of roof repairs under this program.

Since 1992, the City has used HOME funds to assist with the development of 123 rental units and 34 homebuyer units, and rehabilitated 1,254 units of owner-occupied housing. In recent years, the City's HOME allocation has been drastically reduced to a point where the City has only been able to fund rehabilitation projects during a project per year.

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

**CITIZEN PARTICIPATION**

The City will focus the use of its funds in its five designated target neighborhoods. As such, the City held neighborhood meetings in the target areas to discuss potential uses of funds, recent accomplishments, current priority needs, and how to best use future allocations. The target areas include North Alexandria, Central Business District, Samtown/Woodside, Lower Third, and South Alexandria.

The City also convened a Citizen Advisory Group. 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 it Citizen Participation Plan (CPP) for all community outreach. The CPP has been amended 2020 in accordance with HUD-provided guidance and is attached to this Consolidated Plan.

The City conducted a public hearing on November 6, 2024 to collect community input. Additionally, the City held a Citizen Advisory Committee meeting on January 16, 2025 to collect further community input and review the 2025-2026 proposed Annual Action Plan and 5 Year Con Plan. The City published a final public hearing for the proposed plan for citizen comment from January 24, 2025 to February 24, 2025 at 4:30 pm.

A summary of all comments and feedback received through the public participation process is 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.

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## 5. Summary of public comments

A summary of all comments and feedback received through the public participation process is included as an attachment to the plan.

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

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

## 7. Summary

To develop this Consolidated Plan, the City analyzed the level of need through citizen outreach, consultations with service providers, and a review of needs-related data and the local market. The results of the needs assessment indicate the needs of the community have not significantly changed from the last five year plan. The most pressing needs continue to be a large number of blighted properties and substandard condition of housing, especially within the neighborhoods identified as CDBG target areas. 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.

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# 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 |
|---|---|---|
| | | |
| CDBG Administrator | ALEXANDRIA | Community Development |
| HOME Administrator | ALEXANDRIA | Community Development |

**Table 1 – Responsible Agencies**

### Narrative

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, contractors, and other public agencies to undertake the projects.

### Consolidated Plan Public Contact Information

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

## 1. Introduction

When developing the 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. At this time, the City also sought to build better working relationships with service providers in the spirit of increasing coordination between the City's efforts and those of the service providers. This section summarizes the consultation efforts made by the City and details specific information required by HUD in regard to coordination on homeless efforts.

**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 public and assisted housing and service providers as part of the consultation process. The main purpose of the consultation process was to 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 and looked for new ways to partner. The objective was to create a space for ongoing communication and collaboration between housing providers, healthcare agencies, mental health services and social service organizations. Some of the activities included meetings to discuss shared goals, establish cross-sector meetings for housing, health and mental health at nearby community centers and discuss communication across sectors. The City will continue to work with the Continuum of Care, local churches, and nonprofits to address community 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 met with the Executive Director and members of the Central Louisiana Homeless Coalition, the lead member of the Continuum of Care, to determine priority homeless needs and discuss potential strategies for meeting those needs. The City participates in the Coalition on a regular basis.

Some of the discussion shared included a community-driven approach through data sharing, collaborative housing programs and strong focus on prevention, diversion and support services. The emphasis was not only on the need for housing but also the provision of wraparound services that address the health, mental health and social needs of individuals, which are often critical to ending homelessness. Effective coordination within the CoC ensures that no one falls through the cracks and that each person receives the services they need to achieve long-term housing stability.



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Further, the Volunteers of America of North Louisiana, a continuum of care member, is addressing homeless persons and those at risk of homelessness through street outreach efforts and permanent housing options. For individuals with a diagnosed mental illness, there are one-time assistance opportunities for rent and/or utilities. Permanent Supportive Housing options are available for up to 15 individuals deemed chronically homeless with a diagnosed mental illness. For families with children, those fleeing domestic violence, and Veterans, there are Rapid Rehousing opportunities for financial assistance with rent and utilities as well as in-home case management services for up to 2 years per individual. Lastly, Volunteers of America has housing financial assistance for up to 6 months for ex-offenders being released from jail/prison into Rapides Parish.

**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**

Members of the Continuum of Care work independently and collectively to address community needs.

**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**

| | | |
|---|---|---|
| 1 | **Agency/Group/Organization** | Alexandria Housing Authority |
| | **Agency/Group/Organization Type** | Housing<br>PHA<br>Other government - Local |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Public Housing Needs |
| | **How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |

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|---|---|---|
| 2 | **Agency/Group/Organization** | Central Louisiana Coalition to End Homelessness |
| | **Agency/Group/Organization Type** | Housing<br>Services-Persons with Disabilities<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services - Victims<br>Regional organization<br>Planning organization |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth |
| | **How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. Agency also participates in the Citizen Advisory Committee on behalf of homeless service agencies. |
| 3 | **Agency/Group/Organization** | LOUISIANA Housing Corporation |
| | **Agency/Group/Organization Type** | Housing<br>Service-Fair Housing<br>Health Agency<br>Child Welfare Agency<br>Other government - State |
| | **What section of the Plan was addressed by Consultation?** | Lead-based Paint Strategy<br>Fair Housing |
| | **How was the Agency/Group/Organization consulted and 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** | Acadiana Regional Coalition on Homelessness and Housing |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing |

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|---|---|---|
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |
| 5 | **Agency/Group/Organization** | Greater New Orleans Housing Alliance |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |
| 6 | **Agency/Group/Organization** | City of Monroe |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |
| 7 | **Agency/Group/Organization** | City of Alexandria |
| | **Agency/Group/Organization Type** | Other government - Local<br>Grantee Department |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy |

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|---|---|---|
| | **How was the Agency/Group/Organization consulted and 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. |
| 8 | **Agency/Group/Organization** | Greater Alexandria Economic Development Authority |
| | **Agency/Group/Organization Type** | Services-Employment |
| | **What section of the Plan was addressed by Consultation?** | Economic Development<br>Anti-poverty Strategy |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Agency consulted via phone and email. |
| 9 | **Agency/Group/Organization** | Coldwell Banker |
| | **Agency/Group/Organization Type** | Housing<br>Service-Fair Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Economic Development<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |
| 10 | **Agency/Group/Organization** | Key Realty |
| | **Agency/Group/Organization Type** | Housing<br>Service-Fair Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Economic Development<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |
| 11 | **Agency/Group/Organization** | Latter & Blum |
| | **Agency/Group/Organization Type** | Housing<br>Service-Fair Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Economic Development<br>Market Analysis |

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| | | |
|---|---|---|
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |
| 12 | **Agency/Group/Organization** | Ritchie Real Estate |
| | **Agency/Group/Organization Type** | Housing<br>Service-Fair Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Economic Development<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |
| 13 | **Agency/Group/Organization** | Noles-Frye Realty |
| | **Agency/Group/Organization Type** | Housing<br>Service-Fair Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Economic Development<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Attended focus group meeting. |
| 14 | **Agency/Group/Organization** | Volunteers of America - North LA |
| | **Agency/Group/Organization Type** | Services-Veterans |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated via the focus group meetings. |

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|---|---|---|
| 15 | **Agency/Group/Organization** | CENLA AREA AGENCY ON AGING |
| | **Agency/Group/Organization Type** | Housing<br>Services-Elderly Persons<br>Services-Persons with Disabilities |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Non-Homeless Special Needs |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated via Citizen Advisory Committee on behalf of elderly and handicapped advocacy and service organizations. |
| 16 | **Agency/Group/Organization ?** | Caring Choices (Central LA Human Services District - CLHSD) |
| | **Agency/Group/Organization Type** | Services outpatient -mental health and substance use |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted via phone interview. |
| 17 | **Agency/Group/Organization** | Childrens Advocacy Center |
| | **Agency/Group/Organization Type** | Services-Children |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homeless Needs - Families with children<br>Non-Homeless Special Needs<br>Services-Children |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted via phone interview. |

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|---|---|---|
| 18 | **Agency/Group/Organization** | City of Alexandria-Hope House |
| | **Agency/Group/Organization Type** | Services-homeless |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated in Citizen Advisory Meeting |
| 19 | **Agency/Group/Organization ?** | The Extra Mile |
| | **Agency/Group/Organization Type** | Services-homeless |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated in Citizen Advisory Meeting |
| 20 | **Agency/Group/Organization** | CENLA Community Action Committee |
| | **Agency/Group/Organization Type** | Services-Employment |
| | **What section of the Plan was addressed by Consultation?** | Economic Development<br>Anti-poverty Strategy |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated in Citizen Advisory Meeting. |

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| | | |
|---|---|---|
| 21 | **Agency/Group/Organization** | Central Louisiana Technical Community College (CLTCC) |
| | **Agency/Group/Organization Type** | Workforce Development |
| | **What section of the Plan was addressed by Consultation?** | Education<br>Training<br>Economic Growth<br>Community Needs |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted via phone interview. |
| 22 | **Agency/Group/Organization** | United Way of Greater Louisiana |
| | **Agency/Group/Organization Type** | Services-Children<br>Services-Families |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homeless Needs - Families with children<br>Non-Homeless Special Needs |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted via phone interview. |

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

Agencies were consulted in all areas of 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 | 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. |

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| 2009 Revitalization Master Plan with Addendum | City of Alexandria | In the 2009 Revitalization Master Plan, as amended in 2020, the City 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 2009 Revitalization Master Plan. |
| 2014 ThinkAlex Resiliency Plan | City of Alexandria | In 2014, 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. |
| 2019 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 VADP in COA | Center for Community Progress | 2019 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. |
| 2021 Transportation Improvement Program | Rapides Area Planning Commission (RAPC) | This plan used as a source for public transportation creating a blueprint for public transportation to address mobility gaps in Central Louisiana. The goals of this plan will focus on infrastructure, environmental sustainability, economic development, land use and long term sustainability and resilience. |

**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(l))**

The City consulted with Rapides Parish, the City of Monroe, and Calcasieu Parish in the development of this Consolidated Plan. **Narrative (optional):**

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## 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

As part of the planning process, the City conducted a number of public meetings and hearings in order to gauge the needs of the community, and gather feedback for the Consolidated Plan, especially those of residents within the identified target area described in SP-10. The citizen participation meetings play a crucial role in shaping goal planning by receiving valuable input, fostering community engagement and ensuring that the priorities of the public were received.

The initial hearing was conducted on November 6, 2024. The City then met with the Citizens Advisory Committee on January 16, 2025, to review proposed changes. The citizen advisory committee meetings are notified to the public meetings, via email or phone call, of upcoming meetings since this is a targeted group. All meetings are held in accessible locations. The committee includes two representatives from the targeted, plus one representative for each of the five following constituencies: Elderly/Handicapped, Youth, and Persons with HIV/AIDS, Mentally Disabled, and Homeless. No comments were received. Lastly, the City conducted a second public hearing on February 24, 2025 allowing a thirty day comment period before presenting the plan to the City Council for adoption via Resolution #_____.

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## 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 | 30-Day Public Comment | Non-targeted/broad community | The draft plan was made available for public comment for 30 days from January 24 through February 24, 2025. | No comments were received. | All comments were accepted. | |
| 2 | Public Hearing | Non-targeted/broad community | A public hearing was held on November 6, 2024 to gather comments from the public. | Comments were received on community needs | All comments were accepted. | |
| 3 | Public Hearing | Targeted Outreach | Four community focus groups were held on the topics of affordable housing, services, landlord relations, and the real estate market on January 16, 2025. | Affordable housing that is decent and safe is top of mind for many of the participants across all of the focus groups. Substandard rental properties, vacant lots, dilapidated structures was a common theme | All comments were accepted. | |

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| 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) |
|---|---|---|---|---|---|---|
| 4 | Public Hearing | Non-targeted/broad community | A public hearing was held on February 25, 2025 for comments and adoption of the plan by City Council. | Comments were received on community needs | All comments were accepted and Resolution __-____ was adopted. | |

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| | | | | | | |
|---|---|---|---|---|---|---|
| 5 | 30-Day Public Comment | Non-targeted/broad community | An online community survey was open from February 10 to March 10, 2020. The survey was available in English and Spanish. | A total of fifty-four (54) responses were received. The survey explored issues related to housing choice, barriers and challenges facing respondents related to housing, and explored the ways in which people had experienced discrimination. The priority challenge for those responding to the survey was the cost of housing at 69%. The physical condition of their neighborhoods and the crime that often comes with abandoned buildings was also something that was of concern for over | All comments were accepted. | |

Draft

| 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) |
|---|---|---|---|---|---|---|
| | | | | half of respondents (58%). | | |
| 6 | 30-Day Public Comment | Targeted outreach | The City contacted ten stakeholders for their local perspective on issues address in the Consolidated Plan. | The interviews explored issues related to housing, public services, economic development, infrastructure, community revitalization, fair housing, and fair housing choice. | All comments were accepted. | |

**Table 4 – Citizen Participation Outreach**

Draft

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

In order to ensure the most efficient and effective use of resources the City of Alexandria must first assess the needs of the community. In this section, the City's various demographic and economic indicators will be described and analyzed to provide the foundation needed for grant management.

Developing a picture of the current needs in the City begins by looking at broad trends in population, income, and household demographics. Once that data has been gathered, they can be examined with a more nuanced analysis of variables, such as how family and household dynamics relate to race and housing problems.

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by the City's residents. Per HUD's definition, there are four housing problems that are assessed:

- Cost-Burden, which is defined as households who spend 30% or more of their income on housing costs
- Lack of Complete Plumbing
- Lack of Complete Kitchen Facilities
- Overcrowding

In addition to the demographics analyzed, this section also looks at factors that impact or are impacted by the housing market. The City's public housing needs of those facing homelessness, and non-homeless special needs are also discussed. Finally, non-housing development needs like public services and infrastructure are also analyzed to assist in determining where resources should be allocated.

Whenever possible, each of these issues is juxtaposed with economic and demographic indicators to determine if certain groups carry a disproportionate burden. Understanding the magnitude and prevalence of these issues in the City of Alexandria is crucial to setting evidence-based priorities for entitlement programs.

Data Note: Many fields in this document are populated automatically by the IDIS system. In order to provide the most accurate and up-to-date analysis, additional data sources are often used.

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

## Summary of Housing Needs

The housing needs of a community are, like all items in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one house for one household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community's housing needs.

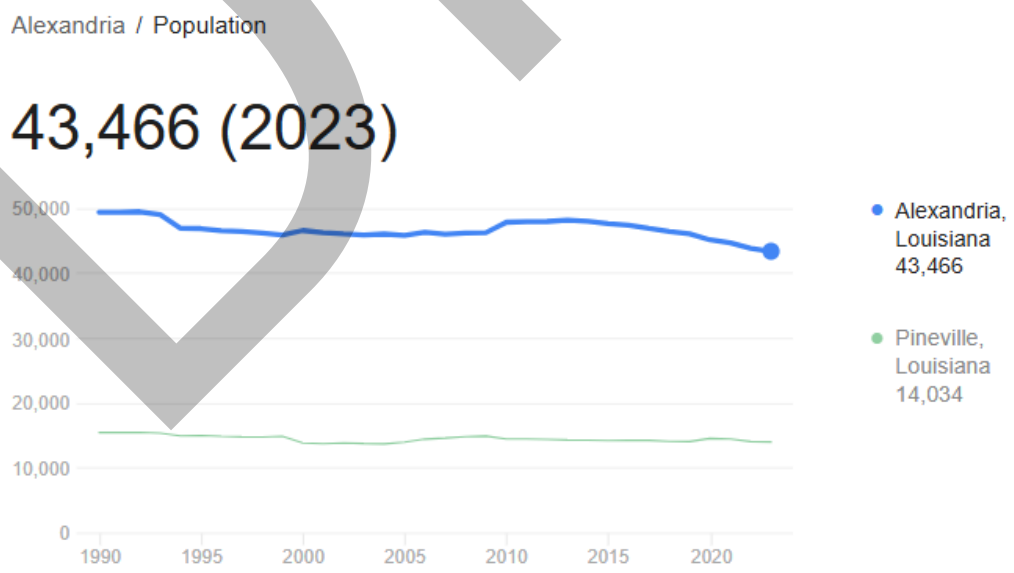
| Demographics | Base Year: 2010 | Most Recent Year: 2022 | % Change |
|---|---|---|---|
| Population | 47,723 | 43,944 | -7.92% |
| Households | 17,577 | 17,095 | -4.26% |
| Median Income | $36,846.00 | $49,049.00 | 87.9% |

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**
P1 2010 & 2020 Decennial Census, Table S1101, DP03 2022 ACS
**Data Source Comments:**

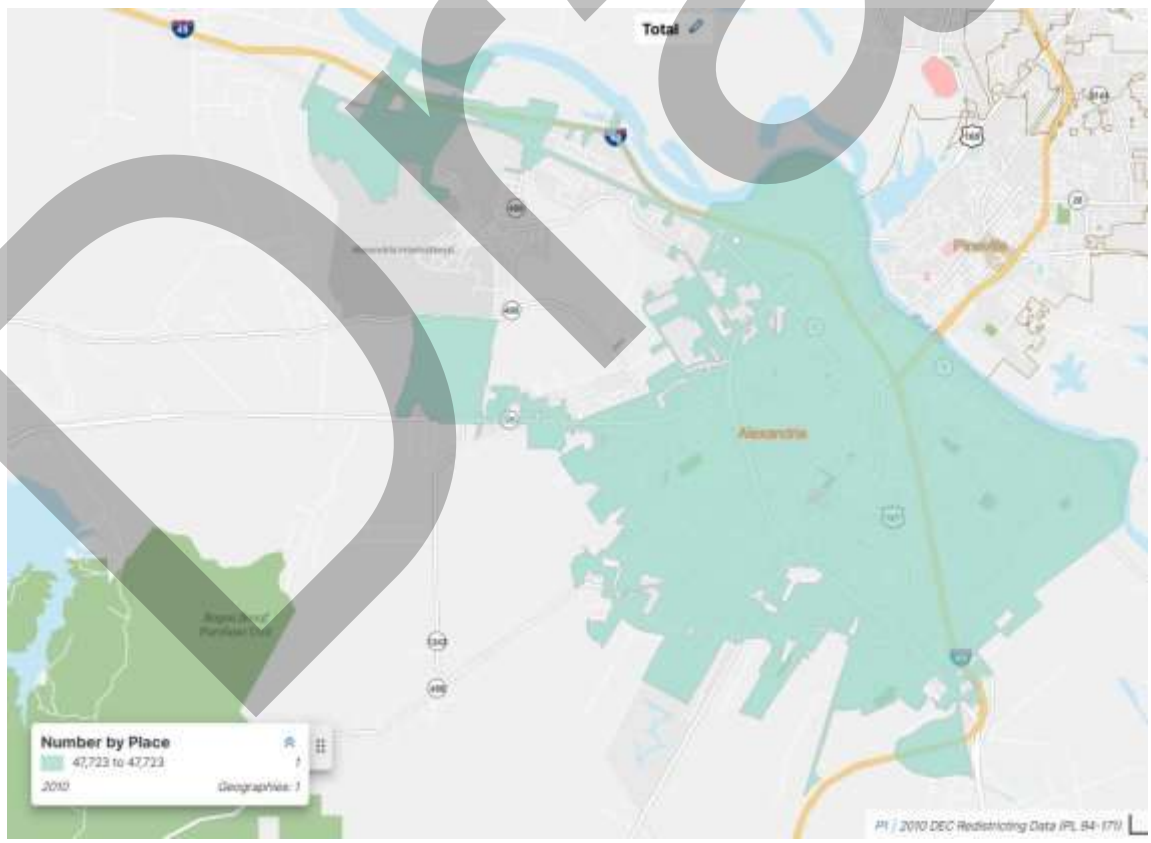
### Narrative

While the population saw a slight increase between 2000 and 2010 (approximately 1,500), it declined (3,779) in the subsequent decade. Various factors, such as economic changes, migration patterns and natural disasters, may contribute to this trend. In 2023 Alexandria had a current population of 43,466, which is demonstrating further decline. Alexandria is currently declining at a rate of -1.26% annually and its population has decreased by -7.92% since the most recent census in 2020. The number of households has also declined by 482, or 2.74%.




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LOUISIANA
Number by Place
45,275 to 45,275
2020
Geographies: 1


Total
Number by Place
47,723 to 47,723
2010
Geographies: 1

Draft




The median household income in Alexandria has seen fluctuations since 2000. The median household income showed only a slight increase from 2000 to 2005 but experienced a small decline by 2010, which could be attributed to the impacts of the “Great Recession.” 2010-2020 saw a more significant recovery and growth in income levels. The increase from approximately $35,668.00 in 2010 to $41,845.00 in 2020 reflects economic recovery and possibly improvements in local employment opportunities. Post 2020 estimates for 2021 and 2022 suggest continued growth in median household income, indicating a positive trend that may have been influenced by various factors, including inflation adjustments and recovery from pandemic-related economic impacts. The estimated 2022, median income as per Census Data for 2022 is $49,049.00

Residents have an 87.9% higher median household income than they did in 2000. Unfortunately, a higher median household income does not equate to greater buying power. Several factors contribute to this discrepancy including:

- Cost of living: Alexandria has seen increase in median household income, the cost of living, including housing, utilities, food and healthcare, also has risen
- Inflation: This has reduced the value of money since inflation has risen at a higher rate which has declined the purchasing power of the income
- Wage Stagnation vs. Cost Increases: Wages for lower- and middle-income workers remain stagnant

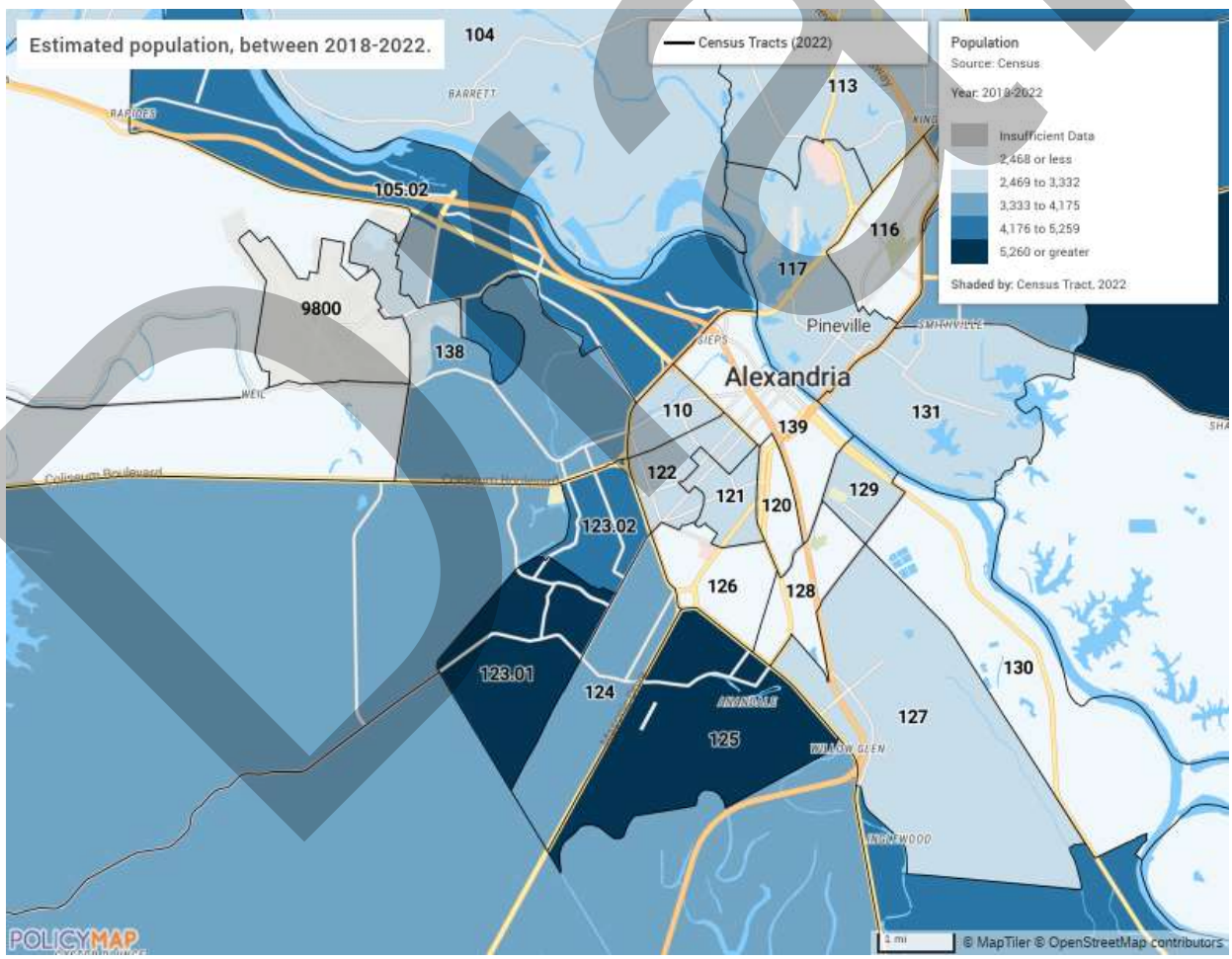
Draft

- Employment Opportunities: Higher-income jobs are not as accessible to everyone, leading to disparities in actual income and spending power. Additionally a significant portion of the workforce is in lower-paying jobs.
- Economic Conditions: local unemployment rates, job availability and economic growth also affects purchasing power

Financially, residents are, on average, worse off now than they were, which can lead to increases in poverty and substandard living.

**Population**

The following map displays the population density throughout the City. Overall, there appears to be a concentration of residents in the southwest tracts of the City. These tracts have 4,000 or more people. Every ten years the US Census Bureau redraws the census tract boundaries with the intention of putting approximately 4,000 people in each tract. The high and low tracts may represent population shifts since 2010.

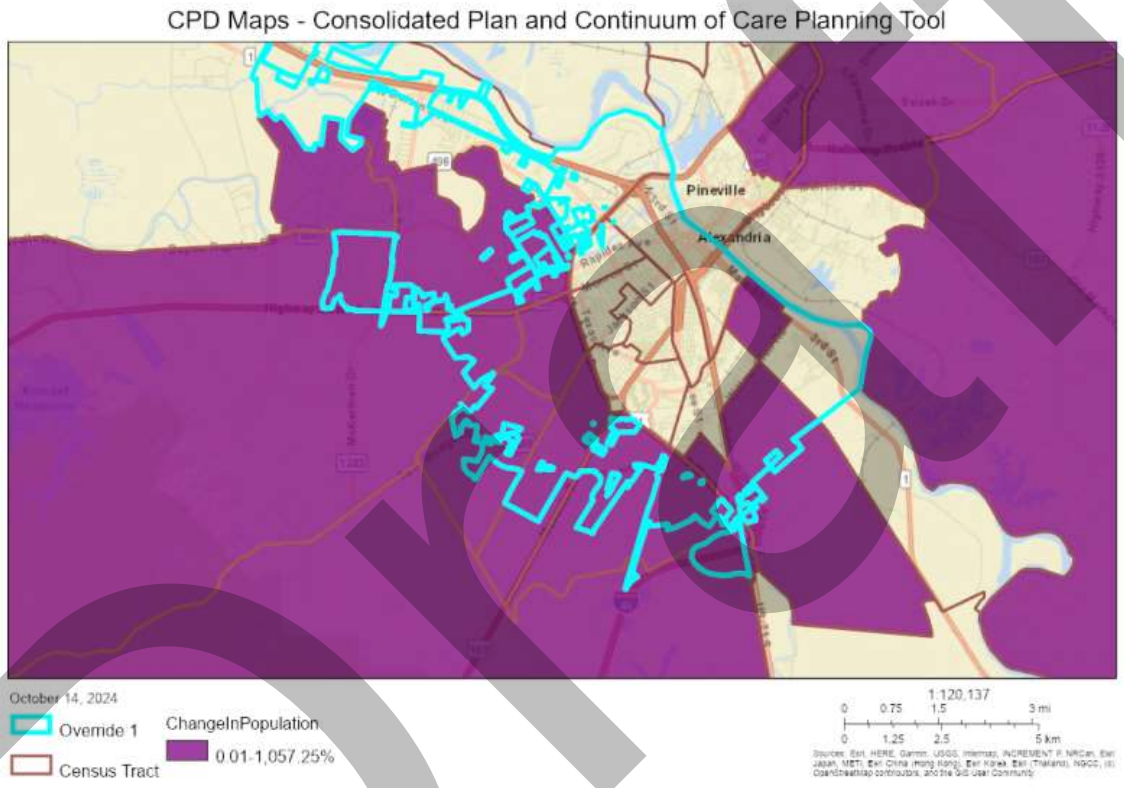





OMB Control No: 2506-0117 (exp. 09/30/2021)

**Change in Population**

As noted above, the City's population declined by approximately 8.92 % since 2010 at a rate of .89% annually. This decline was not uniform throughout the City. Nearly all the City's decline happened in one area, Section 129 of the northeastern tract.

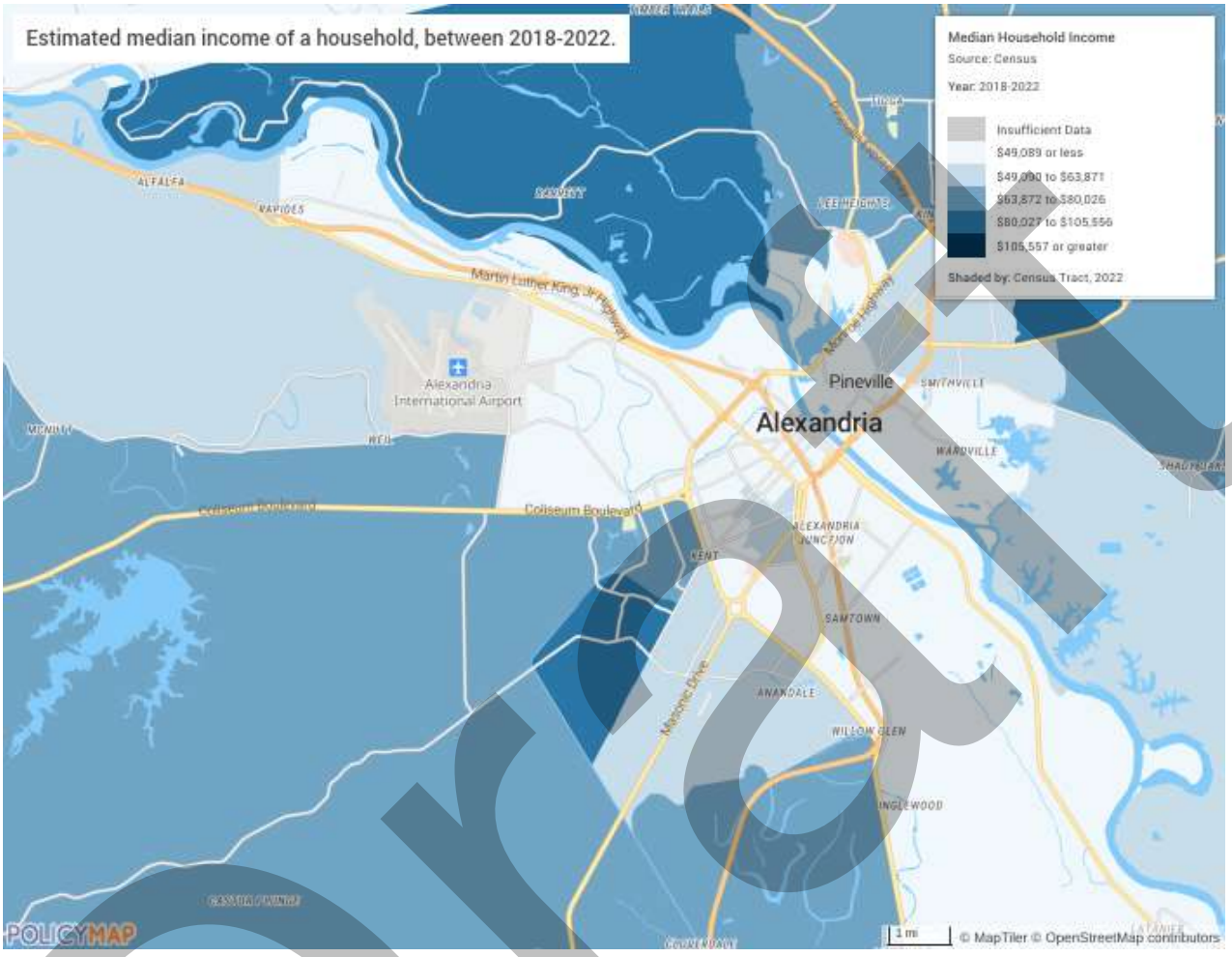



**Median Household Income**

In the City of Alexandria, a household's income appears to be linked to where that person lives. Tracts in the southwestern part of the City (Census Tract 123) have a significantly higher median household income than those in other parts. This tract has a MHI up to $94,000 and is the same area that saw the most significant population growth in 2000. Majority of the City remains in the MHI ranging from $10,000 to $45,000. These low-income areas with higher poverty rates are found in specific neighborhoods particularly those with lower socioeconomic conditions. These areas are concentrated in urban areas, especially near the city center including Downtown Alexandria, West End and North & South Alexandria.

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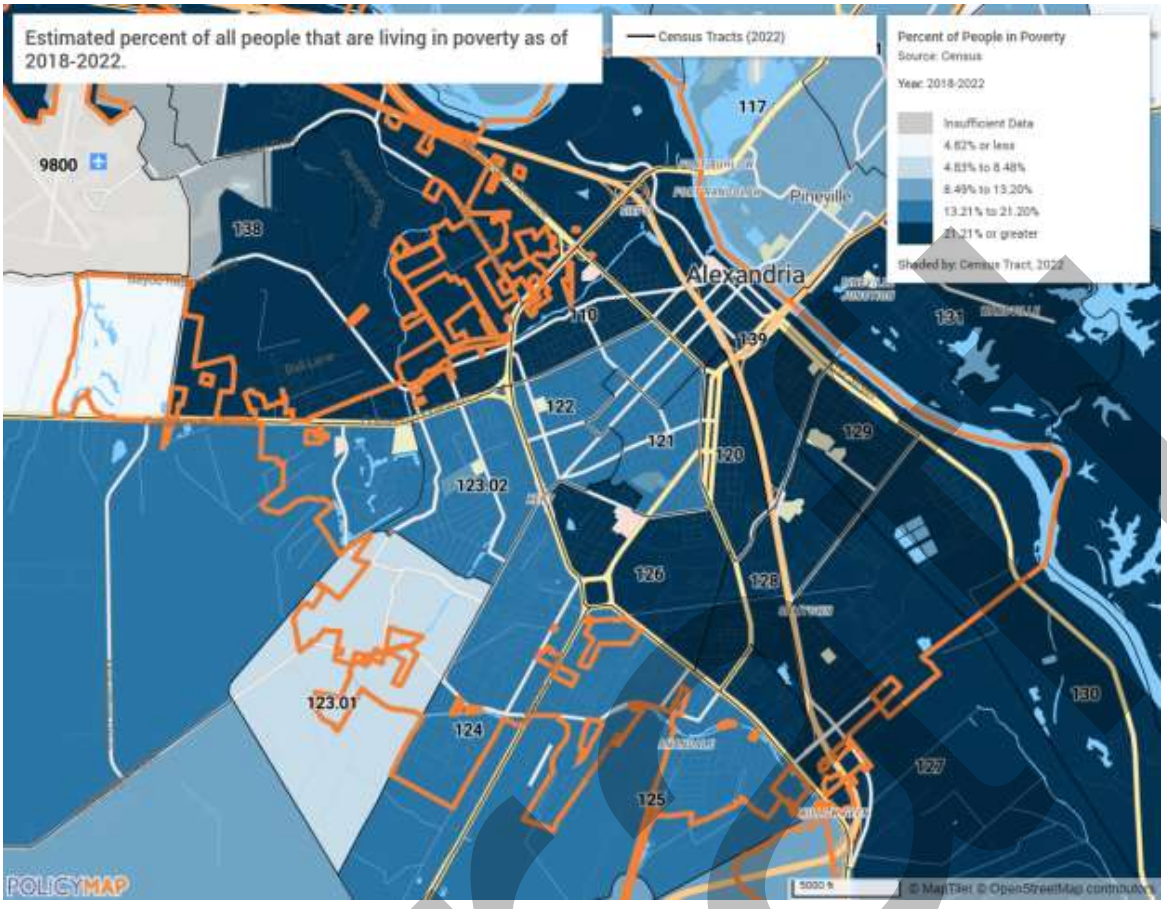
**Median Household Income**




## Poverty

Unsurprisingly, the following map shows that many of the areas with high poverty are also those that were identified above as having a low median household income. As of the latest available data from the U.S. Census Bureau, the poverty rate in Alexandria was approximately 26.4% in 2021. This percentage reflects the portion of the population living below the poverty line, which is higher than the national average.

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**Poverty Rate**

**Number of Households TableHAMFI – Housing Affordability Measure for Families in Income, which is a metric used to assess the affordability of housing for families across difference income levels.**

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|---|---|---|---|---|
| Total Households | 2,570 | 2,370 | 2,560 | 1,555 | 8,185 |
| Small Family Households | 855 | 820 | 630 | 565 | 1525 |
| Large Family Households | 180 | 245 | 210 | 85 | 1330 |
| Household contains at least one person 62-74 years of age | 565 | 520 | 695 | 310 | 2325 |
| Household contains at least one person age 75 or older | 385 | 385 | 565 | 315 | 1455 |
| Households with one or more children 6 years old or younger | 585 | 400 | 460 | 280 | 1550 |

**Table 6 - Total Households Table**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs- CHAS Table 3)

| | 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 | 45 | 50 | 90 | 0 | 185 | 4 | 0 | 4 | 4 | 12 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0 | 10 | 70 | 30 | 110 | 0 | 0 | 10 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 35 | 50 | 95 | 180 | 0 | 0 | 30 | 0 | 30 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1200 | 665 | 140 | 10 | 2015 | 450 | 205 | 80 | 65 | 800 |

Draft

| | 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 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 215 | 460 | 805 | 165 | 1645 | 45 | 165 | 220 | 0 | 430 |
| Zero/negative Income (and none of the above problems) | 245 | 0 | 0 | 0 | 245 | 75 | 0 | 0 | 0 | 75 |

**Table 7 – Housing Problems Table**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

**Housing Needs Summary**

The table above gives an overview of housing problems in the City. Using 2021 CHAS data, it provides the numbers of households experiencing each category of housing problem, broken down by income ranges (up to 100% AMI), and owner/renter status.

Cost burden is clearly the biggest housing problem in Alexandria in terms of sheer numbers – a common trend in many communities across the state and nation today. According to the above data there were over 4,000 renters and 1,300 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median 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 |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 1240 | 765 | 355 | 135 | 2,495 | 470 | 205 | 115 | 65 | 855 |



OMB Control No: 2506-0117 (exp. 09/30/2021)

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| | 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 |
| Having none of four housing problems | 650 | 770 | 1280 | 755 | 3,455 | 205 | 630 | 810 | 605 | 2,250 |
| Household has negative income, but none of the other housing problems | 245 | 0 | 0 | 0 | 245 | 75 | 0 | 0 | 0 | 75 |

**Table 8 – Housing Problems 2**

**Alternate Data Source Name:**
2017-2021 CHAS

**Severe Housing Problems**

The above table shows households with at least one severe housing problem broken out by income and occupancy. The trend in the data is simply the lower the income in a household, the greater presence of severe housing problems.

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 | 130 | 170 | 295 | 1,480 | 129 | 124 | 220 | 473 |
| Large Related | 0 | 90 | 30 | 380 | 0 | 55 | 10 | 65 |
| Elderly | 120 | 150 | 205 | 205 | 15 | 75 | 75 | 165 |
| Other | 60 | 70 | 140 | 1,015 | 100 | 14 | 70 | 184 |
| Total need by income | 310 | 480 | 670 | 3,080 | 244 | 268 | 375 | 887 |

**Table 9 – Cost Burden > 30%**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

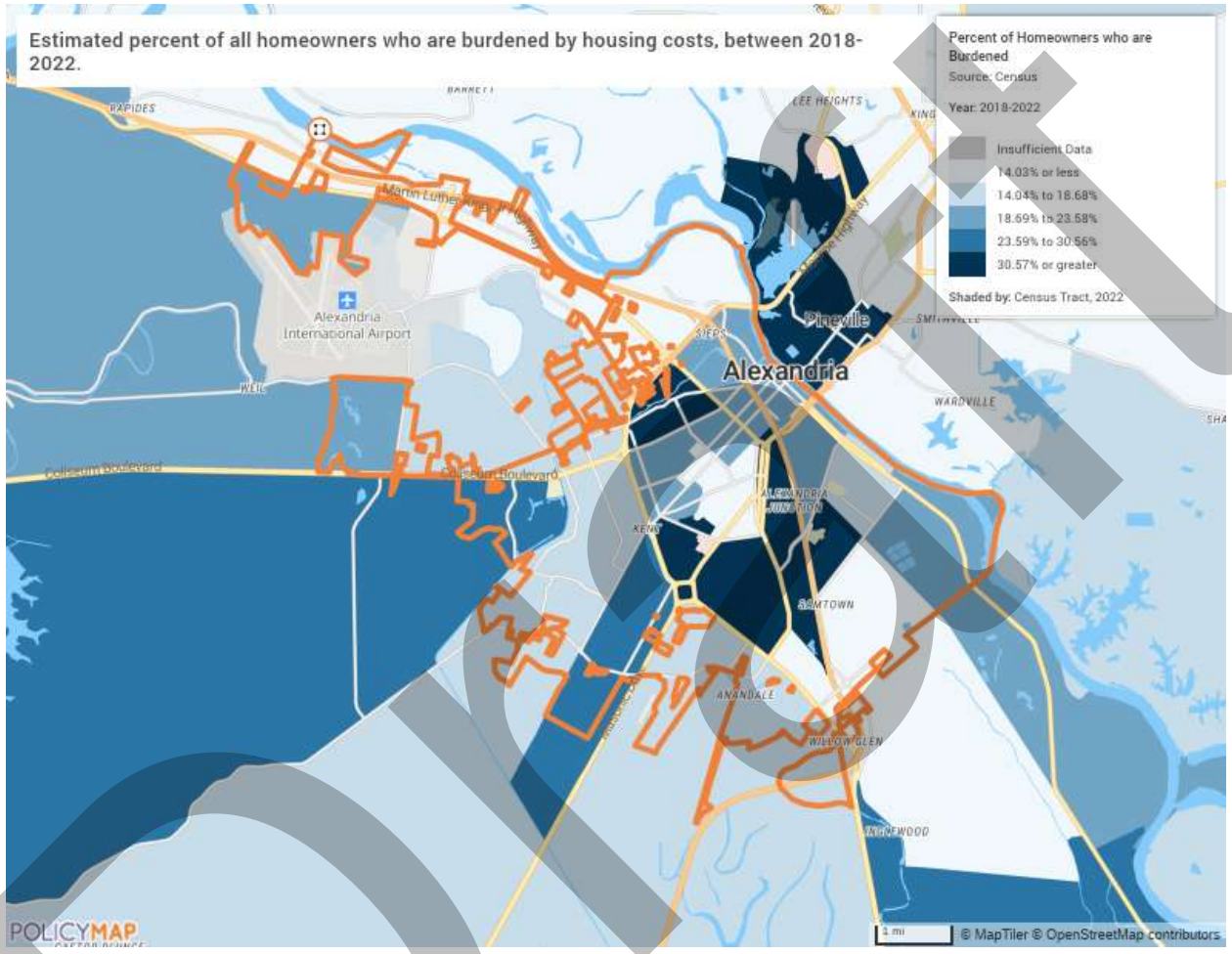
**Housing Cost-Burdened**

The table above displays 2021 CHAS data on cost-burdened households in the Alexandria for the 0% to 80% AMI cohorts.



Draft

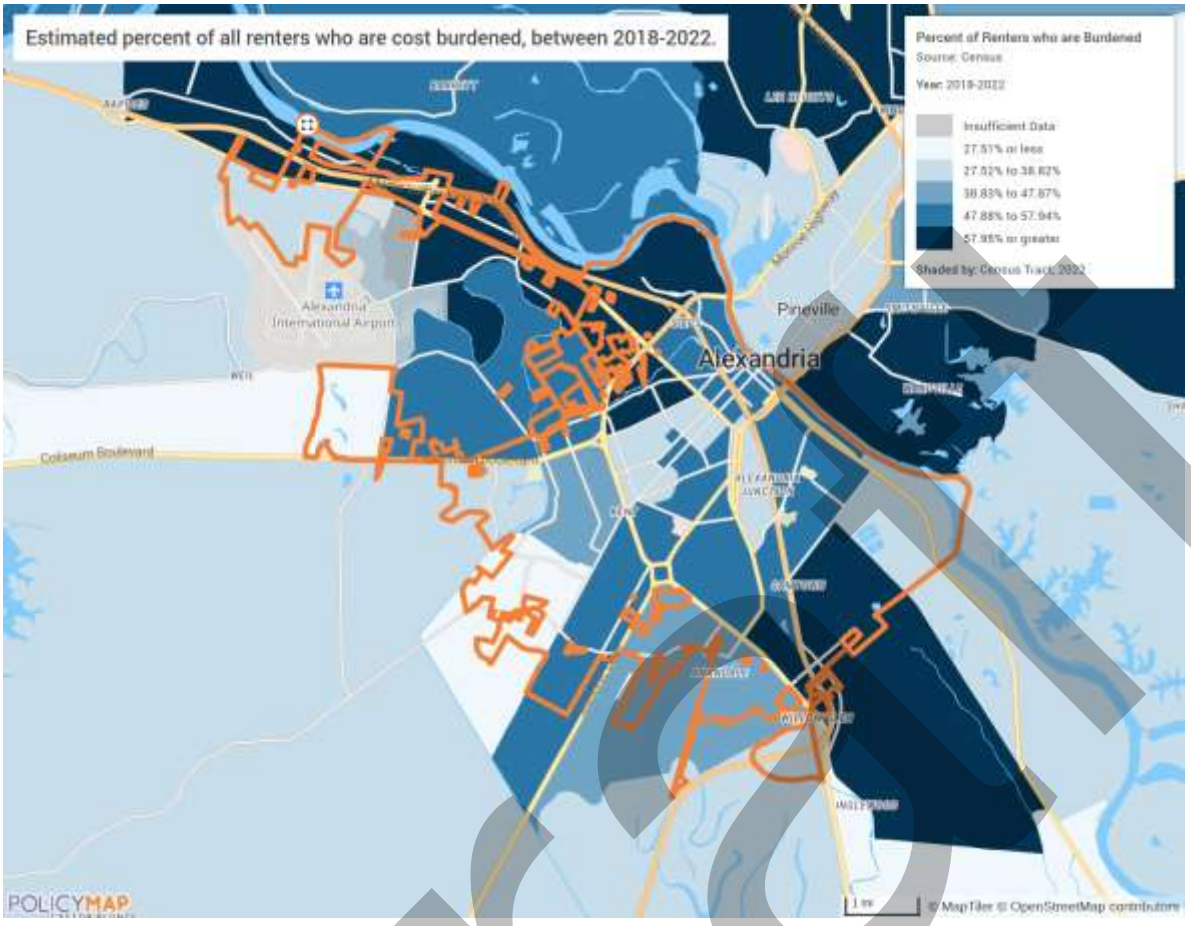
The maps and data above showed that income and poverty appear to be closely tied to geography, which includes clear concentrations in certain areas. There is a similar pattern for cost burdened homeowners. Tracts with high homeowner cost burden rates (30% or more) are in the northern tracts of the City.




**Cost-Burdened Homeowner**

**Cost-Burdened Renter**

Cost burdened renters are found throughout the City. Areas with a concentration are found distributed more than cost burdened renters. Several tracts have a high renter cost burden rate with over 60% while very few have less than 40%.




**Cost-Burdened Renter**

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 | 220 | 550 | 15 | 785 | 200 | 90 | 0 | 290 |
| Large Related | 90 | 60 | 0 | 150 | 105 | 15 | 0 | 120 |
| Elderly | 45 | 40 | 85 | 170 | 145 | 60 | 25 | 230 |
| Other | 150 | 225 | 80 | 455 | 35 | 15 | 50 | 100 |
| Total need by income | 505 | 875 | 180 | 1,560 | 485 | 180 | 75 | 740 |

**Table 10 – Cost Burden > 50%**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

**Severe Cost Burden**

The data presented above show the severe cost burden in the City, which is defined as paying more than 50% of household income on housing costs. While it is less likely that a household would be severely cost burdened, there are still a significant number of residents who pay over half their income to housing costs alone.

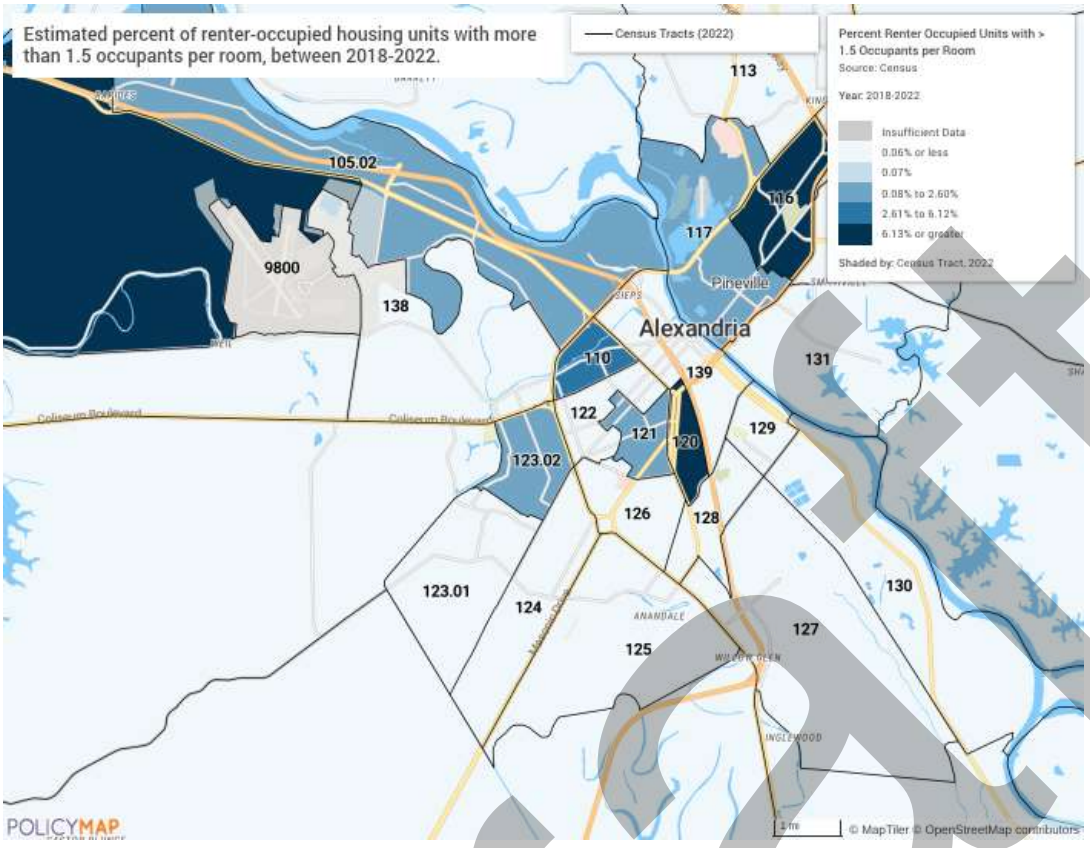
5. Crowding (More than one person per room)

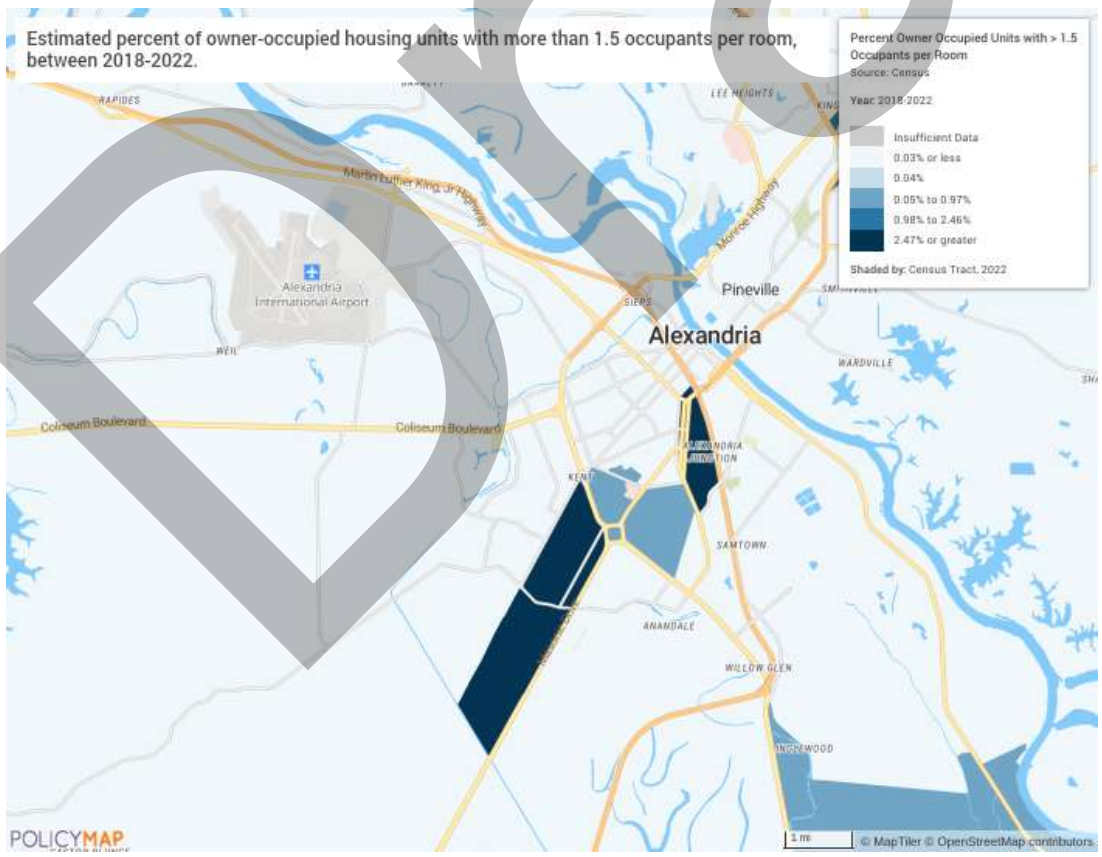
| | Renter | | | | | Owner | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 0 | 35 | 45 | 95 | 175 | 0 | 0 | 0 | 0 | 0 |
| Multiple, unrelated family households | 0 | 0 | 10 | 0 | 10 | 0 | 0 | 30 | 0 | 30 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 0 | 35 | 55 | 95 | 185 | 0 | 0 | 30 | 0 | 30 |

**Table 11– Crowding Information – 1/2**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

Draft


Estimated percent of renter-occupied housing units with more than 1.5 occupants per room, between 2018-2022.
Census Tracts (2022)
Percent Renter Occupied Units with > 1.5 Occupants per Room
Source: Census
Year: 2018-2022
Insufficient Data
0.06% or less
0.07%
0.08% to 2.60%
2.61% to 6.12%
6.13% or greater
Shaded by: Census Tract, 2022
105.02
9800
138
113
116
117
Pineville
Alexandria
110
139
131
122
121
120
129
123.02
126
128
123.01
124
130
127
125
POLICYMAP
© MapTiler © OpenStreetMap contributors


Estimated percent of owner-occupied housing units with more than 1.5 occupants per room, between 2018-2022.
Percent Owner Occupied Units with > 1.5 Occupants per Room
Source: Census
Year: 2018-2022
Insufficient Data
0.03% or less
0.04%
0.05% to 0.97%
0.98% to 2.46%
2.47% or greater
Shaded by: Census Tract, 2022
Alexandria International Airport
Pineville
Alexandria
Coliseum Boulevard
SAMTOWN
ANANDALE
WILLOW GLEN
POLICYMAP
© MapTiler © OpenStreetMap contributors

Draft

**Overcrowding**

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition is rare but can be seen in both renter and homeowner households. There are approximately 186 renters and 112 owner-occupied households, mostly single-family households that are overcrowded.

| Label | Alexandria city, Louisiana | |
|---|---|---|
| | Estimate | Margin of Error |
| Total: | 17,095 | ±579 |
| Owner occupied: | 9,208 | ±562 |
| 0.50 or less occupants per room | 7,497 | ±591 |
| 0.51 to 1.00 occupants per room | 1,552 | ±266 |
| 1.01 to 1.50 occupants per room | 112 | ±76 |
| 1.51 to 2.00 occupants per room | 47 | ±52 |
| 2.01 or more occupants per room | 0 | ±30 |
| Renter occupied: | 7,887 | ±522 |
| 0.50 or less occupants per room | 5,183 | ±479 |
| 0.51 to 1.00 occupants per room | 2,407 | ±355 |
| 1.01 to 1.50 occupants per room | 186 | ±129 |
| 1.51 to 2.00 occupants per room | 85 | ±63 |
| 2.01 or more occupants per room | 26 | ±41 |

**Table 11– Crowding Information – 2/2**

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

According to the 2022 ACS 5 Year Estimates, 39% of occupied housing units in Alexandria are single person households. This equates to approximately 6,701 households. Renters are more likely to be single-person households than homeowners. Approximately 57.3% of renters live alone and 42.7% of homeowners live alone. Residents in this group, who are most at risk of needing housing assistance, are elderly residents. Elderly residents are often on a fixed income and any increase in housing costs puts them at risk of becoming cost burdened or severely cost burdened. In Alexandria, there are approximately 2,454 residents that are 65 years old or older and live alone.

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**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.**

*Disability*

As noted above, based on ACS 2022 data, it is estimated that 7,981 people, or 18%, in Alexandria have a disability. Unsurprisingly, age is closely related to the presence of a disability. Over 19% of residents over the age of 75 report dealing with a disability while 41% of residents aged 35-64 years old do. It is likely that all or nearly all of the approximately 3,200 residents over the age of 65 with a disability need housing assistance.

*Victims of Violent Crime*

It is incredibly difficult to accurately estimate the needs of victims of domestic violence, dating violence, sexual assault, and stalking. These crimes are significantly underreported, particularly when the victim is in a relationship with or related to the offender. These unknowns are why it is imperative for there to be a robust support structure for those that may need assistance.

According to the FBI Uniform Crime Report of 2023, there were a number of crimes reported that may involve residents in need of housing support. Specifically, there were 110 rapes and 476 aggravated assaults reported. Data gathered by the FBI found that over 56% of violent crimes occurred in a home. The City of Alexandria reported 1808 violent crimes in 2023, for a violent crime rate of 3,844 per 100,000. That amounts to 3.84% of the population that may need assistance due to being victims of violent crime.

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

Housing Cost Burden is the most common housing problem throughout the City of Alexandria. According to the 2017-2021 American Community Survey 5-Year Estimates, there are 10,790 households that are cost burdened in the City, representing 63% of the households. This issue is more prevalent among renters than homeowners with 69% of renters cost burdened. Additionally, 47% of all renters pay over 35% of their income to housing costs. By comparison, only 10.4% of homeowners without a mortgage and 27.6% of homeowners without a mortgage are cost burdened.

The other three housing problems are significantly less common. Only 2.5% of households are overcrowded, less than 0.5% lack complete plumbing and less than 2% lack completed kitchen facilities.

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

Renters are much more likely to be affected by housing problems than homeowners, particularly cost burden.

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The relationship between race, ethnicity, and low-income households with housing problems is discussed later in this document in section MA-50.

**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**

Nearly sixty percent of the renters in City have rental obligations that consume more than 30% of their household income. This presents an unreasonably large burden on such households; one for which increasing income is the most likely cure. Rents will continue to raise across the country, including Alexandria. Homelessness prevention programs, that assist at-risk renters before they reach an unresolvable impasse with their landlords, needs sufficient support.

According to a study funded by the twelve United Way organizations in Louisiana, "ALICE: Asset Limited, Income Constrained and Employed," 39% of the households in Rapides Parish had incomes at or below the poverty level, but another 28 percent reported incomes above poverty but below the ALICE threshold. For the City of Alexandria, a total of 17,240 households – 58 percent – fell below the ALICE and poverty thresholds.

**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 is no data for at-risk populations available at this time.

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

The factors that contribute to an increased risk of homelessness are as varied as the populations served by the programs available to address them. Lack of sufficient income or the employment stability needed to generate adequate income is a key element. Health issues (both mental and physical) and the lack of education or having job skills that aren't valued or needed by employers can heavily influence the amount of income available to pay for a family's housing. Substance abuse, criminal background, prior evictions, high levels of debt and the loss of benefits (such as housing vouchers or Temporary Assistance for Needy Families (TANF)) can adversely impact the stability of a family's housing situation. Incidences of domestic violence or human trafficking can also greatly diminish one's ability to afford housing, especially when children are involved.

**Discussion -** N/A



Draft

## 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

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area's housing problems. For this section, the definition of disproportionately greater need from "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER" published June 2021 is used. It states "A disproportionately greater need exists within the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 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 | 1905 | 589 | 589 |
| White | 270 | 180 | 180 |
| Black / African American | 1565 | 405 | 405 |
| Asian | 40 | 0 | 0 |
| American Indian, Alaska Native | 0 | 4 | 4 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 30 | 0 | 0 |

**Table 12- Disproportionally Greater Need 0 - 30% AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

*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%

**On September 12, 2024, HUD released updated CHAS data based on 2017-2021 ACS 5-year estimates. Table 1: The "Other (including multiple races, non-Hispanic)" race/ethnicity category is now suppressed. The "Cost burden cannot be computed, none of the above problems" housing unit problems category is now **combined** with the "HAS none of the 4 housing problems" category.



Draft

### 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 | 1584 | 769 | 769 |
| White | 460 | 160 | 160 |
| Black / African American | 1085 | 605 | 605 |
| Asian | 4 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 35 | 4 | 4 |

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

*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 | 1455 | 1062 | 1062 |
| White | 535 | 240 | 240 |
| Black / African American | 910 | 810 | 810 |
| Asian | 10 | 0 | 0 |
| American Indian, Alaska Native | 0 | 4 | 4 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 8 | 8 |

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

*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%

Draft

### 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 | 500 | 1000 | 1000 |
| White | 220 | 515 | 515 |
| Black / African American | 280 | 445 | 445 |
| Asian | 0 | 40 | 40 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

*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

*Extremely Low-Income Households*

Residents of the City of Alexandria who earn 30% HUD Area Median Family Income (HAMFI) or less are considered extremely low income. Housing problems for this demographic are incredibly common. Citywide, approximately 65.8% of all extremely low-income households have at least one housing problem, the most common being cost burden.

In Alexandria, certain racial and ethnic groups experience disproportionate housing problems. Specifically, the Asian and Hispanic/Latino communities are particularly affected by housing issues in ways that are significantly more severe compared to the overall population. However, both these populations are relatively small. The Asian population totals 970 people and the Hispanic population totals 1,868.

*Very Low-Income Households*

A household that earns between 30% and 50% HAMFI is classified as very low income. Housing problems are slightly less common for this group than extremely low-income households with 60.4% of the population with a problem.

Draft

For this population, there is one group that presents a disproportionate housing problem. Over 81% of Black or African American households have a housing problem, nearly 20% higher than the Citywide rate.

*Low Income Households*

Housing problems are significantly less common in households that earn between 50% and 80% HAMFI. Citywide, nearly 50% of households in this group have a housing problem. There is one racial group that is disproportionately affected by housing problems. With approximately 216 Asian households in the City, only 10 are experiencing one or more of the four housing problems.

*Moderate Income Households*

Housing problem rates decline further for this group with only 25% of households who earn 80% to 100% HAMFI having a housing problem. The only group experiencing housing problems is the Black/African American households.

Draft

# 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

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area's housing problems.

For this section, the definition of disproportionately greater need from "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER" published June 2021 is used. It states "A disproportionately greater need exists within the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 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 | 1680 | 839 | 839 |
| White | 255 | 195 | 195 |
| Black / African American | 1325 | 640 | 640 |
| Asian | 40 | 0 | 0 |
| American Indian, Alaska Native | 0 | 4 | 4 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 60 | 0 | 0 |

**Table 16 – Severe Housing Problems 0 - 30% AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

*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%

Draft

### 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 | 959 | 1404 | 1404 |
| White | 320 | 300 | 300 |
| Black / African American | 620 | 1075 | 1075 |
| Asian | 4 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 15 | 29 | 29 |

**Table 17 – Severe Housing Problems 30 - 50% AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

*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 | 475 | 2043 | 2043 |
| White | 185 | 595 | 595 |
| Black / African American | 290 | 1430 | 1430 |
| Asian | 0 | 10 | 10 |
| American Indian, Alaska Native | 0 | 4 | 4 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 4 | 4 |

**Table 18 – Severe Housing Problems 50 - 80% AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

*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%

Draft

### 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 | 200 | 1300 | 1300 |
| White | 80 | 655 | 655 |
| Black / African American | 120 | 605 | 605 |
| Asian | 0 | 40 | 40 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

**Table 19 – Severe Housing Problems 80 - 100% AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

*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

*Extremely Low-Income Households*

Residents of the City of Alexandria who earn 30% HAMFI or less are considered extremely low income. Severe housing problems for this demographic are common Citywide, approximately 55.1% of all extremely low-income households have at least one severe housing problem, the most common being cost burden.

Similar to the previous section that analyzed housing problems, in Alexandria, certain racial and ethnic groups experience disproportionate housing problems. Specifically, the Asian and Hispanic/Latino communities are particularly affected by housing issues in ways that are significantly more severe compared to the overall population. However, both these populations are relatively small. The Asian population totals 970 people and the Hispanic population totals 1,868.

*Very Low-Income Households*

A household that earns between 30% and 50% HAMFI is classified as very low income. Severe housing problems are less common for very low-income households than extremely low-income households with 43.5% of the population with a problem. African Americans experience the highest rate.



Draft

*Low Income Households*

Housing problems are significantly less common in households that earn between 50% and 80% HAMFI. For low income households having a severe housing problem is relatively rare. Only 11.0% of households in the City have a severe housing problem. Again, African Americans households experiencing the most severe housing problems.

*Moderate Income Households*

Housing problem rates decline further for this group who earn 80% to 100% HAMFI. Severe housing problems are very rare for moderate income households. Approximately 4.8% of the households in this group have a severe housing problem. There are no racial or ethnic groups that are disproportionately affected by housing problems for this income group.

Draft

## 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:

HUD defines a disproportionately greater need - housing cost burden when the members of a racial or ethnic group at a given income level experience a housing cost burdens at a greater rate (10% or more) than the income level as a whole. Households who pay more than 30% of their income for housing are considered cost burdened. Households paying more than 50% of their income are considered severely cost burdened.

### Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|---|---|---|---|---|
| Jurisdiction as a whole | 10,610 | 3,100 | 2,925 | 329 |
| White | 5,060 | 1,305 | 825 | 105 |
| Black / African American | 5,080 | 1,660 | 1,980 | 220 |
| Asian | 190 | 75 | 45 | 0 |
| American Indian, Alaska Native | 25 | 0 | 0 | 4 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 255 | 60 | 75 | 0 |

**Table 20 – Greater Need: Housing Cost Burdens AMI**

**Alternate Data Source Name:**
2017-2021 CHAS
**Data Source Comments:**

### Discussion:

Housing cost burden is a significant problem in the City of Alexandria. According to the CHAS data, there are nearly 6,000 households that are cost burdened, nearly half of which pay 50% or more of their income to housing cost. Approximately 18.4% of all households, in the City, pay between 30% and 50% and 16.4% pay over 50% of their income to household costs. There are no groups disproportionately impacted by cost burden due to race or ethnicity.

Draft

## 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?

Overall, there is not a significant disproportionate need based on race or ethnicity by income category. When the available data identifies groups that are disproportionately impacted the sample size is small and may have a high margin of error.

Disproportionate Housing Problems:

- Extremely Low Income: Asian, African Americans, Hispanics
- Very Low Income: Black or African American
- Low Income: Black or African American
- Moderate Income: Asian

Disproportionate Severe Housing Problems:

- Extremely Low Income: Asian and Hispanic
- Very Low Income: Asian
- Low Income: Black or African American and Hispanic
- Moderate Income: None

Cost Burden: None

Extreme Cost Burden: None

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

No additional needs have been identified.

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

Race and ethnicity are often linked to economic opportunities and the area of a jurisdiction where people live. This issue is discussed in detail in Section MA-50.

Draft

# NA-35 Public Housing – 91.205(b)

## Introduction

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing comes in all types and sizes from scattered single-family homes to high-rise apartment developments for elderly families. The US Department of Housing and Urban Development (HUD) administered Federal aid to manage public housing for low-income families at affordable rates.

The Alexandria Housing Authority (AHA) is the local public housing authority in the City of Alexandria. These programs include Housing Choice Vouchers and development and modernization of new public housing units.

## 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 | 0 | 318 | 709 | 0 | 694 | 15 | 0 | 0 |

**Table 21 - Public Housing by Program Type**

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

**Data Source:** PIC (PIH Information Center)

## 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 | 0 | 9,447 | 11,263 | 0 | 11,279 | 10,508 | 0 |



Draft

| Program Type | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program |
| Average length of stay | 0 | 0 | 4 | 5 | 0 | 5 | 0 | 0 |
| Average Household size | 0 | 0 | 3 | 2 | 0 | 2 | 1 | 0 |
| # Homeless at admission | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 40 | 88 | 0 | 87 | 1 | 0 |
| # of Disabled Families | 0 | 0 | 62 | 229 | 0 | 219 | 10 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 318 | 709 | 0 | 694 | 15 | 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 22 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

Draft

### 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 | 0 | 16 | 53 | 0 | 52 | 1 | 0 | 0 |
| Black/African American | 0 | 0 | 300 | 654 | 0 | 640 | 14 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 2 | 1 | 0 | 1 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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

**Table 23 – Race of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

### Ethnicity of Residents

| Program Type | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Ethnicity | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 3 | 7 | 0 | 7 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 315 | 702 | 0 | 687 | 15 | 0 | 0 |

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

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

Draft

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

As a PHA receiving federal funding by HUD, AHA is by law, obligated to protect the rights of persons with disabilities. AHA is compliant with federal and state laws that provide protection to persons with disabilities, including Section 504 of the Rehabilitation Act of 1973 and in particular, 24 CFR Part 8 implementing Section 504, and 24 CFR Part 100 implementing the Fair Housing Act. Further, AHA will make any reasonable accommodation to its public housing apartments when it is necessary to allow for a person with any disability to live and enjoy housing through AHA. AHA will also make reasonable accommodations to its policies, programs and services, when they are necessary to allow persons with a disability to enjoy, participate or have access to the housing authority's programs and services.

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

The most immediate need of residents of Public Housing and Housing Choice voucher holders is availability of affordable units. Without a sufficient supply of these units, beneficiaries face immediate hardship finding housing.

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

There is a much greater and ongoing need for affordable housing for residents in public housing than in the general population. Residents in public housing are more likely to be very low-income and therefore more severely cost burden than the general population.

The elderly may require housing accommodations due to the nature of elderly persons being more likely to be disabled than the general population. Elderly are also more likely to be living on fixed incomes, which means any change in housing costs effects affordability to them more than the general population.

**Discussion**

N/A

Draft

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

### Introduction:

Homelessness is a particularly troublesome and complex issue that most communities across the United States must address. A major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The data below is from the 2023 Point-in-Time (PIT) Count, which was taken on the night of January 23, 2023. The PIT count shows a snapshot of people experiencing homelessness on any given night in the jurisdiction, of which on that night was 122 people. In the table below, the first three rows categorize the sheltered and unsheltered homeless count, and the rest of the rows are sub-categories of the homeless count.

Draft

## 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) | 26 | 0 | 9,490 | 25 | 1 | 0 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 96 | 69 | 20,075 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 58 | 55 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 15 | 7 | 2,555 | 0 | 0 | 0 |
| Unaccompanied Child | 1 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 2 | 0 | 0 | 0 | 0 |

**Table 25 - Homeless Needs Assessment 1/2**

Data Source Comments:
2018 Point-in-Time (PIT) Count

Draft

**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):**

**Chronically Homeless Individuals and Families:**

The chronically homeless are more likely to be experiencing a disability (physical and cognitive), have a history of substance abuse, and be unsheltered. According to the 2023 PIT Count, there were 58 total persons reported as chronically homeless, none of whom were in a family. Approximately 95% of the chronically homeless were unsheltered.

**Households with Adults and Children:**

There were 6 households with adults and children comprising of a total of 26 persons. Working to get children out of homelessness will greatly improve the future success of the children in the area. Increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare.

**Veterans and Their Families:**

Veterans are more likely to have a disability than non-veterans and this is also true for homeless veterans. There were eight veterans in shelters and seven unsheltered.

**Unaccompanied Youth:**

Youth that are alone and experiencing homelessness may be caused from any issue such as a death in the family or fleeing from a crisis. Similar to households with adults and children, increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare. According to the 2023 PIT Count, there was one unaccompanied youth, unsheltered.

Draft

**Nature and Extent of Homelessness: (Optional) Table 25 2/2**

| Race: | Sheltered: | Unsheltered (optional) |
|---|---|---|
| White | 13 | 32 |
| Black or African American | 25 | 47 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| **Ethnicity:** | **Sheltered:** | **Unsheltered (optional)** |
| Hispanic | 0 | 3 |
| Not Hispanic | 39 | 80 |

**Data Source Comments:** 2023 Point-in-Time (PIT) Count, January 23, 2023

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

See above question.

Note: The above table did not provide an option for residents that are two or more races. There were four in the report, one sheltered and three unsheltered.

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

Black or African Americans make up 59% of the persons experiencing homelessness and over 65% of them are unsheltered. This is a significantly higher rate of unsheltered residents than other groups. White residents make up 37% of the residents facing homelessness but only 26% of them are unsheltered. Only three residents facing homelessness identify as Hispanic, both of whom are unsheltered.

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

Sheltered homeless are persons who are residing in emergency shelter units or transitional housing. Over 31% of those who participated in the 2023 PIT count were sheltered.

Unsheltered homeless are much more difficult to count, and it's probable that this group has been under reported. Unsheltered homeless reside in places not meant for human habitation. These places include cars, abandoned buildings and on the streets.

**Discussion:** N/A



Draft

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

### Introduction:

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the City is accommodating or should accommodate these needs.

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

**Elderly:** The elderly population faces increased challenges. Providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

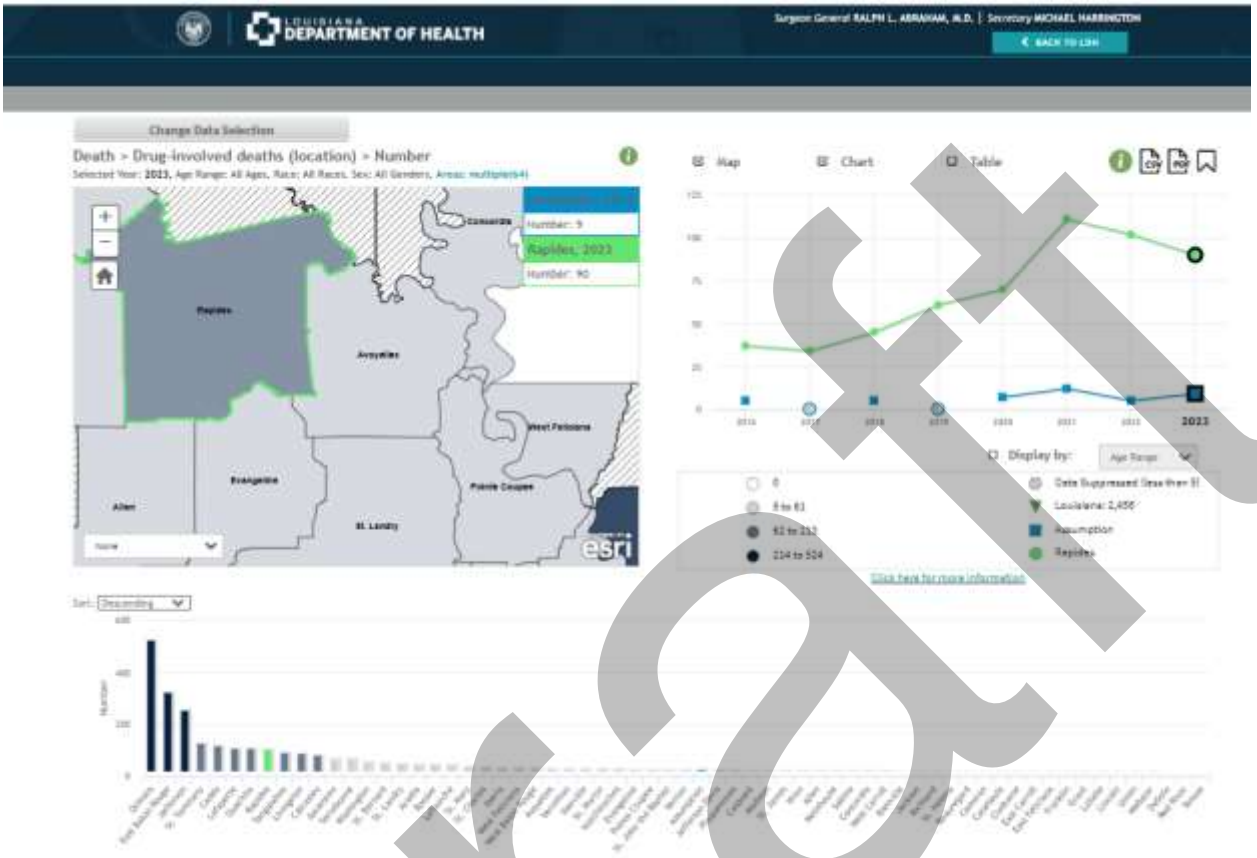
According to the most recent data available, there are approximately 9,162 residents over the age of 60 in the City, making up approximately 21% of the population. Approximately 39% of the residents over the age of 60 have a disability and 16.8% are below the poverty level. Elderly residents are less likely to live in renter-occupied residences than owner-occupied residences, 32.4% and 67.6%, respectively. Approximately 52.1% of elderly renters and 20.8% of owners are cost burdened.

**HIV/AIDS:** See discussion below.

**Alcohol and Drug Addiction:** Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment is this issue recognized. As per the 2023 Louisiana Opioid Data and Surveillance System, there were 90 drug related deaths in Rapides Parish with 58 of these related to opioid poisoning. Rapides Parish population is approximately 133,000 which calculates a rate of 67 drug-related deaths per 100,000. In Rapides Parish 4.59% of the population 12 years old or older reported non-medical use of pain relievers and 2.91% reported drug dependence.

The Louisiana Department of Health, Office of Behavioral Health, 2021 Year End Reports that there were an average of 74 opioid prescriptions per 100 individuals in Louisiana. The number of opioid prescriptions issued were highest in the following parishes: Rapides, Caddo, Lafayette, East Baton Rouge and Evangeline. Each had more prescriptions issued than people residing in the parish. Rapides Parish (143 prescriptions issued per 100 residents, down from 159 prescriptions issued in 2019) but still the highest of all five parishes.

Draft




**Disability:** As noted above, based on ACS 2022 data, it is estimated that 7,981 people, or 18.3%, in Alexandria has a disability. Unsurprisingly, age is closely related to the presence of a disability. Over 52.9% of residents over the age of 75 report dealing with a disability while only 20.1% of residents aged 35-64 years old do. It is likely that all or nearly all of the approximately 3,324 residents over the age of 65 with a disability need housing assistance.

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

**Elderly:** Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. Many elderly people require housing that is physically accessible to assist with disabilities that develop as a result of aging. This includes homes with no-step entries, wider doorways, grab bars in bathrooms and other modifications to reduce the risk of falls and injuries. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. Home and community based services including in-home care consisting of health aides or personal care assistances are needed to assist seniors who wish to age in place but require assistance. A robust public transportation network is incredibly beneficial to

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assist the elderly who wish to remain active and independent. Many older adults can no longer drive due to health reasons and require alternative forms of transportation. Public transportation, senior shuttles, ride-sharing programs and volunteer driver programs can provide access to necessary services. Another supportive service would include legal protections. Elder abuse – whether physical, emotional, financial or neglect is a significant concern. Housing and support systems need to have safeguards in place, including reporting mechanisms, education and intervention programs to protect seniors.

**HIV/AIDS:** See discussion below.

**Alcohol and Drug Addiction:** The supportive service needs of individuals with alcohol and drug addiction are wide-ranging and require a holistic, multi-disciplinary approach. Effective treatment and recovery support should address both the physical and psychological aspects of addiction, with services that provide medical care, therapy, peer support, life skills development, and ongoing community reintegration. Coordinated care that supports long-term recovery, prevents relapse, and improves quality of life is essential for individuals to successfully overcome addiction. Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, or transitional housing, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

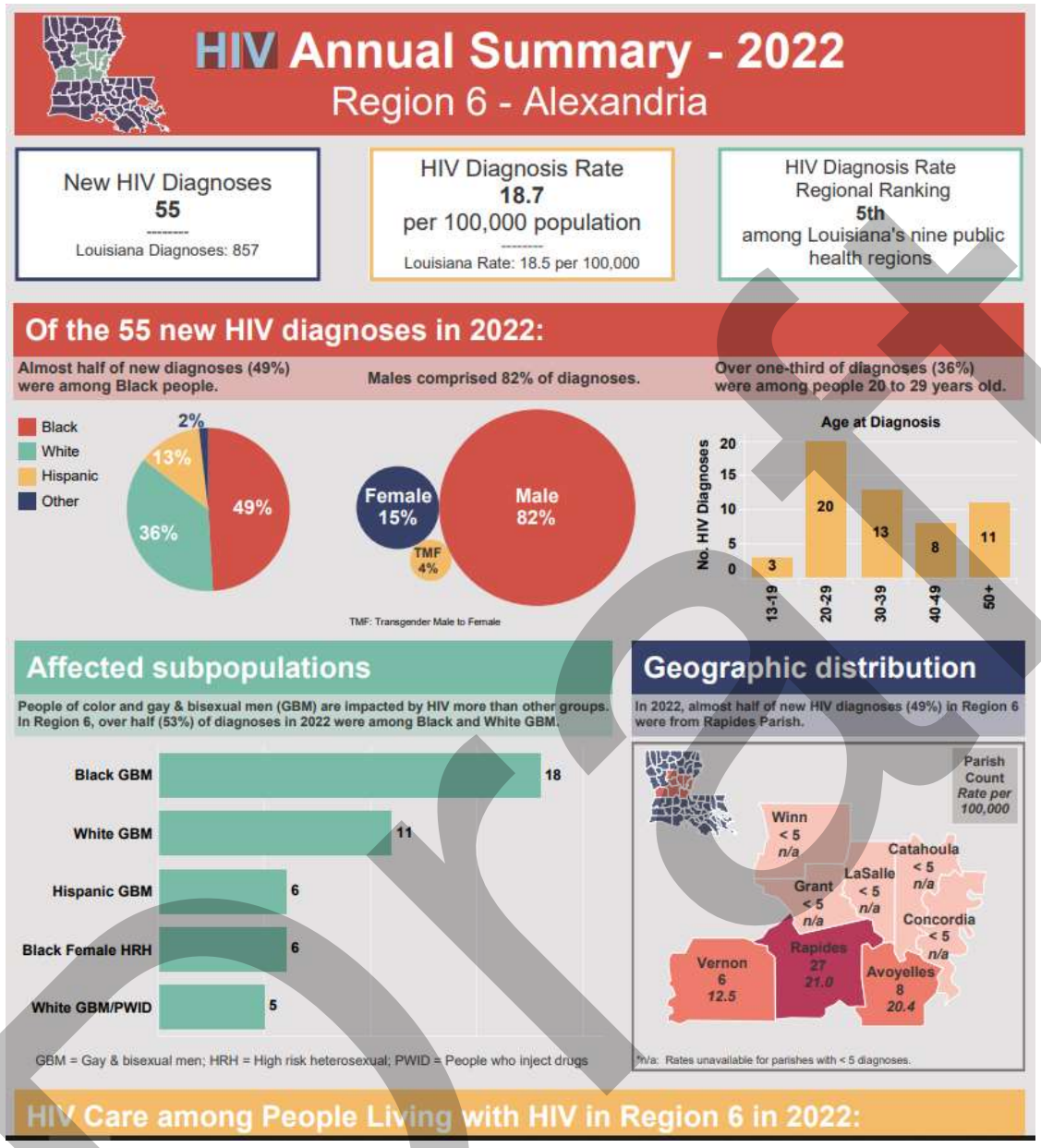
**Disability:** Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either in sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

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

The Louisiana Department of Health conducts the annual HIV/STD Surveillance Program for the State. Region 6 includes the City of Alexandria and breaks down data by County. According to the 2022 report, there were 55 reported cases in Rapides County. In 2022, almost half of new HIV diagnoses (49%) in Region 6 were from Rapides Parish.

In 2022, approximately 82% of new diagnoses were individuals who were classified as male at birth. Almost half of the diagnosis were black or African American (49%). The largest age group with new diagnoses was the 20-29 years old group with 36%.

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**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**Discussion:**

N/A

Draft

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

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

N/A. The City has prioritized housing and addressing slum and blight in the next 5 years of the Consolidated Plan.

### How were these needs determined?

The jurisdiction's Public Facility needs were determined through consultation with the general public, key stakeholders, and regional experts.

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

N/A. The City has prioritized housing, addressing slum and blight in the next 5 years of the Consolidated Plan.

### How were these needs determined?

The jurisdiction's Public Improvement needs were determined through consultation with the general public, key stakeholders, and regional experts.

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

Due to inflation and its impact on low-and moderate-income households, the City is still spending HOME-ARP funds and may use those funds to address public service needs for homeless persons. Inflation has led to higher costs for housing, food, healthcare, transportation and other essential services, which disproportionately affect vulnerable populations and risk increasing the potential to become homeless. As a result, public services need to address emerging and escalating needs. As inflation drives up housing costs and utility bills, many low-income families struggle to stay housed and make necessary home repairs.

The City has provided a goal for public services to address this need by assisting with rehabilitation.

### How were these needs determined?

The jurisdiction's Public Services needs were determined through consultation with the general public, key stakeholders, and regional experts.

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# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The previous section provided the demographic information that is necessary to complete a comprehensive Market Analysis. Using the previously gathered data, this section will begin looking closely at the housing market. A number of important indicators, including trends in available types of housing, prices, age, and tenure, will be analyzed to help determine the best use of grant funds by the City of Alexandria.

Additionally, this section includes factors that are not directly related to the supply and demand for housing in the City. These factors include:

1. Public Housing
2. Homeless Services
3. Special Needs Facilities
4. Community Development
5. Employment

Finally, this section will conclude with a discussion of the overall needs for the community and transition into the 5-Year Strategic Plan.

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

### Introduction

This section examines the composition of the City's housing stock in terms of housing type and tenure. As noted in the Needs Assessment, simply having enough units for each household is not sufficient to meet demand. A variety of housing units must be available in a range of sizes and prices, for both homeowners and renters, in order to provide housing for all the City's residents and their changing needs.

### All residential properties by number of units

| Property Type | Number | % |
|---|---|---|
| 1-unit detached structure | 14,939 | 71.7% |
| 1-unit, attached structure | 461 | 2.2% |
| 2-4 units | 1,764 | 8.4% |
| 5-19 units | 2,056 | 9.9% |
| 20 or more units | 864 | 4.2% |
| Mobile Home, boat, RV, van, etc | 752 | 3.6% |
| ***Total*** | ***20,836*** | ***100%*** |

**Table 26 – Residential Properties by Unit Number**

**Alternate Data Source Name:**
2018-2022 ACS 5-Yr Estimates
**Data Source Comments:**

#### Residential Properties by Number of Units

The table above breaks down the City's housing stock by the number of units in each structure and by structure type. One-unit detached structures are the most common housing type, by far, with nearly 70% of the housing stock. There is a lack of multi-family properties in the City, particularly large properties with 20 or more units. Multi-family properties generally have units that are more affordable to both renters and homeowners and a lack of them may contribute to the overall financial difficulties in the City.

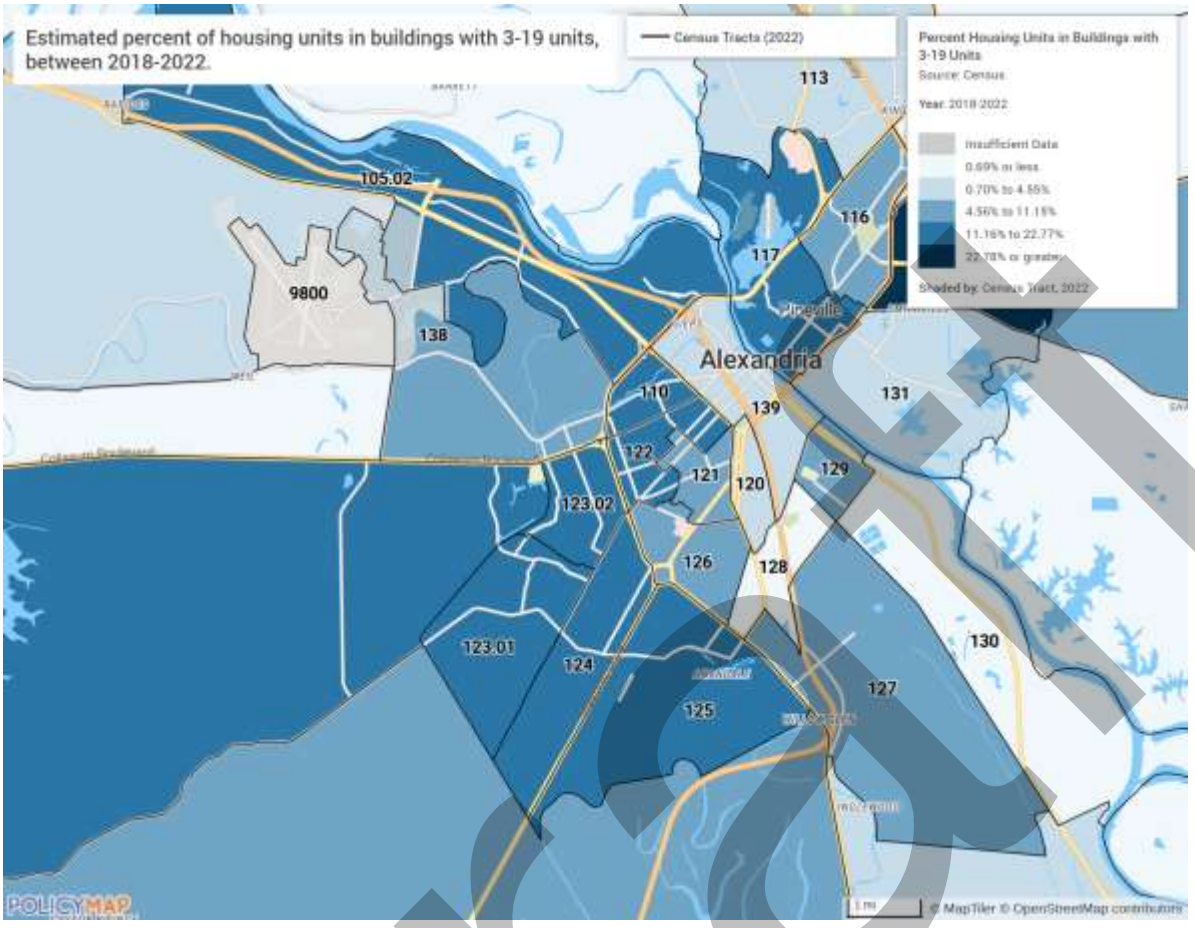
#### Multifamily Development Distribution

The three maps below display the distribution of small, medium and large multifamily developments in the jurisdiction.

Small multifamily developments (3-19 units) are most commonly found in the southwest part of the City where they make up over 20% of the housing stock. As noted in the Needs Assessment, these tracts are also the tracts with the highest median income and population growth.

Source: 2018-2022 American Community Survey 5-Year Estimates

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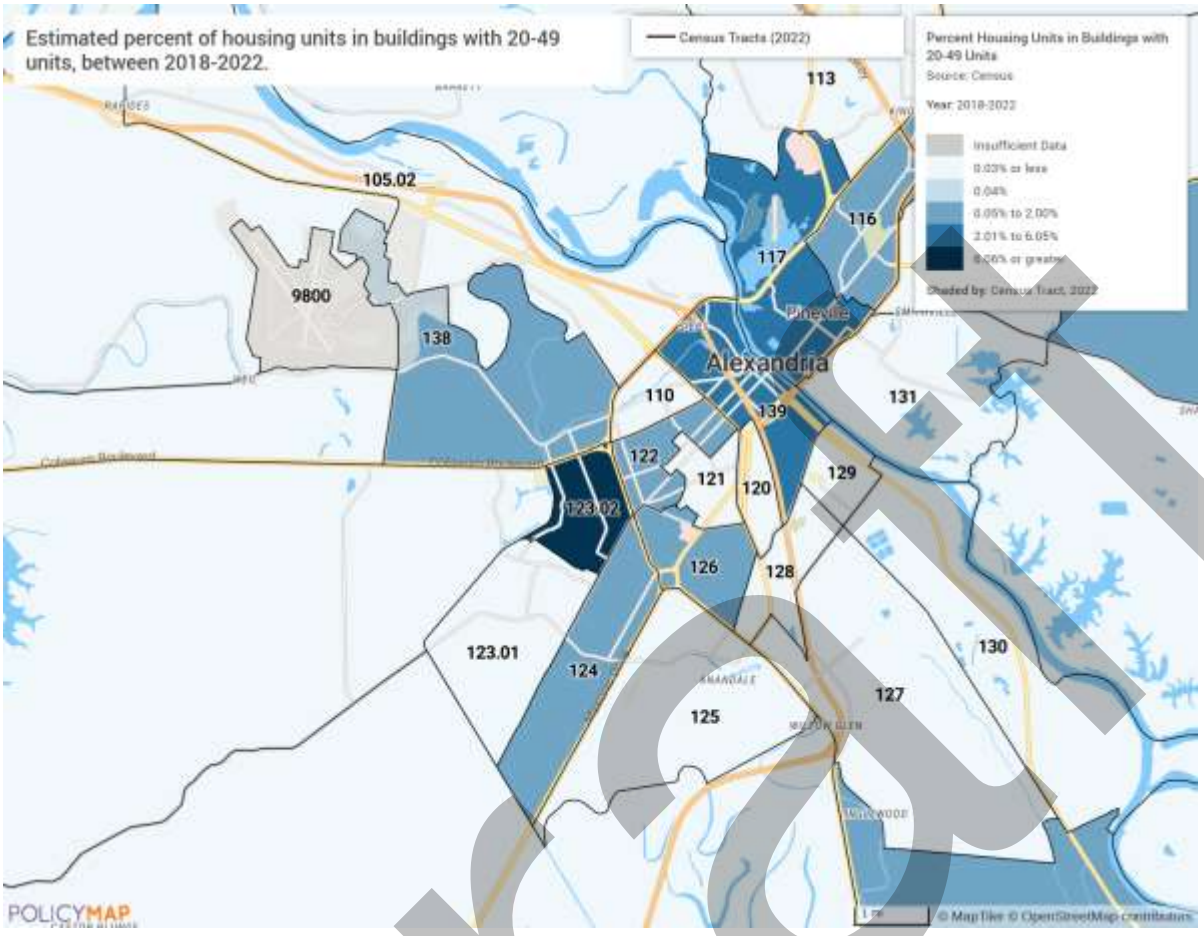



**Small Multifamily Developments**

**Medium Multifamily Developments**

Medium multifamily (20-49 units) developments are significantly less common than small multifamily developments. The tracts with relatively high number of these properties only have approximately 4% of its housing stock in medium multifamily developments. The variation between tracts is incredibly small.

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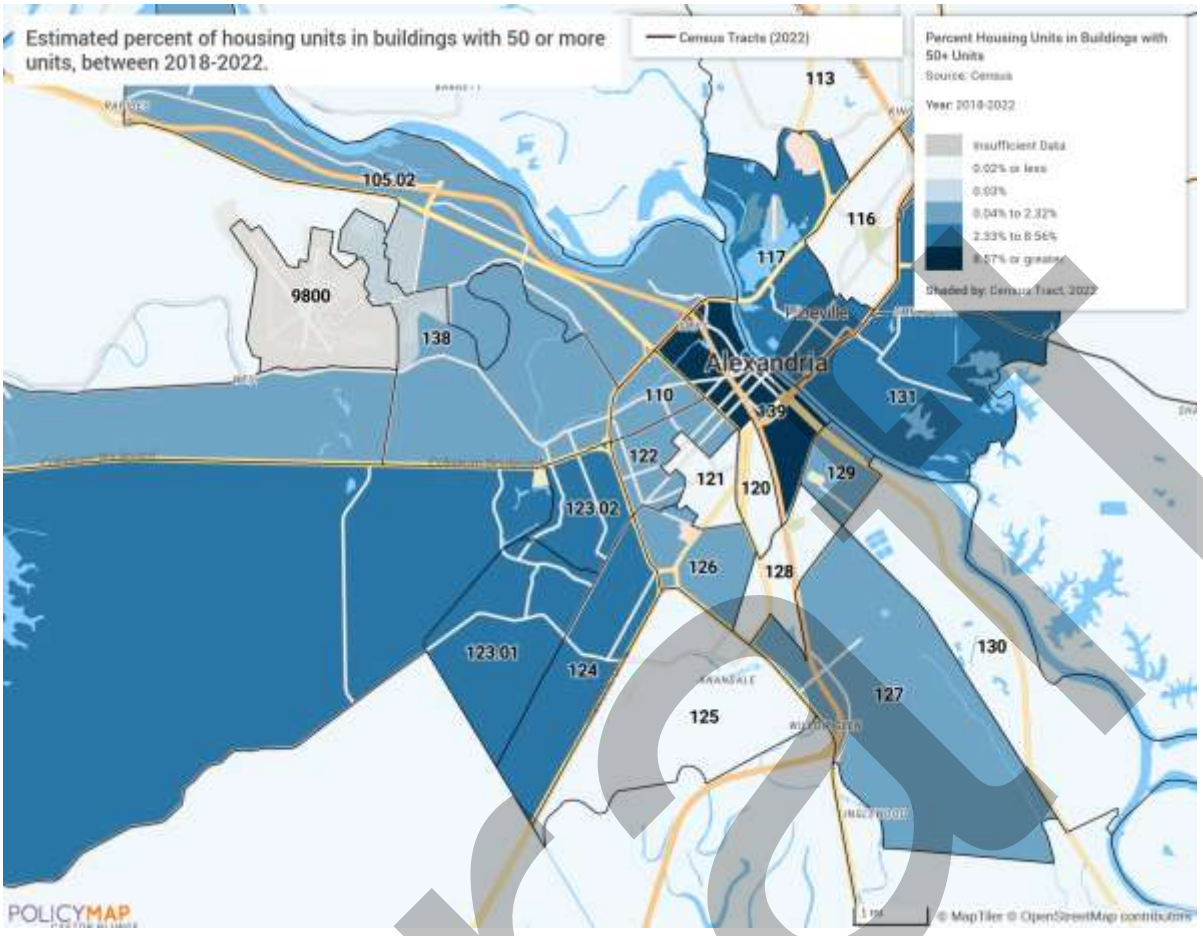



**Medium Multifamily Developments**

**Large Multifamily Developments**

Large multifamily developments (50+ units) are slightly more common than medium but less common that small. Tracts in the northeastern part of the City have a relatively large number of units in developments with 50 or more units, over 7%. The majority of the City, however, has less than 1% of the housing units from these large developments.

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**Large Multifamily Developments**

## Unit Size by Tenure

| | Owners | | Renters | |
|---|---|---|---|---|
| | Number | % | Number | % |
| No bedroom | 33 | 0.4% | 211 | 2.7% |
| 1 bedroom | 43 | 0.5% | 1,467 | 18.6% |
| 2 bedrooms | 6,211 | 67.5% | 5,811 | 73.7% |
| 3 or more bedrooms | 2,921 | 31.7% | 398 | 5.0% |
| ***Total*** | ***9,208*** | ***100%*** | ***7,887*** | ***100%*** |

**Table 27 – Unit Size by Tenure**

**Alternate Data Source Name:**
2018-2022 ACS 5-Yr Estimates
**Data Source Comments:**

### Unit Size by Tenure

Given the prevalence of single unit detached structures in the City, it is unsurprising that very few units have either no bedrooms or one bedroom. Larger units with three or more bedrooms are common for both renters and homeowners. However, there is some variation in housing size by tenure. Larger units



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make up nearly 85% of owner-occupied units, the largest group by far. Renters, on the other hand, have only approximately 40% of the housing stock in this larger size. Over half of renters live in a 1- or 2-bedroom unit while only approximately 15% of owners do.

Source: 2018-2022 American Community Survey 5-Year Estimates

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

Over the course of the five year plan, the City estimates that it may assist 100 low- to moderate-income households with homeowner housing rehabilitation. The goal is to improve the quality, safety, and affordability of existing housing. Rehabilitation will focus on enhancing the living conditions of homes that are deteriorating or lacking essential amenities, with a primary emphasis on helping vulnerable populations. The rehabilitation aims to bring older or substandard homes up to modern safety standards, addressing issues such as faulty electrical systems, plumbing problems, damaged roofs and general carpentry to create a safer, healthier living environment. This is especially important in areas with limited new construction opportunities, allowing for the retention of affordable homes and promoting community stability. The rehabilitation will help maintain neighborhood cohesion and prevent the decline of communities. By improving housing quality, residents are more likely to stay in their homes, leading to more stable neighborhoods.

The City is working with a developer who will be applying for a NOFA from Louisiana Housing Corporation to begin negotiations for new construction on a 58-64 unit multi-family residential complex for affordable rentals. This new development is even in more demand to assist residents pending relocation from the Bethel Apartment Complex. The Bethel multi-family complex is in default with HUD and the property is no longer meeting its financial obligations. The default of this complex may lead to displacement, possible homelessness and a decrease in the availability of affordable housing for the low-income families. HUD has attempted to mitigate this significant stress with property transfer to new owners but unfortunately the renovation cost is impractical. Many units are beyond repair due to the extent of damage and deterioration. Weather and fire are the primary causes of deterioration to this complex. The severe and long-lasting impacts on both the structure and complex which has sustained multiple fires and weather related incidents. The complex is no longer viable for continued use and the decision being made is to demolish it. New construction on the existing site is not an option due to the flood zone status that prevents HUD funds. HUD avoids funding in flood zones to mitigate financial and safety risks for residents and the broader community and to protect federal resources.

For more information on these housing activities, see the SP-45 Goals Summary for more details.

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

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According to the HUD Section 8 and Multifamily database there are four properties in the City of Alexandria with contracts.

*Alexandria VOA Living:*

1. Expires in 2025
2. 1-bedroom Units: 17
3. Section 202/811

*Our Lady's Manor*

1. Expires in 2034
2. 1-bedroom Units: 98
3. 2-bedroom Units: 6
4. Section 202

*Bethel (In Default)*

1. Expires in 2031
2. 1-bedroom Units: 10
3. 2-bedroom Units: 40
4. 3-bedroom Units: 40
5. LMSA

*England*

1. Expires in 2044
2. 1-bedroom Units: 20
3. 2-bedroom Units: 52
4. 3-bedroom Units: 26
5. Section 8

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

The availability of housing in Alexandria remains a topic of concern. There is a lack of decent affordable units throughout the jurisdiction for low-to-moderate income families. Many areas have housing but it is in poor condition or outdated, which does not meet the needs of current residents. Affordable housing is defined as housing that costs no more than 30% of a household's gross income. Families with lower income levels are struggling to find affordable housing options, leading to higher rates of housing insecurity and homelessness.

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

Multifamily developments allow for lower unit costs that are necessary to alleviate cost burden and to assist transitioning from renting to home ownership. Currently, the City has a need for affordable housing options and housing variety within the owner-occupied and renter-occupied market. Many of the existing homes and apartments are either unaffordable or in poor condition. The demand for quality, low-cost rental properties exceeds the available inventory, leaving low-income individuals and families with limited options. In particular, there is a lack of smaller units available for residents who may not need 3 or more bedrooms in a starter home and renters who may need larger units with more than 2 bedrooms. Alexandria has a significant portion of its population living below the poverty line. Many households in the city struggle with low incomes, making it difficult for them to afford market-rate housing. According to recent data, a large number of residents earn less than the area's median income, contributing to a housing affordability gap.

**Discussion**

N/A

Draft

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

## Introduction

The following section examines the cost of housing for both homeowners and renters within the City of Alexandria. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

## Cost of Housing

| | Base Year: 2010 | Most Recent Year: 2022 | % Change |
|---|---|---|---|
| Median Home Value | 114,100 | 179,900 | 57.77% |
| Median Contract Rent | 738 | 928 | 25.7% |

**Table 28 – Cost of Housing**

**Alternate Data Source Name:**
Census, 2018-2022 ACS
**Data Source Comments:**

| Rent Paid | Number | % |
|---|---|---|
| Less than $500 | 736 | 10% |
| $500-999 | 3,512 | 48% |
| $1,000-1,499 | 2,366 | 32.25% |
| $1,500-1,999 | 383 | 5.25% |
| $2,000 or more | 329 | 4.5% |
| ***Total Occupied Units Paying Rent*** | 7,326 | 100% |

**Table 29 - Rent Paid**

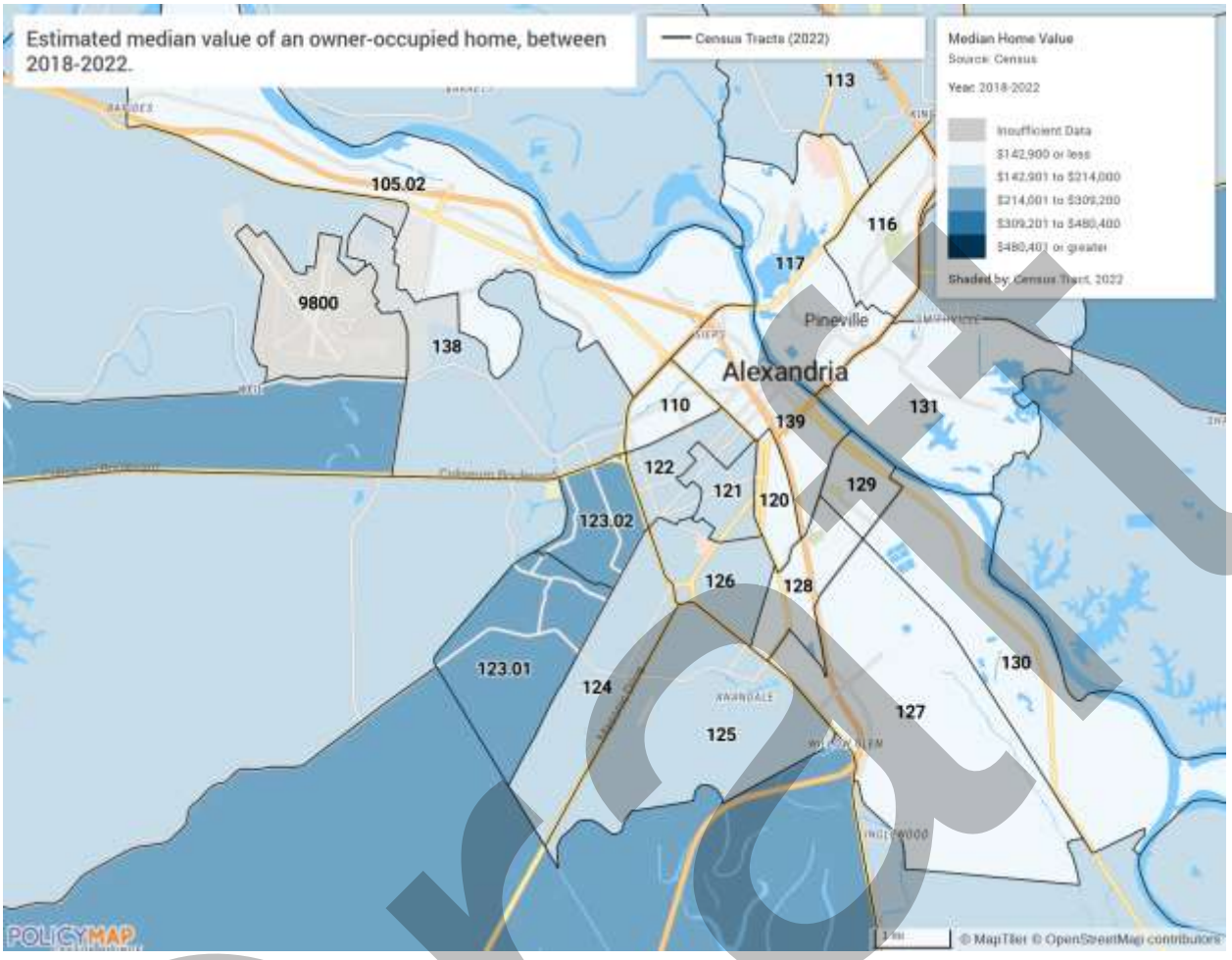
**Alternate Data Source Name:**
2018-2022 ACS 5-Yr Estimates
**Data Source Comments:**

## Housing Costs

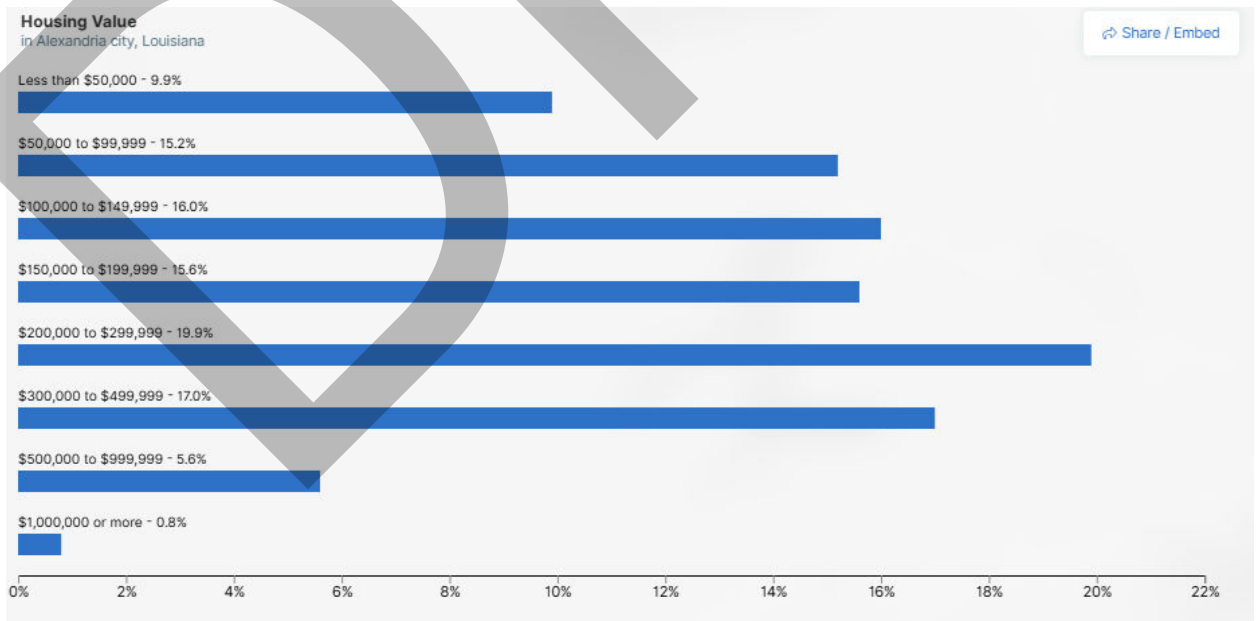
Housing value and rents have increased substantially in the City since 2010. The reported average home value has increased by nearly 58%. However, this is not necessarily representative of what a potential homeowner in the City would actually pay for the property. This increase in value is a good economic indicator for homeowners because it represents an increase in assets that can compensate for the reduced purchasing power in the City. However, renters who are interested in purchasing a home are going to face more difficulty now than they did in 2010

The map below shows the median home value by census tract throughout the City. The southwestern part of the City has the highest home values, this is also where the City has experienced the most growth in population.

Draft




Source: 2018-2022 American Community Survey 5-Year Estimates



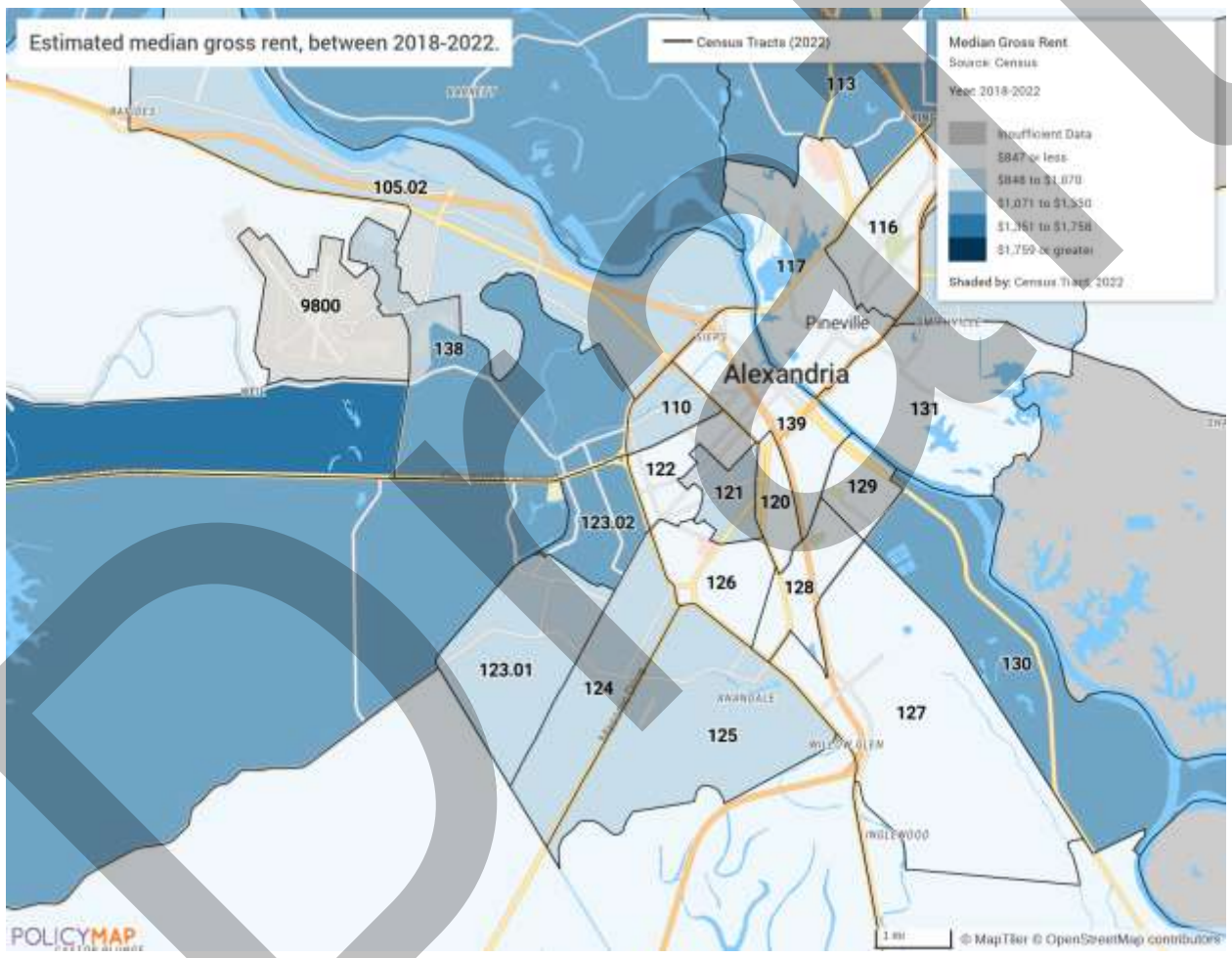

**Median Home Value**

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**Median Rent**

Rents have increased in the City by approximately 26% since 2010. Renters, unlike property owners, do not benefit from increasing housing value. Given the increase in rents and decreased purchasing power it is likely renters are increasingly cost burdened and less likely to be able to arrange for the down payment and other expenses required to become a homeowner.

The map below displays the median rent by census tract. The highest median rents are found in the same general area as high home values. In the southwestern tracts the median rent is over $1,000, a significant difference than nearby tracts with a median rent of $847 or less.




**Median Rent**

Draft

## Housing Affordability

| Number of Units affordable to Households earning | Renter | Owner |
|---|---|---|
| 30% HAMFI | 445 | No Data |
| 50% HAMFI | 1,515 | 915 |
| 80% HAMFI | 5,114 | 2,565 |
| 100% HAMFI | No Data | 3,594 |
| ***Total*** | 7,074 | 7,074 |

**Table 30 – Housing Affordability**

**Data Source:** 2017-2021 CHAS

### Housing Affordability

Alexandria has 20,836 housing units. 17,095 are occupied with 0.6% lacking plumbing and 2.2% lacking complete kitchen facilities. Of the occupied housing, 9,208 are owner occupied with 51.5% carrying a mortgage and 4% without a mortgage. There are 7,887 occupied units paying rent. The total owner occupied units make up 53.8%, while 46.1% are renter occupied. Lower income groups have a significant need for affordable housing. Very low-income residents (30%-50% HAMFI) have only 85 renter units available. This relatively low number makes it difficult for residents in this income group to become homeowners. As well, there are less than 1,000 owner units available for very low-income residents.

## Monthly Rent

| Monthly Rent ($) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---|---|---|---|---|---|
| Fair Market Rent | 674 | 757 | 995 | 1,343 | 1,489 |
| High HOME Rent | 674 | 757 | 988 | 1,132 | 1,244 |
| Low HOME Rent | 603 | 646 | 776 | 897 | 1,001 |

**Table 31– Monthly Rent**

**Alternate Data Source Name:**
HUD 2024 FMR and HOME Rents
**Data Source Comments:**

### HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county. HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Draft

| Median Household Income | Number of Households | Affordable Rent Rate | Rental Units Available | Affordable Home Value | Owner Units Available | Total Units | Difference |
|---|---|---|---|---|---|---|---|
| Less than $25,000 | 6,042 | Less than $625 | 2,021 | Less than $75,000 | 1,940 | 3,961 | -2,081 |
| $25,000 to $49,999 | 5,089 | $625 to $1,250 | 5,222 | $75,000 to $150,000 | 3,186 | 8,408 | 3,319 |
| $50,000 to $74,999 | 2,644 | $1,250 to $1,875 | 674 | $150,000 to $225,000 | 2,170 | 2,844 | 200 |
| $75,000 to $99,999 | 1,511 | $1,875 to $2,500 | 54 | $225,000 to $300,000 | 994 | 1,048 | -463 |
| $100,000 or More | 2,680 | $2,500 or More | 74 | $300,000 or More | 979 | 1,053 | -1,627 |

**Affordable Housing for LMI Residents**

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

No, there is not. In the City of Alexandria, the FMR for a two-bedroom apartment is $1,000.00. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn approximately $3,333 monthly or $40,000 annually. Assuming a 40-hour work week, 52 weeks per year, this translates into a minimum "Affordable Housing Wage" of $19.23/hour.

Residents who make less than $25,000 annually have the greatest difficulty finding affordable housing. According to the data there are 2,081 fewer units available than needed. However, the situation is worse than that. When possible, households will work to minimize their costs and those with higher incomes can acquire units that are below their maximum affordability. Higher income residents may be more attractive tenants than lower income residents and may reside in the limited affordable housing for low-income residents.

See table above: Affordable Housing for LMI Residents

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

As noted in the above analysis, from 2018 to 2022, median home values and rents both increased. The continued high price of both owner-occupied and rental housing reduces the ability of low-income households to find affordable housing. In addition, there are a high number of owner-occupied and renter-occupied households that are cost burdened. If housing construction and rehabilitation cannot keep up with those that go off the market and population growth, then the affordable housing issue may continue to worsen.

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

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The median contract rent in Alexandria is $1,000. That level of rent is between a 2-bedroom and 3-bedroom unit for both the Fair Market Rent and High HOME Rent. For the Low HOME Rent the median contract rent is between a 3-bedroom and 4-bedroom unit. Being aware of the fair market rents and available housing may help inform which projects are supported by grant funds.

**Discussion**

N/A

Draft

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

## Introduction

The tables and maps in this section provide details on the condition of housing units throughout the region by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

1) a home which lacks complete or adequate kitchen facilities
2) a home which lacks complete or adequate plumbing facilities
3) a home which is overcrowded (having more than one person per room)
4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

## Definitions

For the purposes of this plan, units are considered to be in "standard condition" when the unit is in compliance with the local building code, which is based on the International Residential Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis, the lack of a complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are considered to be in "substandard condition but suitable for rehabilitation" when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit.

## Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| With one selected Condition | 1,918 | 21% | 4,150 | 51% |
| With two selected Conditions | 50 | 0% | 350 | 4% |
| With three selected Conditions | 0 | 0% | 0 | 0% |
| With four selected Conditions | 12 | 0% | 0 | 0% |
| No selected Conditions | 7,045 | 78% | 3,715 | 45% |
| ***Total*** | ***9,025*** | ***100%*** | ***8,215*** | ***100%*** |

**Table 32 - Condition of Units**

**Alternate Data Source Name:**
2018-2022 ACS 5-Yr Estimates
**Data Source Comments:**

### Housing Conditions

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The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD describes four housing conditions as being problems: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Nearly 20% percent of all owner-occupied housing units face at least one housing condition while over 50% of all renters have at least one housing condition. Generally speaking, there are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, it is clear that the overwhelming majority of housing problems are a housing cost burden.

### Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| 2020 or later | 125 | 1% | 0 | 0 |
| 2010-2019 | 728 | 8% | 622 | 8% |
| 2000-2009 | 1,118 | 12% | 662 | 8% |
| 1990-1999 | 574 | 6% | 570 | 7% |
| 1980-1989 | 1,088 | 12% | 1,149 | 14% |
| 1970-1979 | 1,381 | 15% | 1,432 | 17% |
| 1960-1969 | 1,668 | 18% | 1,220 | 15% |
| 1950-1959 | 1,209 | 13% | 1,295 | 16% |
| 1940-1949 | 829 | 9% | 875 | 10% |
| 1939 or earlier | 485 | 6% | 390 | 5% |
| ***Total*** | ***9,025*** | ***100%*** | ***8,215*** | ***100%*** |

**Table 33 – Year Unit Built**

**Alternate Data Source Name:**
2013-2017 ACS 5-Yr Estimates
**Data Source Comments:**

### Year Unit Built

The housing age for renters and homeowners show very similar distribution from 1939 to 1999. The greatest change occurs from 2000 to present. Approximately 40.25% of owner-occupied units and 37% of renter occupied units were built since 1980. Units built prior to 1979 have the risk of lead-based paint and special care must be taken when addressing these properties. In total, there are approximately 10,784 units that are at risk of a lead-based paint hazard.

Source: 2018-2022 American Community Survey 5-Year Estimates

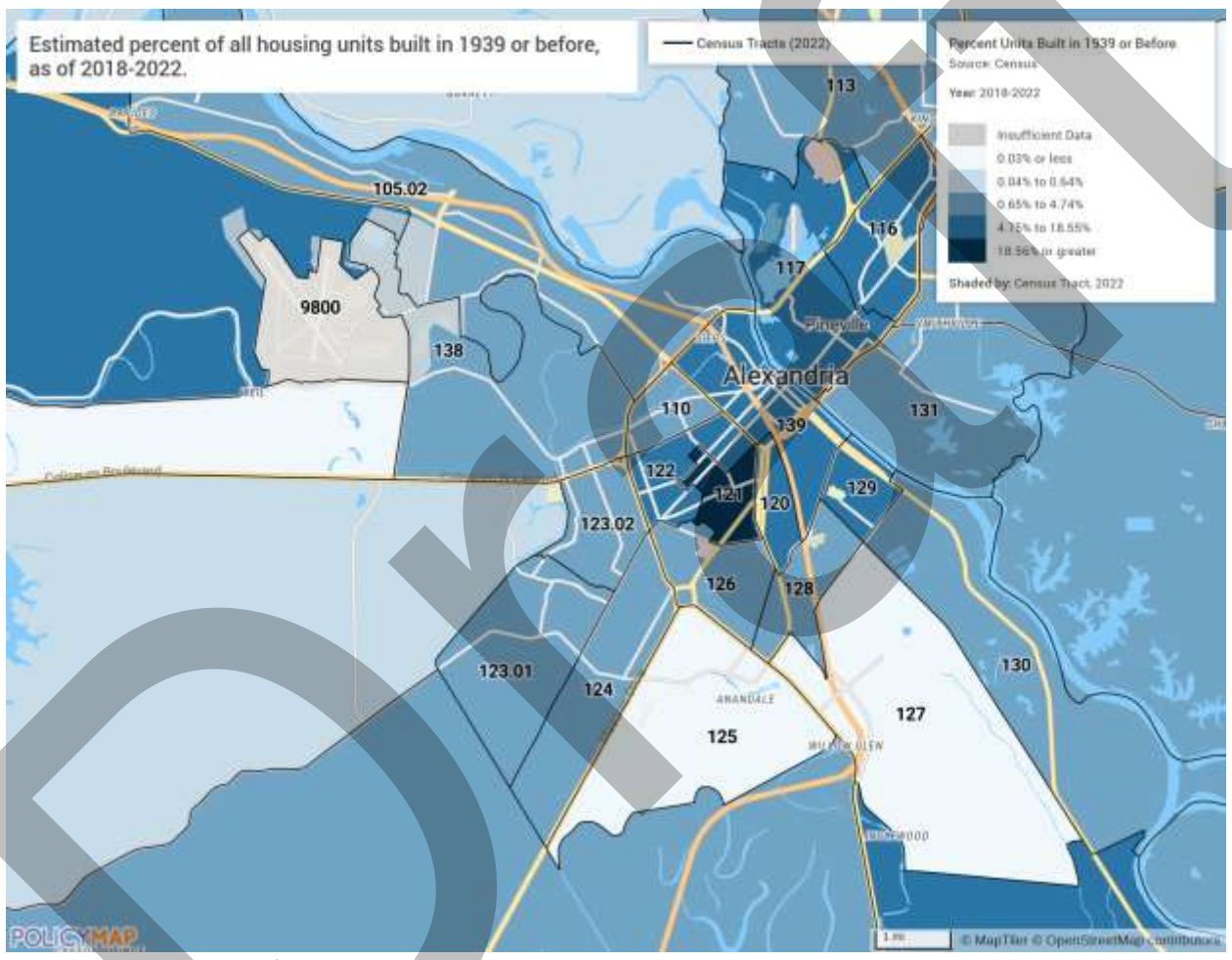
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**Age of Housing**

The maps below depict the prevalence of older housing units in the City.

Units built prior to 1939 are heavily concentrated in the downtown area. In tracts towards the south on the outer edges of the City fewer than 1% of homes were built prior to 1939.

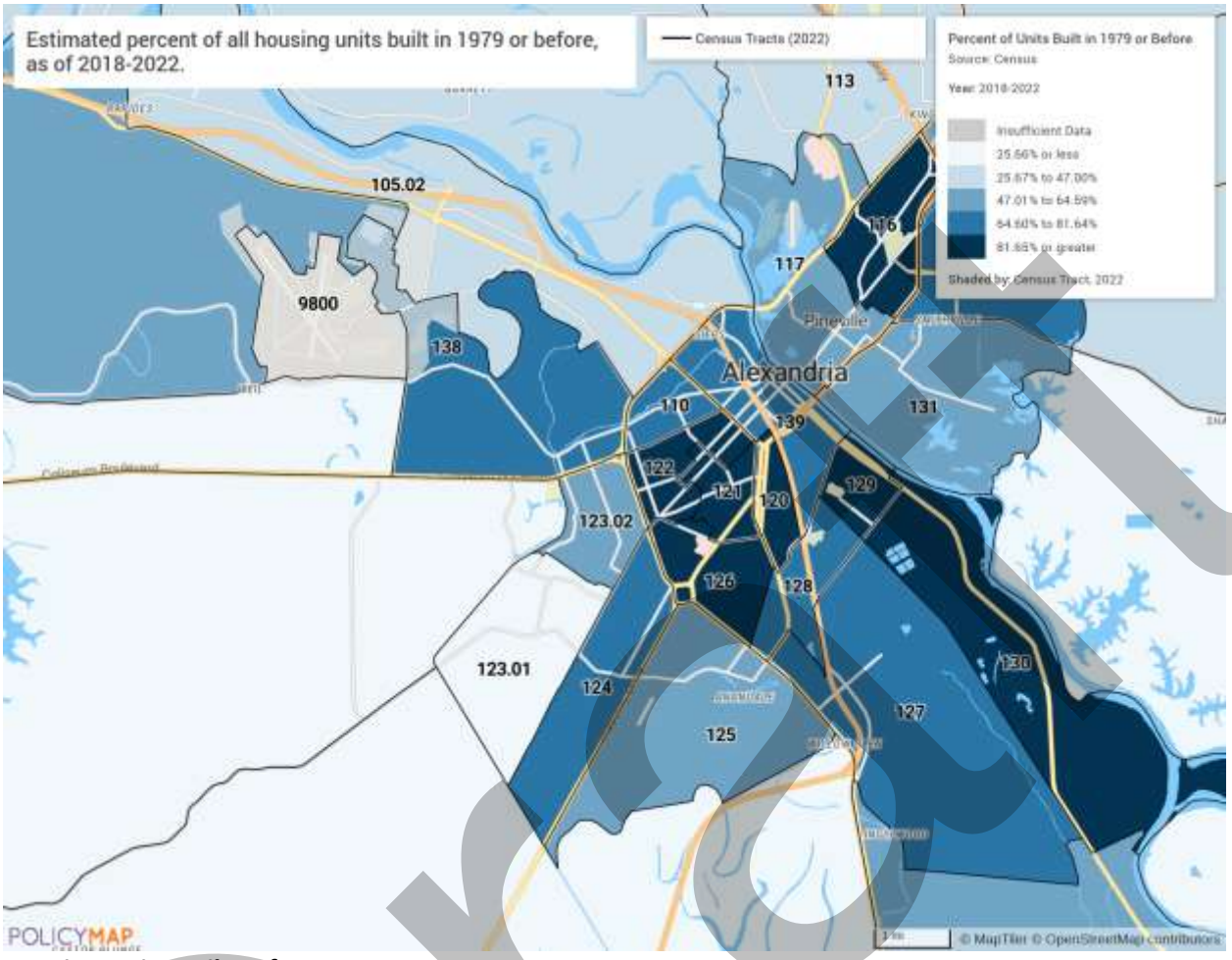
Source: 2018-2022 American Community Survey 5-Year Estimates




**Housing Units Built Before 1939**
**Housing Units Built Before 1979**

Units built before 1979 are found primarily in the downtown tracts and along the river to the east. Southwestern tracts have relatively few homes of this age, however they still make up between 60% and 70% in some areas. This supports the previously identified pattern of the southwestern tracts growing relatively recently when compared to other places and newer housing is in that area.

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**Housing Units Built Before 1979**

## Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| Total Number of Units Built Before 1979 | 5,630 | 62% | 5,225 | 64% |
| Housing Units build before 1979 with children present | 385 | 4% | 965 | 18% |

**Table 34 – Risk of Lead-Based Paint**

**Data Source:** Census Data B25036, CP04 (Total Units) CHAS Table 13 (Units with Children present)

### Lead-Based Paint Hazard

Any housing unit built prior to 1978 may contain lead-based paint in portions of the home, but for the purposes of this plan, it will use 1979 as the cutoff to ensure safety. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1978. Within the City there are approximately 13,648 housing units built before 1979. This total includes vacant units.

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### Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|---|---|---|---|
| Vacant Units | 236 | 636 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 856 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

**Table 35 - Vacant Units**

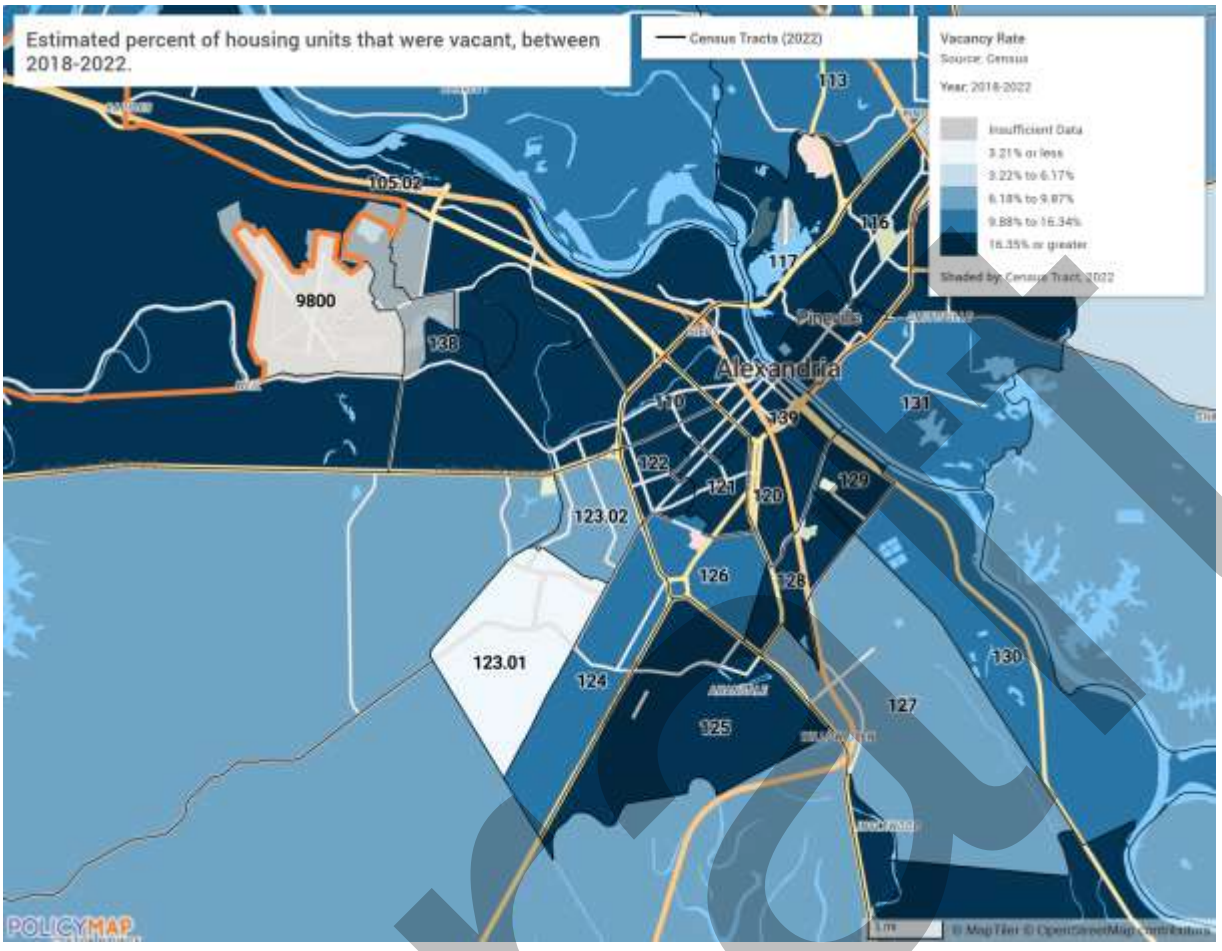
**Data Source:** Census Data

### Vacancy Rate

The map below shows the average housing vacancy rates throughout the City. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. Vacancy is most common in the downtown area where it is over 16% in many places. As per Census data, the City currently has 17,095 occupied units and 3,741 vacant units. The vacancies are contributed to a combination of economic, demographic and social factors. Some of the key reasons contributing to vacant units in the City include decline in key industries resulting in limited job opportunities, population decline, affordable housing issues, crime and safety concerns, high foreclosure rates and urban blight in certain areas.

Source: 2018-2022 American Community Survey 5-Year Estimates

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**Vacancy Rate**

## Need for Owner and Rental Rehabilitation

The need for owner and rental rehabilitation in Alexandria, LA, like many other cities, often arises due to various factors such as aging housing stock, economic conditions, population shifts, and affordability challenges. Here's a breakdown of the key factors that highlight the need for rehabilitation in both owner-occupied and rental properties in Alexandria: aging housing stock, affordable housing shortage, vacancy and abandonment issues, economic revitalization, increased property values, environmental sustainability and energy efficiency, health and safety concerns such as faulty wiring, lead paint, mold or structural issues.

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

For the purposes of this analysis, housing built prior to 1979 will be used to estimate the number of housing units with a lead-based paint hazard. Based on the above information, there are 5,630 owner-occupied units and 5,225 renter-occupied units with a potential hazard. Given that older units are

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usually more affordable than newer units it is estimated that LMI families occupy most of the units built prior to 1979.

**Discussion**

N/A

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

### Introduction

Alexandria Housing Authority (AHA) administers public housing and the Housing Choice Vouchers (HCV) program in the city. As part of the consolidated planning process, the City assessed the number and condition of public housing developments within the City.

### Totals Number of Units

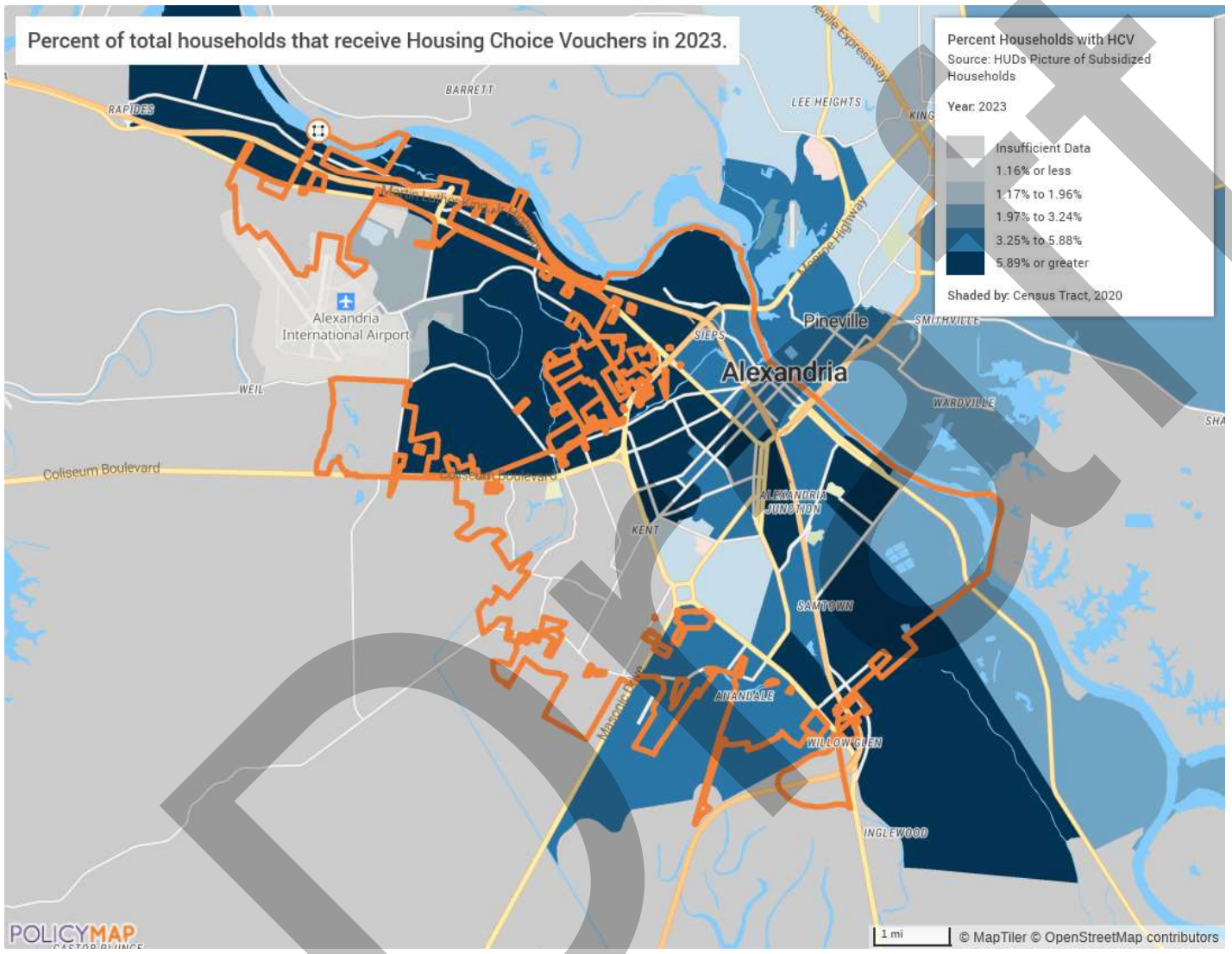
| Program Type | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | | | 590 | 1,114 | | | 175 | 0 | 0 |
| # of accessible units | | | | | | | | | |
| ***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** | | | | | | | | | |

**Table 36 – Total Number of Units by Program Type**

**Data Source:** PIC (PIH Information Center)

The map below displays the percent of households in a census tract that use Housing Choice Vouchers. The tract to the southeast stands out as having a relatively large population that uses vouchers, over 12%. The southwest area where homes are newer and incomes are higher did not have sufficient data to determine the number of residents, if any, with vouchers.

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**Distribution of HCVs**

**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:**

HUD provides physical inspection scores for PHA developments across the country. The physical condition scoring process is based on three elements within the property, which are:

1. Inspectable areas: site, building exterior, building system, common areas and dwelling units;
2. Inspectable items: walls, kitchens, bathrooms and other things to be inspected in the inspectable area;

3. Observed deficiencies.

A score of 55 or below means that the property is in poor condition, and properties in excellent condition have a score of 90 and over. There is one property (3220A Wonderwood Drive) that is considered poor condition and five that are in excellent condition.

See the following table the condition of Public Housing in Alexandria.

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### Public Housing Condition

| Public Housing Development | Average Inspection Score |
|---|---|
| Miracle, Wonderwood, Phoenix, 3220A Wonderwood Drive | 55 |
| Miracle, Wonderwood, Phoenix, 4102A Phoenix Drive | 62 |
| Alexandria VOA Living Center | 93 |
| Bethel | Default |
| Chateau Deville | 99 |
| Mason Estates | 90 |
| Magnolia Trace | 87 |
| Our Ladys Manor | 98 |
| England | 78 |

**Table 37- Public Housing Condition**

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

The Alexandria Housing Authority continues to utilize resources to rehabilitate the units most in need. This includes utilizing Capital Funds to repair roofs, HVAC systems, and other rehabilitation needs.

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

The Alexandria Housing Authority is amending its Annual Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, Alexandria Housing Authority will be converting to Project Based Voucher under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices. Upon conversion to Project Based Voucher Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7.B & 1.7.C of PIH Notice 2012-32, REV-3. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, Alexandria Housing Authority is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement or under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Alexandria Housing Authority with access to private source of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Alexandria Housing Authority may also borrow funds to address their capital needs. Alexandria Housing Authority will also be contributing Operating Reserves in the amount of the subsidy associated with each unit and Capital Funds in the amount of subsidy associated with each unit

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at East Sycamore, West Sycamore, Legacy Heights, Fairway Terrace, Carver Village, Green Meadow Wonderwood, Phoenix Point and Miracle Plaza developments. Alexandria Housing Authority does not have debt under the Capital Fund Financing Program. Also, Alexandria Housing Authority does not currently have debt under an Energy Performance Contract (EPC).

Alexandria Housing Authority will convert the following types of units: the family units or elderly at East Sycamore, West Sycamore, Legacy Heights, Fairway Terrace, Carver Village, Green Meadow, Wonderwood, Phoenix Point and Miracle Plaza developments. There is a possibility that there will be a reduction of units, or a change in the bedroom distribution with this RAD conversion. There will be changes in the policies that govern eligibility, admission, selection, and occupancy of units at these projects after they have been converted. This includes any waiting list preferences that will be adopted for the converted project as well as the Resident Rights and Participation, Waiting List and Grievance Procedures for residents stated in 1.6, 1.7 and Attachment 1B of PIH Notice 2012-3.

Resident meetings have been conducted at all sites that are converting and notices include Rad Information Notice (RIN), General Information Notice (GIN) and any Relocation requirements. There will be a transfer of assistance at the time of conversion.

**Discussion:**

N/A

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

### Introduction

The data below is the summary of all beds reported in the Alexandria/Central Louisiana Continuum of Care (LA-507). Data is not available from HUD at the city level.

### 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) | 9 | 0 | 14 | 31 | 0 |
| Households with Only Adults | 54 | 4 | 5 | 192 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 34 | 0 |
| Veterans | 16 | 16 | 0 | 187 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 18 | 0 |

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**
2018 Housing Inventory Count
**Data Source Comments:** Alexandria/Central Louisiana Continuum of Care (LA-507) 2022

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**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**

As part of the intake process, providers require that program participants enroll in mainstream benefits. This includes two programs from Volunteers of America (Assertive Community Outreach Program and Behavioral Health) that provide case management for residents dealing with mental illness to support independent living. Behavioral Health provides case management to mentally ill adults that live independently. Support also includes life skill training, transportation, and assistance with understanding medical needs. Further, Reentry Solutions have subcontracted with Volunteers of America to provide employment services to ex-offenders being released into Rapides Parish and are open to referrals for homeless individuals seeking assistance. The program gives former offenders opportunities to support themselves through legitimate and productive work, reducing recidivism and improving public safety.

**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.**

*Emergency Shelters*

Hope House of Central Louisiana – Families with Children – 4 beds for Emergency and 30 Transitional

Salvation Army (Health Care for Homeless Vets) – Veterans – 16 beds

*Permanent Supportive Housing*

Alexandria Housing Authority (VASH) – Veteran Families – 35 beds

Central Louisiana Coalition to Prevent Homelessness – Chronic Families – 14 beds

Volunteers of America (Bonus PSH) – Chronic Families – 3 beds

Volunteers of America (PSH) – Chronic Families – 14 beds

*Rapid Re-Housing*

Central Louisiana Coalition to Prevent Homelessness – Families with Children – 5 beds

Volunteers of America (SSVF-RRH) – Veteran Families - 25

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

### Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

### 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

**Elderly:** The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

**HIV/AIDS:** Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

**Alcohol and/or Drug Addiction:** Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

**Mental and Physical Disabilities:** Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with added needs that are unique to their situation. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need of continuous support services dependent on the level of capabilities.

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



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The Continuum of Care has established discharge policies and procedures to assist persons leaving institutional care obtain supportive housing and avoid homelessness.

Locally, hospitals are beginning to reach out to CoC providers in advance of someone being discharged so that proper assessments can take place before the person is discharged. The CoC can assist the hospital seek 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 for those who are mentally ill and/or substance abusers.

In terms of mental health, Volunteers of America has been designated by the CoC as the agency that provides linkages between the mental health system and the homeless system. Volunteers of America has several programs that are not CoC-funded that link persons to resources available to ensure housing stability, and has three PSH CoC-funded programs that serve only those chronically homeless individuals/families who have a mental illness. With mental illness, the leading cause of homelessness locally, having a PSH program where beds are designated specifically for this population ensures that no mentally ill person leaving a mental health facility will be homeless.

**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)**

The city strives to meet housing needs by providing Owner Occupied Housing Rehab, increase affordable housing opportunities, and addressing slum and blight. The housing rehab will address special needs for individuals in need of features such as ramps, wider doorways and special accommodations for individuals with mobility challenges. In addition, funding will accommodate individuals with home modifications to include bathroom adjustments or accessible kitchen designs.

Addressing slum and bright can significantly help persons with special needs. Slum and blighted areas often present numerous barriers to individuals with special needs, including unsafe living conditions, inadequate accessibility and limited access to essential services. By improving these areas, the city can enhance the living environment with improved safety, better housing options, increase access to services, social integration and economic opportunities by attracting new businesses.

**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))**

See above.

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

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

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 Barriers*

- 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.

Draft

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

### Introduction

This section provides insight into the economic development landscape of the City. Included in this section is a look at the specific industries that are prevalent within the City, as well as indicators such as commute times, unemployment, and educational attainment.

### 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 | 205 | 11 | 1 | 0 | -1 |
| Arts, Entertainment, Accommodations | 2,430 | 3,601 | 13 | 0.4 | -12.6 |
| Construction | 797 | 1,562 | 4 | 4.6 | -.6 |
| Education and Health Care Services | 5,390 | 13,433 | 31 | 10.2 | -20.88 |
| Finance, Insurance, and Real Estate | 764 | 1,539 | 4 | 4.6 | -.6 |
| Information | 221 | 351 | 2 | 1 | -1 |
| Manufacturing | 1,260 | 1,005 | 6 | 3 | -3 |
| Other Services | 1,053 | 784 | 6 | 2.3 | -3.7 |
| Professional, Scientific, Management Services | 1,251 | 3,249 | 8 | 3.6 | -4.42 |
| Public Administration | 1,413 | 1,969 | 6 | 5.8 | -.5 |
| Retail Trade | 1,838 | 4,534 | 12 | 13.3 | 1.3 |
| Transportation and Warehousing | 550 | 519 | 4 | 1.5 | -2.5 |
| Wholesale Trade | 207 | 1,127 | 2 | 3.3 | 1.3 |
| Extraction Utilities | 230 | 178 | 1 | .5 | -.5 |
| Management of Companies and Enterprises | 154 | 119 | 1 | .4 | .6 |
| Total | 17,763 | 33,981 | -- | -- | -- |

**Table 39 - Business Activity**

**Alternate Data Source Name:**
2013-2017 ACS (Workers), 2022 LEHD (Jobs)

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## Labor Force

| | |
|---|---|
| Total Population in the Civilian Labor Force | 19,905 |
| Civilian Employed Population 16 years and over | 18,601 |
| Unemployment Rate | 4.4 |
| Unemployment Rate for Ages 16-24 | 9 |
| Unemployment Rate for Ages 25-65 | 5.2 |

**Table 40 - Labor Force**

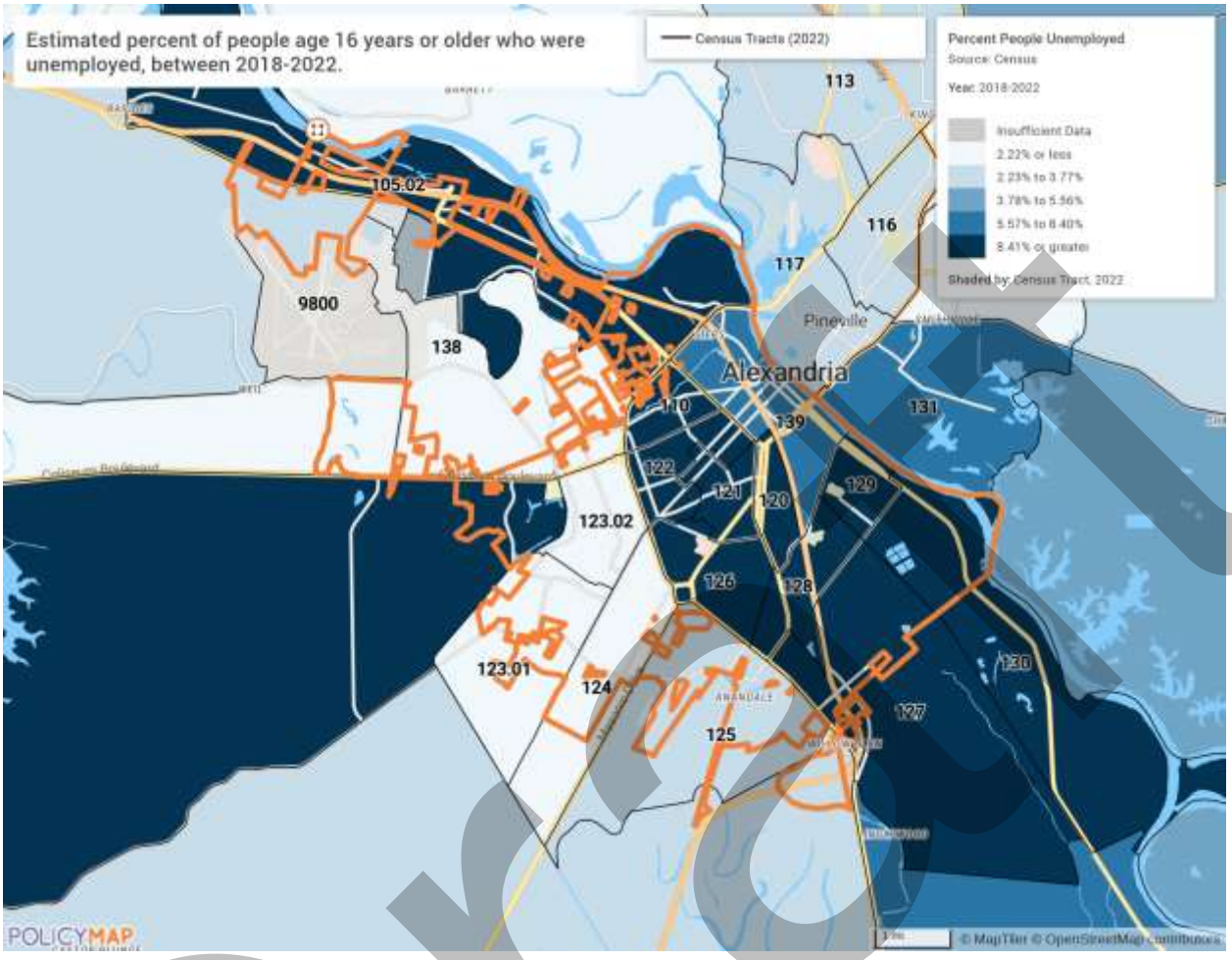
**Alternate Data Source Name:**
2018-2022 ACS 5-Yr Estimates
**Data Source Comments:**

## Unemployment

Based on the unemployment methodology from the US Census Bureau, the citywide unemployment rate is 4.4% for all persons in the civilian workforce. The city is slightly higher than the national average of 4.20% by 0.2%. While the difference is relatively small, it still indicates that Alexandria's labor market is not quite as strong as the national one. Approximately 9% of persons between the ages of 16 and 24 are unemployed. The map below shows the distribution of unemployed persons throughout the City. Tracts in the northern and southern parts of the City have the highest unemployment with some tracts over 10%.

Source: 2018-2022 American Community Survey 5-Year Estimates

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**Unemployment Rate**

| Occupations by Sector | Number of People |
|---|---|
| Management, business and financial | 2,336 |
| Farming, fisheries and forestry occupations | 0 |
| Service | 4,033 |
| Sales and office | 3,620 |
| Construction, extraction, maintenance and repair | 1,331 |
| Production, transportation and material moving | 2,181 |

**Table 41 – Occupations by Sector**

**Alternate Data Source Name:**
2023 ACS 5-Yr Estimates
**Data Source Comments:**

**Occupations by Sector**

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According to the ACS data, the largest employment sector is the Service sector with 4,033 employees. The second largest sector is Sales and Office with 3,620 with the third largest being the Management, Business, and Financial sector with 2,336.

### Travel Time

| Travel Time | Number | Percentage |
|---|---|---|
| < 30 Minutes | 14,797 | 86.4% |
| 30-59 Minutes | 1,199 | 7% |
| 60 or More Minutes | 1,130 | 6.6% |
| ***Total*** | ***17,126*** | ***100%*** |

**Table 42- Travel Time**

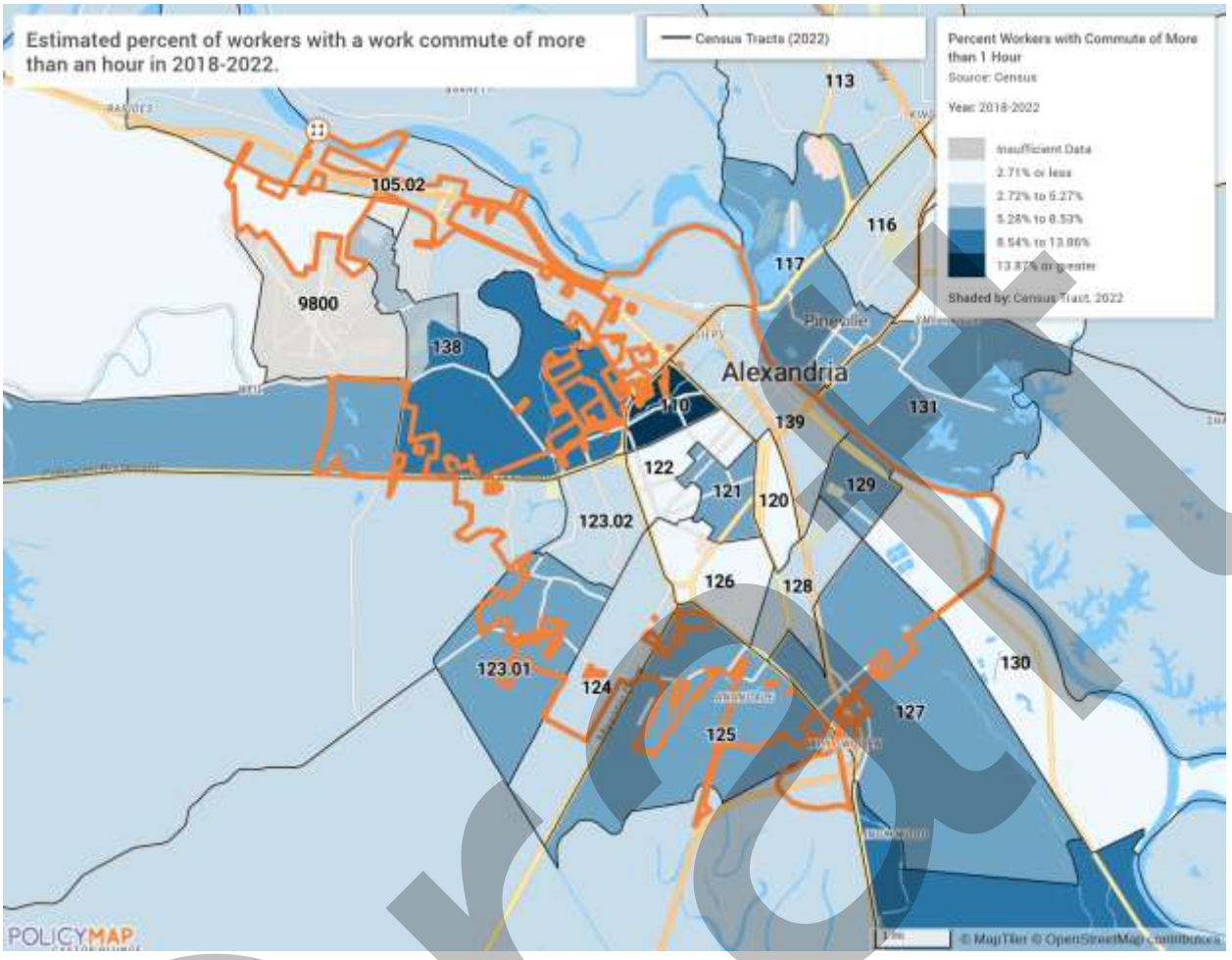
**Alternate Data Source Name:**
ACS 5-Yr Estimates 2023
**Data Source Comments:**

### Commute Travel Time

Long commutes are not a significant issue for most residents of Alexandria. Nearly 90% of all persons commuting to work have a commute of less than 30 minutes each way. Only 6.6% have a commute that is an hour or longer.

Source: 2023 American Community Survey 5-Year Estimates

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**Commute Travel Time More than One Hour**

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | |
|---|---|---|---|
| | Civilian Employed | Unemployed | Not in Labor Force |
| Less than high school graduate | 1,531 | 45 | 2,059 |
| High school graduate (includes equivalency) | 4,446 | 566 | 2,678 |
| Some college or Associate's degree | 4,251 | 263 | 1,824 |
| Bachelor's degree or higher | 4,072 | 56 | 856 |

**Table 43 - Educational Attainment by Employment Status**

**Alternate Data Source Name:**
2023 ACS 5-Yr Estimates
**Data Source Comments:**

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Educational Attainment by Age

| Population 25 years and over | |
|---|---|
| Less than 9th grade | 1,463 |
| 9th to 12th grade, no diploma | 3,256 |
| High school graduate (includes equivalency) | 10,115 |
| Some college, no degree | 6,293 |
| Associate's degree | 1,662 |
| Bachelor's degree | 4,234 |
| Graduate or professional degree | 3,056 |
| High school graduate or higher | 25,360 |
| Bachelor's degree or higher | 7,290 |

**Table 44 - Educational Attainment by Age**

**Alternate Data Source Name:**
2023 ACS 5-Yr Estimates
**Data Source Comments:**

The table above details educational attainment by persons 25 years of age and older within the City. The total number of people aged 18 to 24 who have completed high school (including equivalency) and obtained an associate's degree is 1,249. Of this group, 279 individuals achieved a bachelor's degree or higher. The total number of people aged 65 and over with a bachelor's degree or higher is 2,306. The current educational attainment is 85.2% high school graduate or higher which is about the same as the rate in Louisiana which is 86.7%. The current rate of 25.2% represents a bachelor's degree or higher which is a little less than the rate in Louisiana of 26.1%,

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---|
| Less than high school graduate | 27,723 |
| High school graduate (includes equivalency) | 29,441 |
| Some college or Associate's degree | 29,280 |
| Bachelor's degree | 66,935 |
| Graduate or professional degree | 74,526 |

**Table 45 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**
2023 ACS 5-Yr Estimates
**Data Source Comments:**

**Median Earnings by Educational Attainment**

The median earnings of individuals in the City are closely tied to educational attainment. Median earnings increase as individuals attain higher education. A person with a bachelor's degree generally earns nearly $40,000 more than of a person without a high school degree. A person with a graduate or

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professional degree can expect to earn nearly $45,000 more than somebody with only a high school degree.

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

In the City of Alexandria, the largest employment sector is the Education and Health Care services sector. This sector makes up 30.3% of the workers and 39.5% of the jobs, the largest by far. The next two largest sectors are Retail Trade with 13.3% of jobs and Arts, Entertainment, and Accommodations with 10.6% of the jobs.

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

As discussed below, there is a need for a workforce that is more aligned with the current and future needs of the workforce. Alexandria is home to major healthcare workers-doctors, nurses, medical technicians, and support staff continues to grow. The aging population increases the demand for healthcare services. Given the city's proximity to energy sectors, manufacturing and other industries, there is a significant need for skilled tradespeople. Jobs in welding, plumbing, electrical work and HVAC are in demand. Alexandria needs more investment in education and workforce training programs to ensure residents have the skills needed for emerging job sectors. As with many cities, there is a rising demand for technology professions, particularly those skilled in IT infrastructure, cybersecurity, data analysis and software development. Infrastructure is also needed, particularly broadband internet, improvements to the port areas, river deepening, transportation and roads, flood control and disaster preparedness, securing the rail access and affordable housing.

**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 Kisatchie-Delta Region's Comprehensive Economic Development Strategy (CEDS) identified one goal to define the efforts and objectives of the organization: Sustain and Grow Capacity for Economic Competitiveness. There are five objectives with a number of tactics.

Objective 1: Economic Development – Enterprise Ecosystem

1. Small Business, Big Benefit
2. Diversification
3. Technology
4. Infrastructure and Facilities
5. Broadband and Global Connections
6. System Integration



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Objective 2: Education and Workforce – Talented, Educated People-Fit

1. Training and Articulation
2. Work Ready, Work Engaged
3. Soft Skills and Productivity
4. Ongoing Learning by Individuals and Enterprises for Mutual Benefit

Objective 3: Governance and Civic Capacity – Leadership and Technical Management

1. Capabilities for Managing Facilities, Finances, and Projections
2. Right-sizing Targets for Economic Growth
3. Enriching Relationship Networks for Active Collaboration
4. Purpose-Drive Decision-Making

Objective 4: Environment and Resources – Eco and Bio Conscientiousness

1. Community Services Sustainability
2. Sustain and Improve Land and Natural Assets
3. System Built Redundant and Resilient
4. Maximize Tourism Positive Contributions
5. Research Tourism Sustainability

Objective 5: Place and Identity – Energizing Core Communities

1. Tourism Development
2. Commercializing Cultural and Historic Assets
3. Restoring and Cultivating Main Street-esque Revitalization
4. Tactical Placemaking and Placebranding
5. Valuing community Identity to Fuel Vibrancy

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

One of the major objectives of the regional CEDS is to address the disconnect between skills and education and the current employment opportunities. There is a need to connect education and workforce strategies and build partnerships. All education types are needed to fulfill the business and industry needs. Further details about the CEDS plans and objectives are below.

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**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.**

The jurisdiction is working to increase cooperation between educational and business organizations to develop workforce training initiatives. Included in this cooperation is Central Louisiana Community Technical College System's "Center for Manufacturing Excellence" award to respond to industry labor needs and skill shortages.

Additional partnerships include:

1. **The Orchard Foundation**: established by the Rapides Foundation in 2004 to act as a nonprofit local education fund to improve educational opportunities for educators. The mission is to improve academic achievement for Central Louisiana students by promoting best practices; recruiting, retaining, and rewarding excellent and innovative teachers; building school leadership and strengthening school and community relationships.
2. **Louisiana Central**: is an economic development organization that plays a significant role in advancing the business environment and workforce development in Alexandria. It is a collaboration of public and private sector entities focused on growing the region's economy, supporting local businesses and fostering job creation.
3. **The Rapides Foundation:** is a philanthropic organization that plays a vital role in supporting the development of Alexandria. Established in 1994, the foundation focuses on improving the quality of life for local residents through a range of programs, grants and initiatives including workforce training, health improvement programs and supporting local businesses.
4. **Area Workforce Investment boards:** The Central Louisiana Workforce Development Board (CLWDB) serves as the primary workforce investment board and plays a key role in connecting job seeking with opportunities, offering training and educational resources. Through its collaboration with education institutions, local businesses and government programs, the CLWDB helps drive workforce development.

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

Yes, Alexandria has a CEDS, which is developed and supported by various local organizations, including the Central Louisiana Economic Development Alliance (CLEDA) and other regional entities. The strategy is aimed at enhancing economic growth, fostering job creation, and improving the quality of life for residents.

**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.**

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The CEDS identified a number of pursuits and priorities for each of the objectives identified.

**Objective 1:** Economic Development – Enterprise Ecosystem – Focus Year Launch: 2023

1. Asset-fulfillment: Make our assets work better and work for us
2. Capital improvements for industrial facilities, infrastructure, and incubation
3. Integrated multi-modal capacity
4. Stimulate private sector investment through tools: Opportunity Zone, HUBZones, new markets, incentives, certified sites, and expand the trade sector
5. Accelerate access to capital
6. Pursue broadband infrastructure and adoption
7. Support entrepreneurship and diversification
8. Seek investment in transportation enhancements and expanded motes of commerce including truck-to-rail, ports, I-14, pipelines, and venues for open markets

**Objective 2:** Education and Workforce – Talented, Educated People-Fit – Focus Year Launch: 2021

1. Fulfill business and industry needs using all education types
2. Identify and forge connections for education and workforce strategies
3. Mobilize methods for employability and quality wages by promoting collaboration and articulation amongst providers, including community and technical colleges, universities, independent training providers, apprenticeship, and workforce. Function proactively and responsively to industry's labor demand and individual's opportunities to earn quality wages
4. Build partnerships between business and higher education
5. Strengthen talent initiatives through cultivation and attraction.
6. Assess and map needed skills for open or projected opportunities

**Objective 3:** Governance and Civic Capacity – Leadership and Technical Management – Focus Year Launch: 2020

1. Regional training in both leadership and topical, subject matter expertise. Grow leaders with appreciation for development, redevelopment, and resilience
2. Pursue designations of distinctions to add competitive advantages
3. Convene good conversations to exchange and advance joint pursuits. Assure adequate, baseline funding for public sector development entities.
4. Upskill leadership with the people skills to thrive
5. Promote project structuring and responsible grant, project, and fund management
6. Grow business networks for peer support, training, and ventures

(continued in Discussion below)

**Discussion**

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**Objective 4:** Environment and Resources – Eco and Bio Conscientiousness – Focus Year Launch: 2019

1. Redress critical challenges to water and wastewater infrastructure and its management. Implement training and assistance to overcome public health and safety concerns from declining resources and outdated rates
2. Reuse of facilities repurposed and building on past public investment. Educate school boards on CEA opportunities to reduce blight
3. Promote, encourage, and assist with public system's sustainability
4. Utilize cultural, natural, and other assets as foundation for home-grown solutions. Support local projects, programs, and incentives that are congruent with the region's goal

**Objective 5:** Place and Identity – Energizing Core Communities – Focus Year Launch: 2022

1. Support community revitalization
2. Encourage rural Farmer's Markets and local food initiatives to promote healthy places and desirable consumer options.
3. Coordinate with attractions and tourism on regional and collaborative marketing.
4. Identify viable tourism development. Utilize cultural and physical assets as input for enterprises
5. Promote nature trails and local event participation. Implement recommendations of visitor-interest study
6. Promote and assist non-profits and civic groups to be empowered, responsible, and able to influence and implement change and growth.

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## MA-50 Needs and Market Analysis Discussion

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

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Within the City, 0.5% of occupied units lack complete plumbing, 1.2% occupied units lack complete kitchen facilities, 2.5% are overcrowded, and 38.2% are cost burdened.

Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the City average. For this analysis, “substantially higher” means a lack of complete plumbing over 10.5%, a lack of complete kitchen facilities over 11.2%, overcrowding over 12.5%, or cost burden over 48.2%.

There are no areas in the City of Alexandria with concentrated housing problems.

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

Yes, there are several areas with a concentration of racial minorities, ethnic minorities, or low-income families. For the purposes of this analysis, a “concentration” is any census tract where the minority population makes up 10% more than the citywide average or is low-income. Maps of these concentrations follow this section.

**Black Households:** In Alexandria, 55.5% of the population is black. According to HUD’s CPD mapping system, there are ten tracts with a concentration (greater than 60%) of black households. These tracts are all concentrated on the east side of town.

1. 13000 – 83.96%
2. 12700 – 96.02%
3. 12900 – 93.49%
4. 12800 – 92.65%
5. 13900 – 69.92%
6. 12100 – 71.64%
7. 12500 – 74.74%
8. 12000 – 97.49%
9. 13000 – 83.96%
10. 11000 – 80.34%

There were no other racial or ethnic groups with geographic concentrations in Alexandria.

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**Low-Income Households:** The Median Household Income in the City is $49,049. Any household making 80% or less ($39,239) is considered “low-income” concentration. As visualized in the map below, the tracts in the east part of the City tend to be low income.

See maps below: Concentration of Black Population and Concentration of LMI Households

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

The areas with a concentration of black residents overlaps regularly with the low-income map. These areas tend to have weaker economic indicators and may lack opportunities.

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

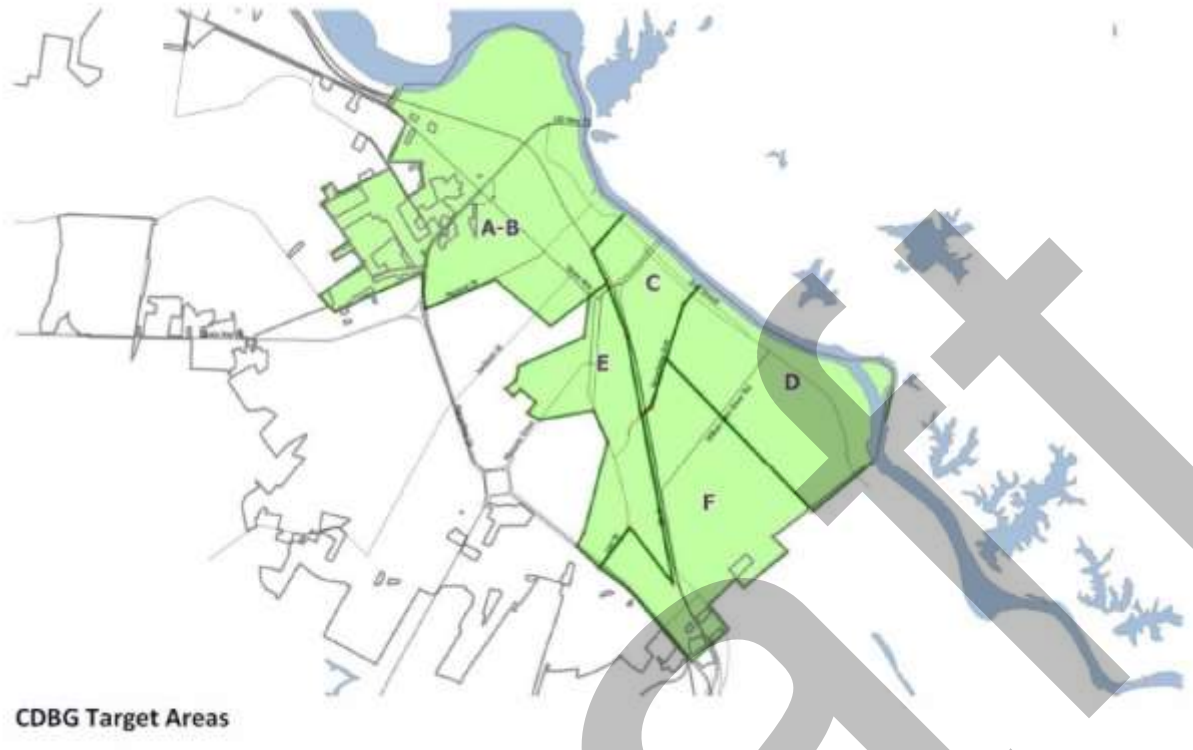
The City has been focusing on redevelopment of many of the areas in need. Additional resources have been devoted to improve the living and economic situation in these areas.

### Are there other strategic opportunities in any of these areas?

Expansion of the business district is an opportunity that continues to exist. The business district overlaps with the low median household income and high black population tracts. Being along the river provides opportunities to utilize the waterway for economic means and to improve transportation opportunities throughout the City.

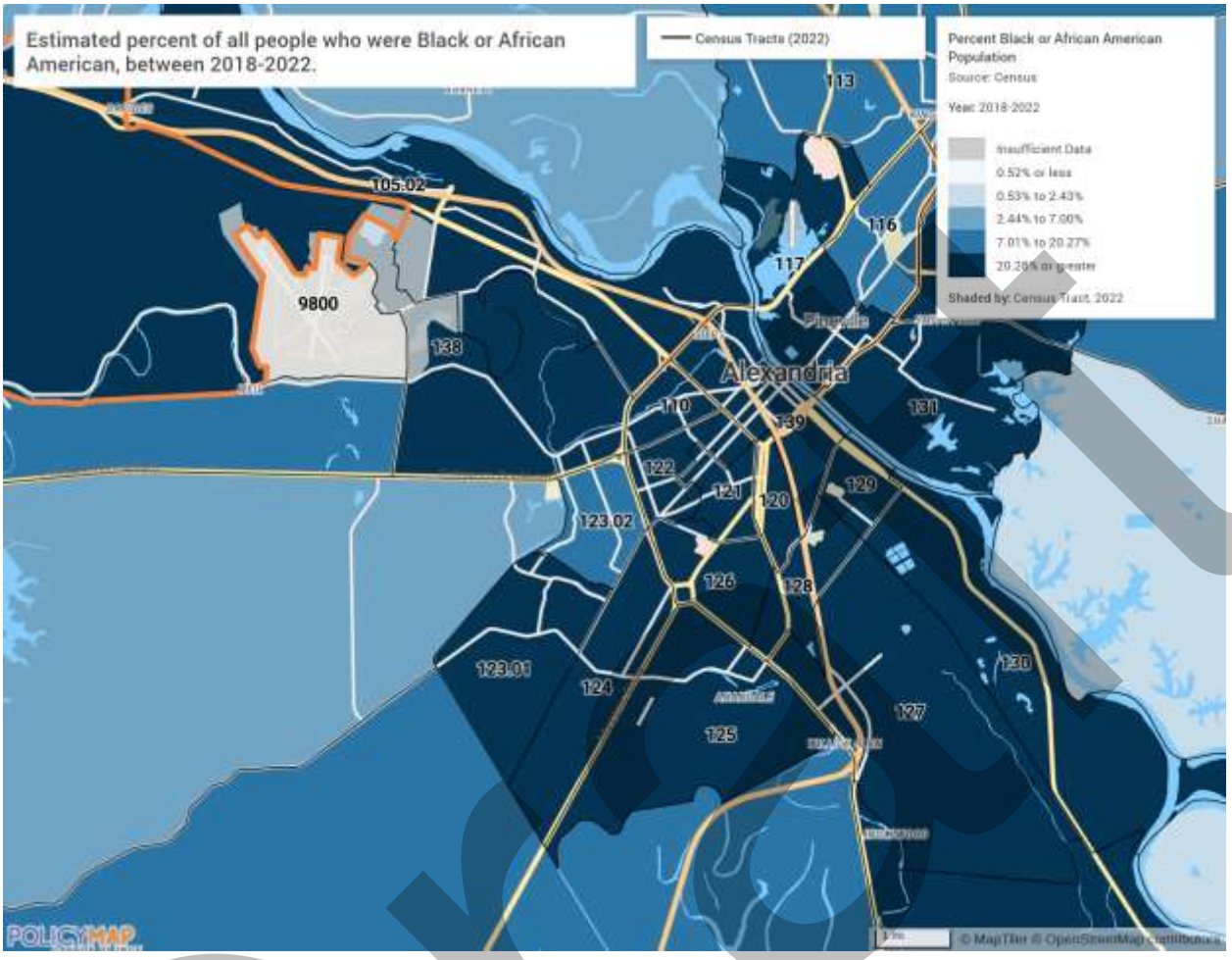
See map below: CDBG Target Areas

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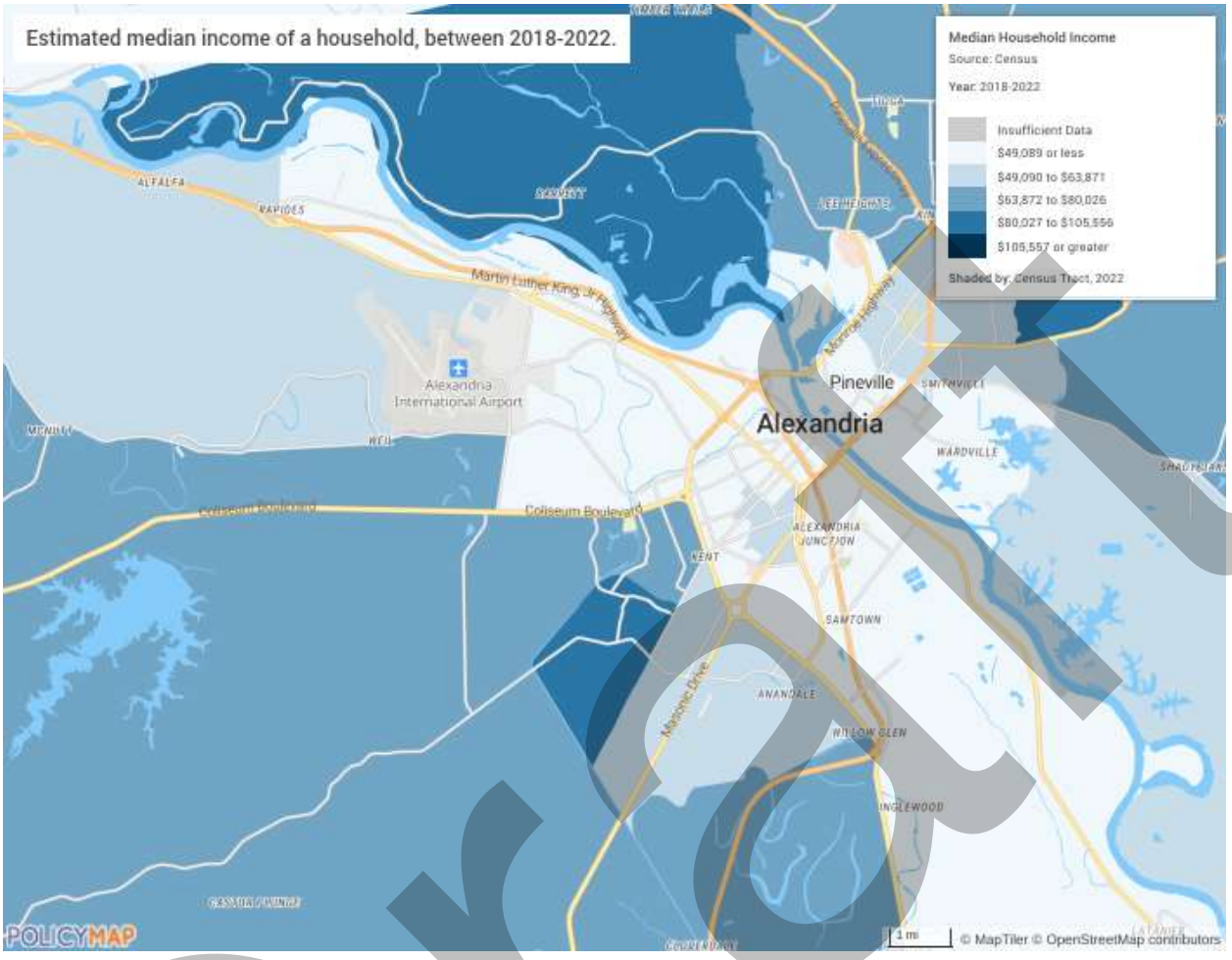

**CDBG Target Areas**

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**Concentration of Black Population**

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**Concentration of LMI Households**

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## 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.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Alexandria does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, to include LMI areas. The average Alexandria household has three (3) options for broadband-quality Internet service; however, an estimated 4,000 locals in Rapides Parish, within Alexandria, do not have access to any wired internet.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows three major infrastructure options within Alexandria: fiber, cable, and DSL.

See map below: Broadband Access

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

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Alexandria has a total of seven (7) Internet providers offering residential service. Optimum and AT&T (Fiber) are the strongest providers in Alexandria so far as coverage. The average Alexandria household has three (3) options for broadband-quality Internet service.

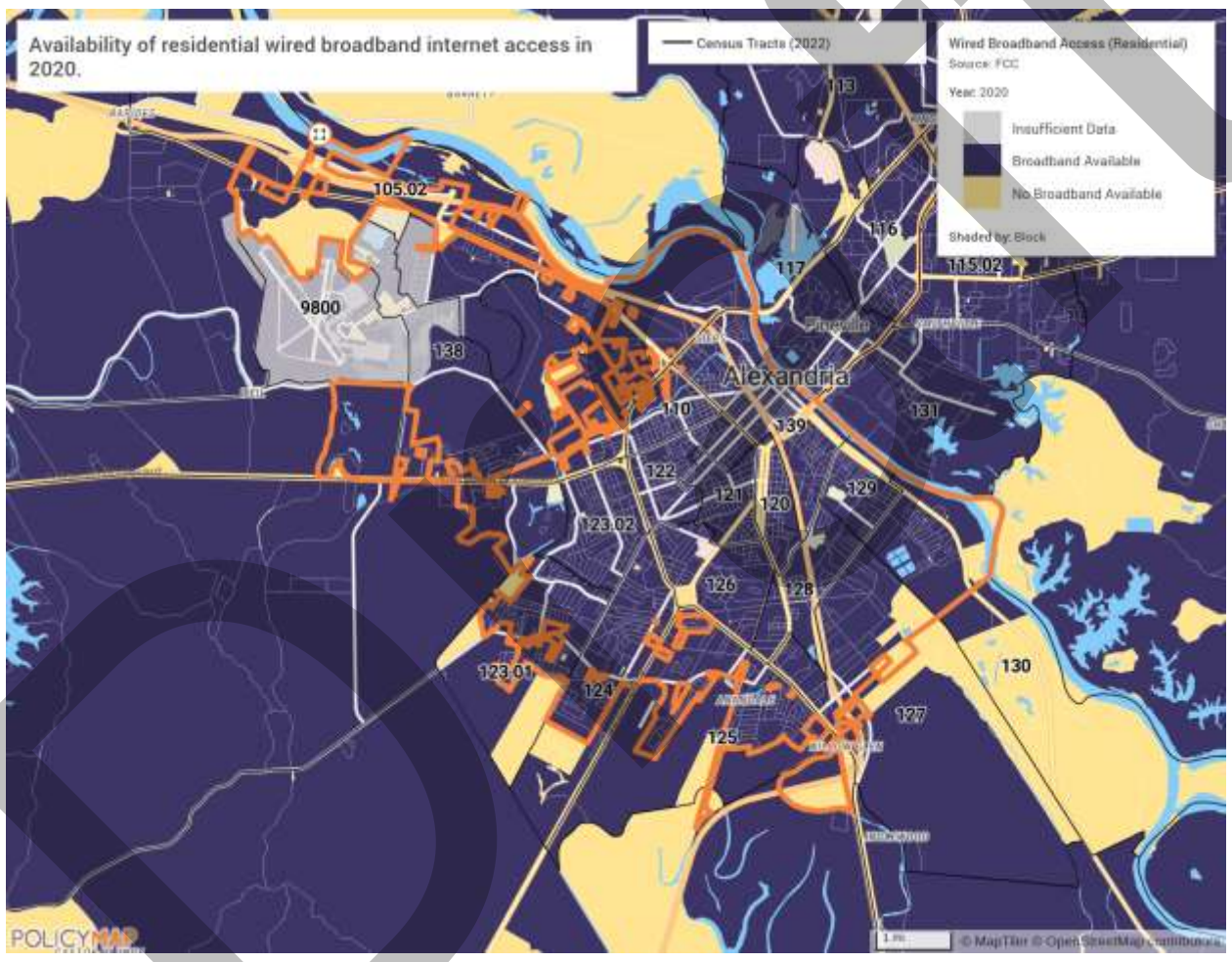
- Suddenlink (Cable)
- Optimum
- AT&T Internet (DSL and Fiber)
- T 5G Home Internet

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- Verizion
- Starlink
- HughesNet (Satellite)

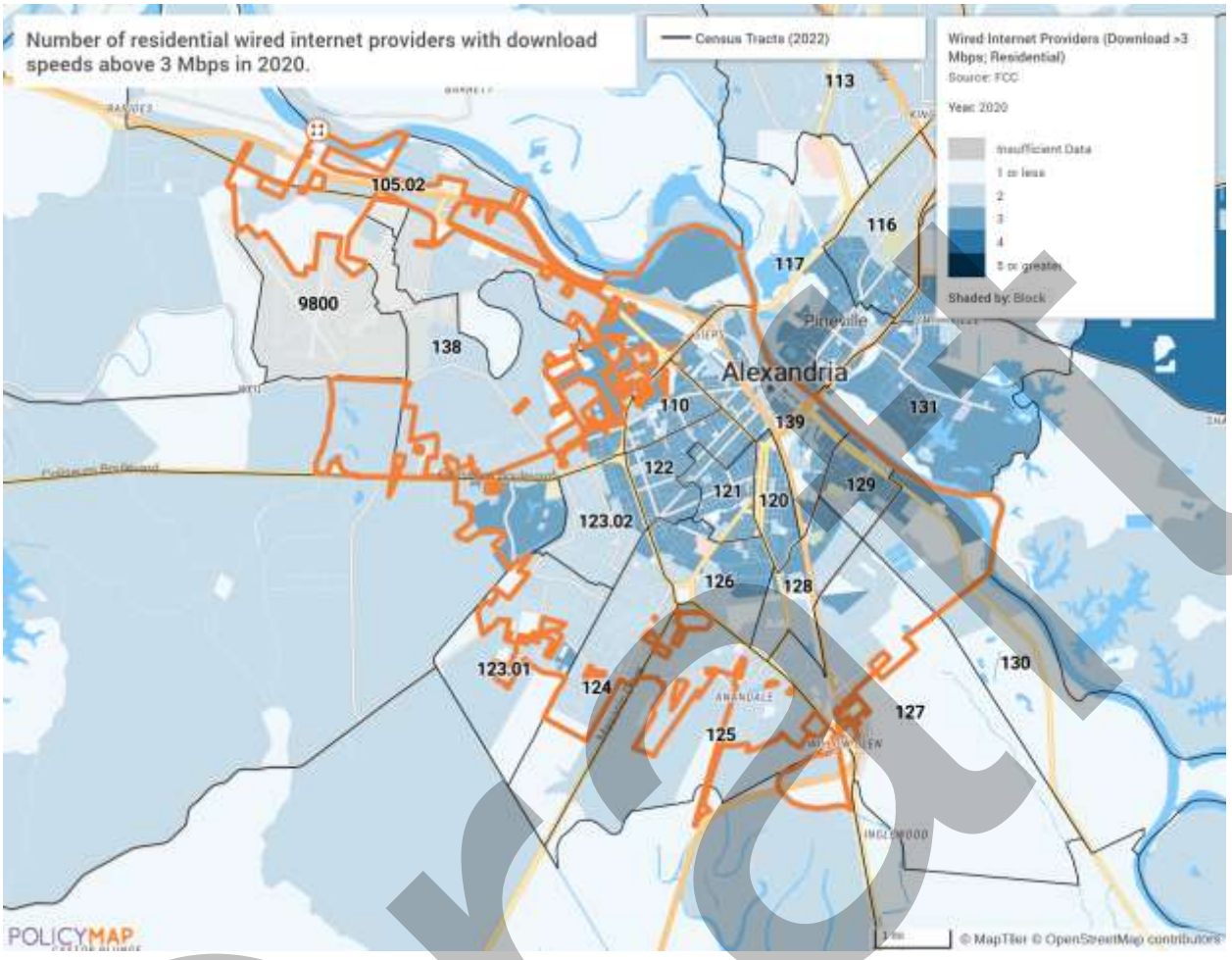
The following map shows the number of broadband service providers by census tract. Most of the city has at least three options of high-speed internet with competitive providers, however about eight percent of residents only have access to one provider.

See map below: Highspeed Internet Providers




**Broadband Access**

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**Highspeed Internet Providers**

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## 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 has not historically been as vulnerable to various natural hazard events as other locations in the state but Alexandria can still face several risks. While Alexandria is located inland, away from the coast, the effects of climate change still pose significant risks in the form of flooding, severe storms and heatwaves, among other hazards. The City is moderately more prone to tornadoes than other locations in the state and has experienced flooding, hail, thunderstorms and others natural hazard events. The potential impacts of climate change—including an increase in prolonged periods of excessively high winds and more heavy precipitation—are often most significant for vulnerable communities. As mentioned, the City is not located near the coast, but it is still impacted secondary effects such as tropical storms from traveling hurricanes. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, and an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity may lead to people moving inland from the coast. An increase of people could come into the City which would drive up housing costs, reduce the availability of jobs, and tax resources.

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

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes. LMI communities are at a disproportionately higher risk of being displaced long term or permanently by flooding hazards.

The City of Alexandria strives to inform and prepare the general public for multi-hazard mitigation. There are online venues (including city website and Facebook page, Louisiana VOAD website, and Volunteer Louisiana website and Facebook page) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community. The city also coordinates with the Rapides Parish and the state Governor's Office of Homeland Security and Emergency Preparedness. The City has also made great strides to ensure future resiliency and preparedness against natural disaster. THINKAlex is a community-driven Resiliency Plan, comprised of a Land Use Plan, a Housing Plan, and a Transportation Plan, focused on the development of effective long-term plans and strategies for the City. One specific effort from this plan is to explore comprehensive flood plain management, which will strengthen it defenses against natural disaster.

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# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Given the broad range of needs and the limited amount of resources available, the City can only meet a portion of the needs within the community. For the purpose the Consolidated Plan, the needs identified as "high priority" are those that the City plans on addressing with available federal funds over the next five years.

This portion of the plan, the Strategic Plan, summarizes the community needs and identifies its high priority needs that it will address over the next five years. The Strategic Plan also describes how the City will address its priority needs. This includes identifying available resources (Anticipated Resources), who will carry out the activities (Institutional Delivery Structure), and how the conditions of the market will influence the City's actions (Influence of Market Conditions). The Strategic Plan also describes the City's plans to address specific issues required by the regulations, including barriers to affordable housing, lead-paint hazards, and anti-poverty measures.

Given the variables above, the City sets goals that will be used to measure performance over the term of the plan. It should be noted that is difficult to estimate the funding levels for the HOME and CDBG program for the term of the Consolidated Plan. Given this, the goals listed in the plan are based on the assumption that funding will remain relatively stable over the next four years.

The priorities and goals of this Strategic Plan did not change much from the previous Strategic Plan. The City's focus will remain on housing and the elimination of blighted conditions.

AFFORDABLE HOUSING
The City estimates it will budget about eighty percent of its available resources for housing activities. CDBG funds will support a Minor Rehabilitation Program using up to 70% and up to 90% of Home funds will be allocated towards a Major Rehabilitation Program or new construction on a 58-64 unit multi-family residential complex. The potential new construction is pending an award from Louisiana Housing Corporation (LHC) published NOFA to solicit developers for new construction housing projects tied with low-income housing tax credits. If funding is obtained the new development will support an economically distressed area for low-income residents.

ELIMINATION OF BLIGHT
Approximately thirty percent of available funds will be used for the elimination of blighted conditions. This includes Code Enforcement and Demolition/Clearance of Blighted Properties.

Staff estimates that 90% of funds will be used within the CDBG Target Area. While most of the programs administered by the City will be available on a City-wide basis, the target areas have higher levels of

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need.  The CDBG funds will be used for demolition of abandoned or deteriorated buildings that pose safety hazards or are visually unappealing, contributing to neighborhood declining. After blighted structures are removed, the site can be prepared for redevelopment necessary for new construction, which will include affordable housing. A description of the target areas are included in the Geographic Priorities section.

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

### Geographic Area

**Table 46 - Geographic Priority Areas**

| | | |
|---|---|---|
| **1** | **Area Name:** | Slum & Blight Area 1 |
| | **Area Type:** | Local Target area |
| | **Other Target Area Description:** | |
| | **HUD Approval Date:** | |
| | **% of Low/ Mod:** | |
| | **Revital Type:** | Other |
| | **Other Revital Description:** | Slum & Blight Area |

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| | | |
|---|---|---|
| | **Identify the neighborhood boundaries for this target area.** | Identified slum and blight areas (SBA) are:<br><br>Area AB-20: The area incorporated by the City of Alexandria, LA north of a meandering line commencing from the intersection of MacArthur Drive and Bayou Rapides; to Monroe Street; to Chester Street; to Polk Street; to Bolton Avenue; to Lee Street; to Thorn Road; to Murray Street; to Foisy St; to Jackson Street; to 6th Street; to Beauregard Street and centerline extension; to the centerline of the Red River.<br><br>Area C-20: The area bounded by a line commencing at the intersection of Broadway Avenue; along I-49 to Murray Street; to Foisy Street; to Jackson Street; to 6th Street; to Beauregard Street; to the centerline extension of the Red River; to Broadway Avenue; along Broadway Avenue to the Point of Beginning.<br><br>Area D-20: Southeast of a line commencing at the apparent intersection of the extension of Broadway Avenue and the centerline of the Red River; along Broadway Avenue to Kansas City Southern Railroad; to the intersection of the City limits (31.26877 N, 92.41056 W); to the centerline of the Red River.<br><br>Area E-20: The area bounded by a line commencing along Lee Street to Vance Avenue; to City Park Boulevard; to South City Park Boulevard; to Marigold Street; to the terminus of Marigold Street; to Texas Avenue; to Lee Street; to Memorial Drive; to Sterkx Road; to South MacArthur Drive; to Lee Street; to Duhon Lane; to Hudson Blvd; to I-49; along I-49 to the Point of Beginning.<br><br>Area F-20: That area bounded by the line commencing at the intersection of Broadway Avenue; to I-49; to Hudson Blvd; to Duhon Lane; to Lee Street; to South MacArthur Dr; along to the City Limits at 31.2476 N, 92.4335 W; to the Kansas City Southern Railroad; to the Point of Beginning.<br><br>See maps for each area attached in the SP-10 |

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| | | |
|---|---|---|
| | **Include specific housing and commercial characteristics of this target area.** | All areas: AB, C, D, E, F have physical deterioration of buildings is rampant throughout and high density of code enforcement complaints. Communities with an older housing stock are likely in need of support and may not have the supply of homes necessary to meet demand. Units built prior to 1978 have the risk of lead-based paint and special care must be taken when addressing these properties. The median year built for the proposed slum and blight areas determination ranges from 1959 to 1970.<br><br>Areas AB & E have abandonment of properties is examined through the vacancy rate. According to Census ACS 5 year estimate, 2023, the proposed areas had an estimated vacancy rate over 32%. With a housing stock experiencing deterioration and high vacancy rates, the areas are presumably unattractive to existing and new or potential residents.<br><br>Areas AB & C have chronic high vacancy in commercial buildings.<br><br>Areas AB, C, E, and F have abnormally low property values relative to other areas in the community. From 2018-2022, the median value of owner-occupied housing units throughout the City of Alexandria was $179,900. The examined areas had census tracts that had over 25% of the home valued at less than $50,000 (less than 50% citywide median home value). All areas AB, C, D, E and F had census tracts that had over 25% of the homes valued at under $99,999 (less than 40% citywide median home value). |

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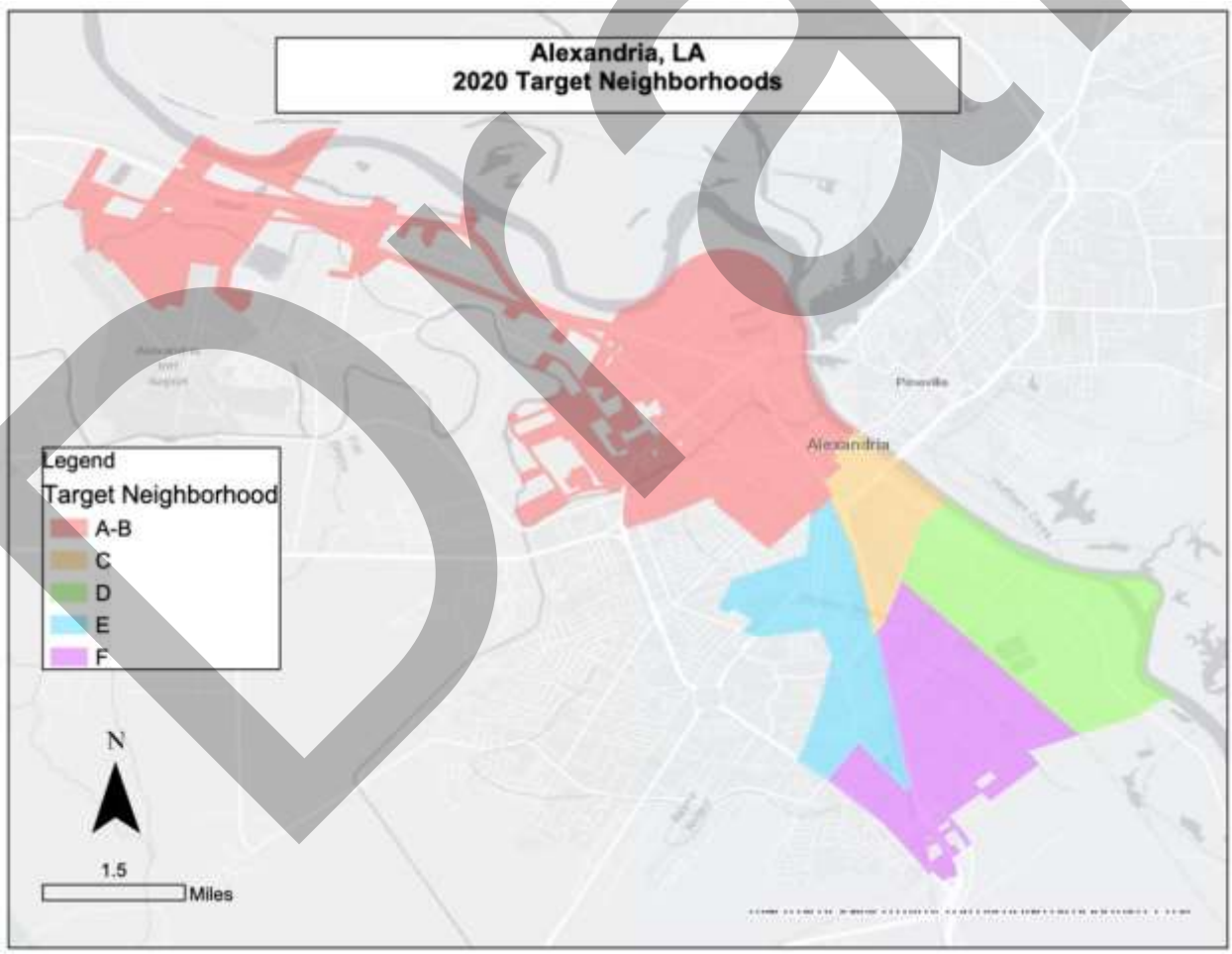
| | | |
|---|---|---|
| | **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?** | SBA areas are documented by the City through documentation of complaints in the areas. As complaints are received about vacant and abandoned structures, an address specific project file is created our web based MPN software. The file holds photographs, site visit deficiency assessment inspection reports, correspondence with owner, Tax Assessors record and other relevant data. These files can be accessed from anywhere and reports can be run to provide a list of properties that are valid complaints that need to be resolved. The City affirms the designated areas meet the definition of slight, blighted, deteriorated under state and local law. |
| | **Identify the needs in this target area.** | The removal of slum and blight was identified as a need in these areas. The City affirms the designated areas meet the definition of slight, blighted, deteriorated under state and local law. |
| | **What are the opportunities for improvement in this target area?** | Willow Glen/Augusta Avenue in Target Area D will receive much needed drainage improvements beginning 2025 with construction completion in 2026. The project will increase the interior drainage of the basin and add two additional storm water pumps in order to increase the protection to a 100-year storm event.<br><br>Sugarhouse Road Extension will extend the existing roadway from its current terminus just past Lincoln Road to LA Highway 1 (approximately 1.5 miles) in Target Area D & F. This roadway has been identified as a leg of the Beltway project to provide for circumnavigation of the city and provide a direct connection between LA 1 and I-49/US 71/167 for commercial traffic in that area in order to avoid residential areas. Project completion expected in 2030.<br><br>Foisy Street Reconstruction in Target Area C is in the preliminary stage and should be completed by 2027.<br><br>Elliott Street Reconstruction including ADA compliant ramps in Target Area A-B will be completed in 2025. |

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| | | |
|---|---|---|
| | **Are there barriers to improvement in this target area?** | Limited or lack of funding is a barrier to improvements in the target areas. Community Development has limited funding for Code Enforcement and Demolition activity funding. The City general fund typically provides a small amount to assist the HUD CDBG dollars; however, based on the estimates that over 50% of the City qualifies as low to moderate income and over 50% also qualifies as Slum Blight, the demand for abatement far exceeds the financing needs to provide those services. |

## General Allocation Priorities

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




**Slum Blight Area 1 Map**

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

### Priority Needs

Table 47 – Priority Needs Summary

| | | |
|---|---|---|
| **1** | **Priority Need Name** | Affordable Housing |
| | **Priority Level** | High |
| | **Population** | Low<br>Moderate |
| | **Geographic Areas Affected** | Community Wide |
| | **Associated Goals** | Increase Affordable Housing Opportunities |
| | **Description** | Funds will be allocated towards the development and new construction for multi-family residential. In the event a viable opportunity arises, funds may be used for single family new construction. |
| | **Basis for Relative Priority** | Bethel Apartments consisting of 90 units, is a vital housing resource for low income families. The complex is in default with HUD leading to displacement of families. Through community participation and consultation of local stakeholder partners and organizations, this priority is based on creation of sustainable living to meet demands and contribute to long-term community development. |
| **2** | **Priority Need Name** | Preserve & Develop Communities |
| | **Priority Level** | High |
| | **Population** | Low<br>Moderate |
| | **Geographic Areas Affected** | Slum & Blight Area 1 |
| | **Associated Goals** | 1A. Provide for Owner Occupied Housing Rehab<br>1B. Increase Affordable Housing Opportunities<br>2. Address Slum & Blight |
| | **Description** | Preserving housing through Homeowner Rehabilitation remains one of the highest priorities in the jurisdiction. Further, community revitalization in the form of code enforcement and clearance of slum and blight is needed. |

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| | | |
|---|---|---|
| | **Basis for Relative Priority** | Through data analysis, community participation, and consultation of local stakeholder partners and organizations the need to preserve & develop communities was identified. |
| **3.** | **Priority Need Name** | Provide for Community Needs |
| | **Priority Level** | High |
| | **Population** | Low<br>Moderate |
| | **Geographic Areas Affected** | Slum & Blight Area 1 |
| | **Associated Goals** | 3. Provide Emergency Assistance |
| | **Description** | While general public services needs exist, in comparison to other priority needs and in light of other resources available to address these concerns, the City has identified CDBG funds may be needed to provide emergency assistance and services to address the City's emergency goals. |
| | **Basis for Relative Priority** | Through community participation and consultation of local stakeholder partners and organizations, identified the need to provide public services to address emergency goals. |
| **4**. | **Priority Need Name** | Benefit qualifying individuals and families who are homeless, at risk of homelessness or in other vulnerable populations. |
| | **Priority Level** | High |
| | **Population** | Extremely Low<br>Low<br>Moderate |
| | **Geographic Areas Affected** | Slum & Blight Area 1 |
| | **Associated Goals** | Services addressing homelessness and resource assistance. |
| | **Description** | Providing services to those in need experiencing homelessness. |
| | **Basis for Relative Priority** | Local needs assessments. |

**Narrative (Optional)**

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

### Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---|---|
| Tenant Based Rental Assistance (TBRA) | |
| TBRA for Non-Homeless Special Needs | |
| New Unit Production | |
| Rehabilitation | The age and condition of existing housing stock within the City clearly speaks to the need for rehabilitation. The City will use funds to focus on minor rehabilitation to assist homeowners and will also use funds for more extensive rehabilitation work allowing low-income homeowners to remain in their homes. |
| Acquisition, including preservation | Through the City's demolition and clearance program, the City carries maintenance costs for absentee property owners. To reduce additional maintenance costs as blighted properties are addressed, the City will include points in its requests for proposals for redevelopment to incentivize development on already vacant lots or with properties that have been foreclosed. Further, the City is exploring the possibilities for creating a land bank. |

**Table 48 – Influence of Market Conditions**

### Narrative

While the population saw a slight increase between 2000 and 2010 (approximately 1,500), it declined (3,779) in the subsequent decade. Various factors, such as economic changes, migration patterns and natural disasters, may contribute to this trend. In 2023 Alexandria had a current population of 43,466, which is demonstrating further decline. Alexandria is currently declining at a rate of -1.26% annually and its population has decreased by -7.92% since the most recent census in 2020. The number of households has also declined by 482, or 2.74%.

The median household income in Alexandria has seen fluctuations since 2000. The median household income showed only a slight increase from 2000 to 2005 but experienced a small decline by 2010, which could be attributed to the impacts of the "Great Recession." 2010-2020 saw a more significant recovery and growth in income levels. The increase from approximately $35,668.00 in 2010 to $41,845.00 in 2020 reflects economic recovery and possibly improvements in local employment opportunities. Post 2020



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estimates for 2021 and 2022 suggest continued growth in median household income, indicating a positive trend that may have been influenced by various factors, including inflation adjustments and recovery from pandemic-related economic impacts. The estimated 2022, median income as per Census Data for 2022 is $49,049.00

Residents have an 87.9% higher median household income than they did in 2000. Unfortunately, a higher median household income does not equate to greater buying power. Several factors contribute to this discrepancy including:

- Cost of living: Alexandria has seen increase in median household income, the cost of living, including housing, utilities, food and healthcare, also has risen
- Inflation: This has reduced the value of money since inflation has risen at a higher rate which has declined the purchasing power of the income
- Wage Stagnation vs. Cost Increases: Wages for lower- and middle-income workers remain stagnant
- Employment Opportunities: Higher-income jobs are not as accessible to everyone, leading to disparities in actual income and spending power. Additionally a significant portion of the workforce is in lower-paying jobs.
- Economic Conditions: local unemployment rates, job availability and economic growth also affects purchasing power

Financially, residents are, on average, worse off now than they were, which can lead to increases in poverty and substandard living.

**Population**

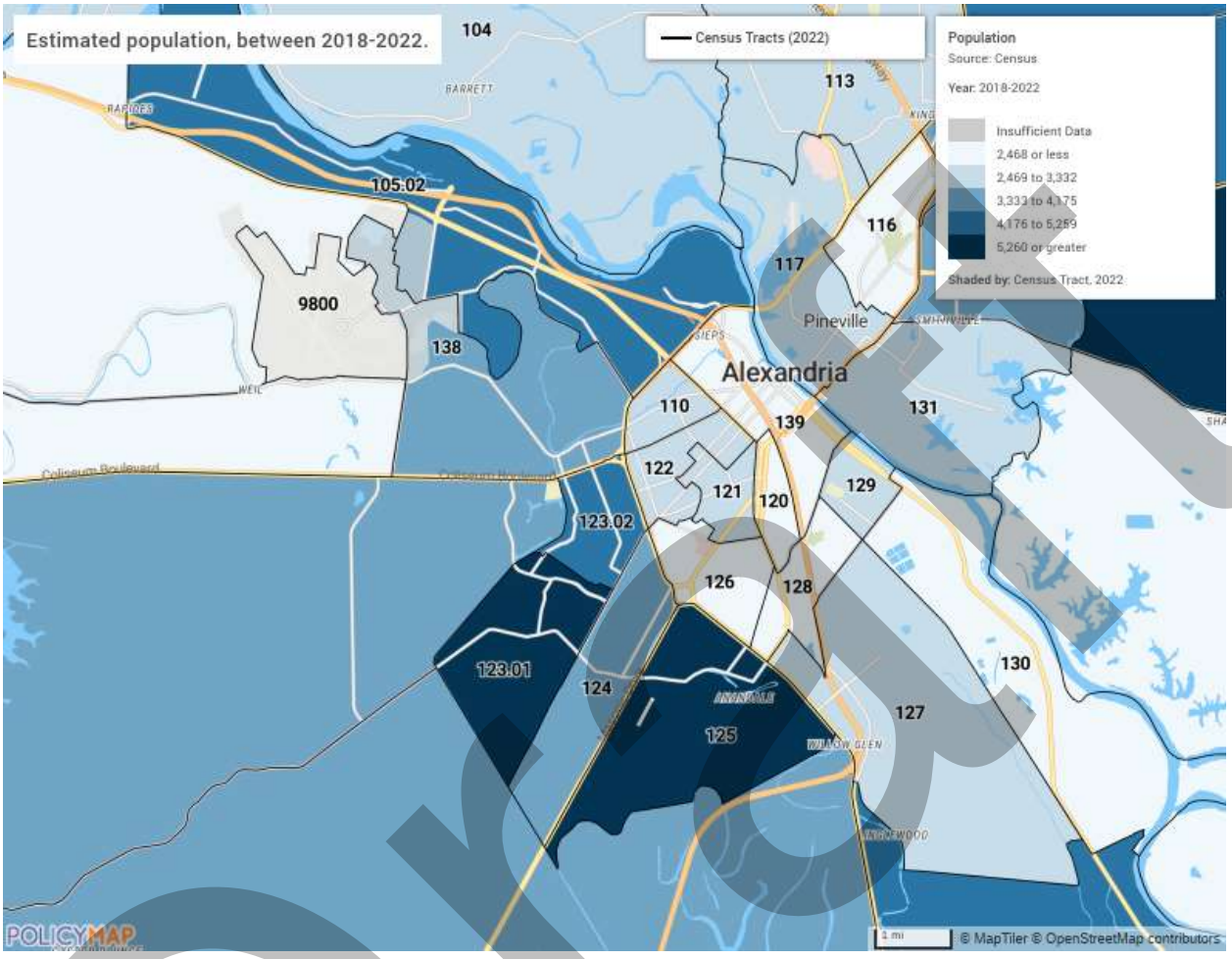
The following map displays the population density throughout the City. Overall, there appears to be a concentration of residents in the southwest tracts of the City. These tracts have 4,000 or more people. Every ten years the US Census Bureau redraws the census tract boundaries with the intention of putting approximately 4,000 people in each tract. The high and low tracts may represent population shifts since 2000.

**Population**

**Change in Population**

The following map displays the population density throughout the City. Overall, there appears to be a concentration of residents in the southwest tracts of the City. These tracts have 4,000 or more people. Every ten years the US Census Bureau redraws the census tract boundaries with the intention of putting approximately 4,000 people in each tract. The high and low tracts may represent population shifts since 2010.

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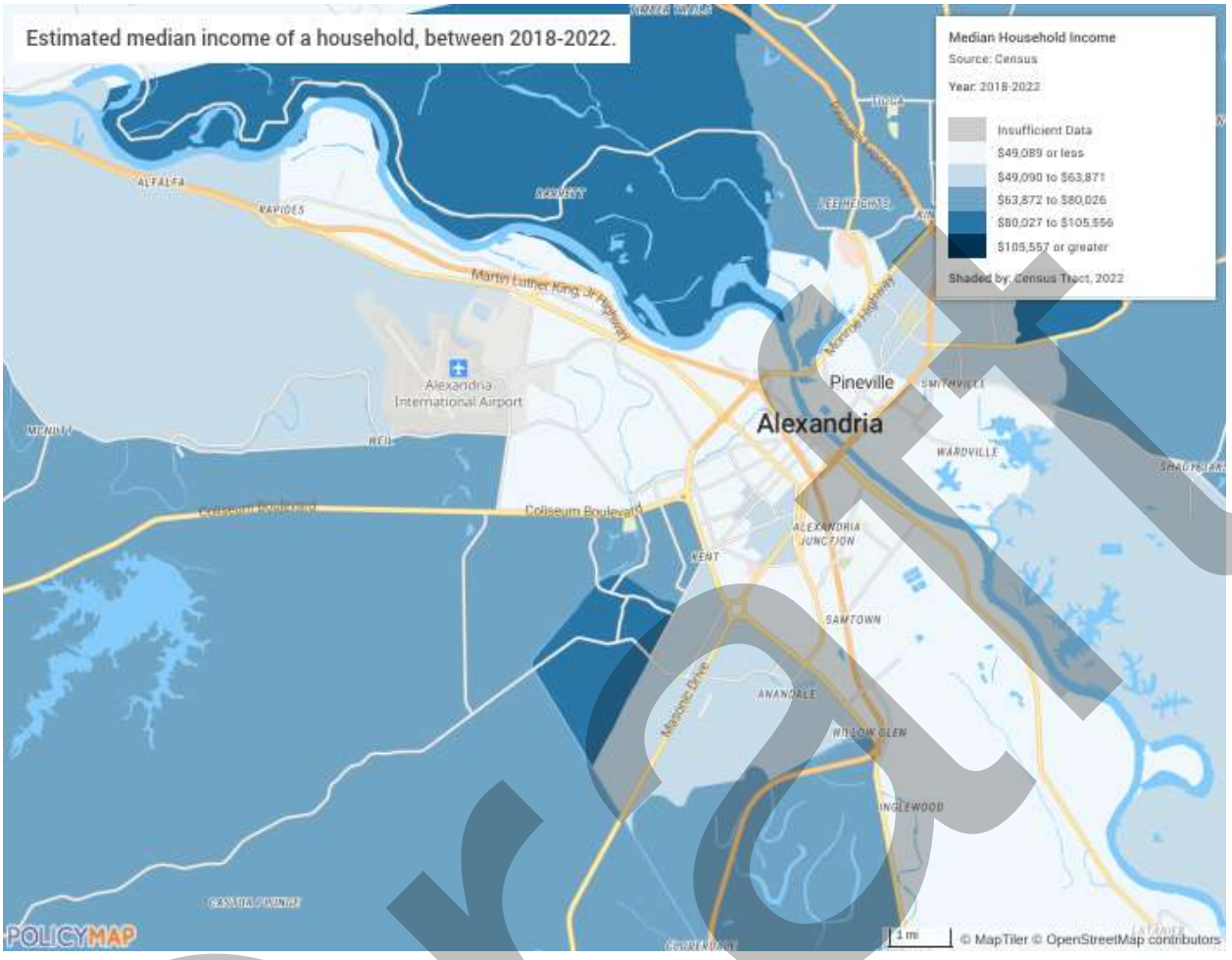



**Change in Population**

**Median Household Income**

In the City of Alexandria, a household's income appears to be linked to where that person lives. The average annual household income in Alexandria is $75,000, while the median household income sits at $49,049 per year. Residents aged 25 to 44 earn $52,232, while those between 45 and 64 years old have a median wage of $52,513. The place with the highest median household income is in Census Tract 123.01 with a value over $100,000 and Census Tracts 124 and 125 with respective values between $63,000 and $80,000.

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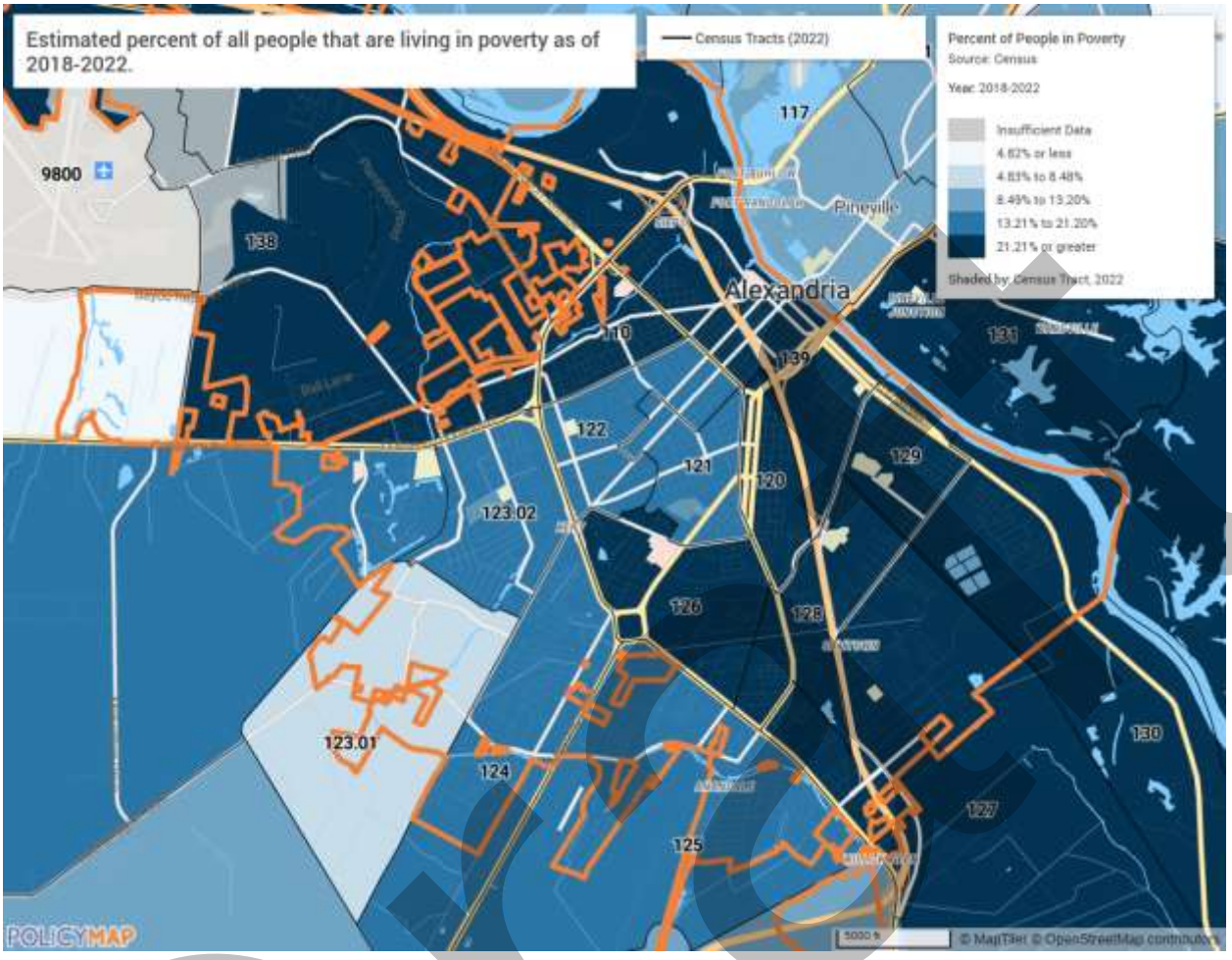



**Median Household Income**

**Poverty**

Unsurprisingly, the following map shows that many of the areas with high poverty are also those that were identified above as having a low median household income. The average household income in Alexandria is $75,000 with a poverty rate of 25.68%. In Alexandria, an estimated 11,216 of 43,466 people live in poverty. The poverty rate in Alexandria is 38.17% higher than the Louisiana average. The poverty rate in several lower MHI tracts is over 50%, which is significantly higher than the northern tracts where the poverty rate is less than 20%.

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**Poverty Rate**

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

### Introduction

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and HOME-ARP funds provided by HUD. 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 expects to leverage and attract additional funding sources to help meet its goals, including construction funds from the State of Louisiana and private funding invested in the HOME-assisted affordable housing developments. The HOME-ARP funds are designed to support the development and expansion of affordable housing and services for people who are experiencing or at risk of homelessness, domestic violence, human trafficking or other vulnerable populations. The funds may be used for a range of activities, including the acquisition, rehabilitation, or construction of affordable housing; tenant-based rental assistance; supportive services and non-congregate shelter. The totals for the remaining Con Plan Years is an estimate based on the 2025 allocations remaining consistent over the term of this Plan.

### 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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 500,000 | 0 | 105,000 | 605,000 | 2,000,000 | |

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| 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<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 250,000 | 0 | 1,792,087 | 2,042,087 | 1,000,000 | |
| HOME-ARP | public - federal | Admin and Planning<br>Affordable Housing | 932,909 | 0 | 0 | 932,909 | 0 | |

**Table 49 - 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**

The City's match for 2025 has been reduced to 0% due to economic and demographic factors.

**If appropriate, describe publicly 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 exploring the possibilities of developing a Land Bank in future years.

**Discussion – N/A**

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## 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 | Government | Economic Development<br>Homelessness<br>Non-homeless special needs<br>Ownership<br>Planning<br>neighborhood improvements<br>public facilities<br>public services | Jurisdiction |
| Alexandria Housing Authority | PHA | Public Housing | Jurisdiction |
| CENLA Area Council On Aging | Non-Profit Organization | Public Services | Region |
| Central Louisiana Coalition to End Homelessness | Continuum of care | Homelessness<br>Rental | Region |
| Volunteers of America | Non-profit organizations | Public services | Region |

**Table 50 - Institutional Delivery Structure**

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

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 and non-profit organizations to assist in the implementation of its Consolidated Plan.

The City is continually working to improve the quality of life for its residents through greater opportunities for housing choices and providing better quality affordable housing.

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The City still struggles to find a non-profit with the capacity to act as a CHDO to carry out the affordable housing projects, however the Community Development department staff has many years of experience in housing construction to fill the gap to work with developers to build or rehabilitate housing.

With respect to homeownership, the City has had difficulty in recent years identified qualified buyers for units. More targeted and cooperative work is needed to create a pipeline of eligible buyers.

One of the greatest gaps the CoC has in its delivery system is the lack of involvement of non-funded agencies by HUD to collaborate and work together. The Salvation Army and other smaller non-profits that are addressing homelessness do not share data through the CoC's database called HMIS to ensure services to individuals are streamlined and consistent. However, more churches are beginning to get involved in using this database as they help homeless individuals with financial assistance.

### 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 |
|---|---|---|---|
| **Homelessness Prevention Services** | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | | |
| Mortgage Assistance | | | |
| Rental Assistance | X | X | |
| Utilities Assistance | X | X | |
| **Street Outreach Services** | | | |
| Law Enforcement | | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | X | X | |
| **Supportive Services** | | | |
| Alcohol & Drug Abuse | X | X | |
| Child Care | X | | |
| Education | X | | |
| Employment and Employment Training | X | X | |
| Healthcare | X | | |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | |
| Mental Health Counseling | X | X | |
| Transportation | X | | |
| **Other** | | | |
| | | | |

**Table 51 - Homeless Prevention Services Summary**

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**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)**

As part of the intake process of Continuum members, providers require that program participants enroll in mainstream benefits. In addition, Volunteers of America offers two programs, Assertive Community Outreach Program and Behavioral Health that provide case management to mentally ill adults that live independently. This service is performed by degreed case managers that offer life skills training, transportation for mental health appointments, budgeting, assistance with understanding medications and more. Providers routinely refer participants to programs such as the Dept of Labor's workforce one stop for job training and resume building, and Main Street Mission for various other services.

**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 service delivery system for the special needs and homeless population within the City has many strengths. The Continuum of Care is made up of a number of dedicated organizations that work well together.

The major gap in the local service delivery system for persons experiencing homelessness is similar to the gap for all low income individuals- a lack of safe, affordable housing and limited resources to address the issue.

**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 City is planning to take a number of efforts to address the gaps and weaknesses in its local institutional structure.

First, the City will continue working with the CoC to strengthen partnerships that serve the City’s most vulnerable populations.

Second, the City will continue to address affordable housing gaps that greatly affect vulnerable populations like those experiencing homelessness and those with special needs. For these populations, identifying safe and decent housing is the first step in building a foundation to stability.

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## 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** | 1A. Provide for Owner Occupied Housing Rehab | 2025 | 2030 | Affordable Housing | Slum & Blight Area 1 | Preserve & Develop Communities | CDBG: $1,325,000 HOME: $562,500 | Homeowner Housing Rehabilitated: 100 Household Housing Unit* |
| **2** | 1B. Increase Affordable Housing Opportunities | 2025 | 2030 | Affordable Housing | Slum & Blight Area 1 | Preserve & Develop Communities | HOME: $2,000,000 | New Construction Rental: 58-64 Household Housing Unit* |
| **3** | 2. Address Slum & Blight | 2025 | 2030 | Affordable Housing | Slum & Blight Area 1 | Expand/Improve Public Facilities & Infrastructure Preserve & Develop Communities | CDBG: $675,000 | Buildings Demolished: 50 Buildings<br><br>Housing Code Enforcement/Foreclosed Property Care: 375 Household Housing Unit |
| **4** | HOME-Arp | 2025 | 2030 | Homeless Special Needs | Slum & Blight Area 1 | Provide for Services | HOME-Arp: $932,909 | Services: 250 homelessness persons assisted |

**Table 52 – Goals Summary**

***NOTE: In the event that the City cannot find a developer to pursue new construction, then the City will use these funds for HOME Major Rehabilitation**

### Goal Descriptions

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| | | |
|---|---|---|
| 1 | **Goal Name** | 1A. Provide for Owner Occupied Housing Rehab |
| | **Goal Description** | The City will fund a Housing Minor Rehab Program using CDBG funds. Minor Rehab can include a variety of work but prioritizes repairs that increase the health and safety of the unit. The goal of the Minor Rehab program is to assist homeowners to address deferred maintenance issues that could not otherwise afford to address and will allow the owner to maintain their home. Roofing, electrical, plumbing, and carpentry may be considered as part of this program. For roofing, applicants may receive up to $15,000. For electrical, plumbing, and carpentry repairs, applicants may receive up to $10,000. All funds are administered as grants. These funds may be leveraged with additional funds through a grant from the FDIC, if received.<br><br>While the City will typically dedicate its CDBG resources 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.<br><br>The City plans to use HOME funds to work with a developer to do new construction for affordable housing in program years 2025-2027. The City anticipates in program years 2027-2029 to use the remaining funds for HOME Major Rehab. In the event, the developer is not awarded other financing opportunities, the City may most likely use these same funds for home major rehabilitation of units owned by low-income owners. The Housing Major Rehab is intended to make maintenance deferred repairs to necessary systems to keep occupants in a safe and habitable condition, as well as to extend the useful life of the structure, allowing families to stay in their homes longer and increasing energy efficiency. The maximum loan amount will be $100,000.00. |
| 2 | **Goal Name** | 1B. Increase Affordable Housing Opportunities |
| | **Goal Description** | The HOME program requires that 15% of each year's allocation be reserved for Community Housing Development Organizations.<br><br>The City of Alexandria is does not have any CHDO's with the capacity to deliver affordable housing units but is currently assessing how to assist CHDO's in building capacity.<br><br>The City plans to use HOME funds to work with a developer to do new construction for affordable housing in program years 2025-2027. |

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| | | |
|---|---|---|
| 3 | **Goal Name** | 2. Address Slum & Blight |
| | **Goal Description** | The City will fund two programs to eliminate blighted conditions within its jurisdiction: Demolition and Code Enforcement.<br>CDBG will fund demolition and clearance of vacant, abandoned, and deteriorated structures in order to eliminate specific conditions of blight or physical decay. The City estimates it will be able to demolish 50 blighted properties through this program over the five year period.<br>CDBG will fund a code enforcement program to address substandard vacant units within target areas to attempt to arrest the blighting influence these units have in neighborhoods. The City estimates that this program will address 375 blighted properties. |
| 4 | **Goal Name** | 3. Provide Homelessness Services |
| | **Goal Description** | The City will publish a RFP to provide services to non-profits within the continuum of care who will act as sub-recipients of the HOME-Arp grant to implement programs to address these needs. |

**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)**

During the Strategic Plan period, it is estimated that 22% will be extremely low-income households, 65% low-income households, and 13% moderate-income households will be able to remain in their housing units from the City's planned use of funds from 2025 to 2030.

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## 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)

Per the consultation with the housing authority, there is not a current need to increase the number of accessible units.

### Activities to Increase Resident Involvements

The Alexandria Housing Authority has policies and procedures currently in place to encourage 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.

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

No

### Plan to remove the 'troubled' designation

N/A

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

### Barriers to Affordable Housing

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 Barriers*

- 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.

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

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



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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.

**Barriers to Affordable Housing 2**

In 1991, HUD published a study that found regulatory barriers—public processes and requirements that significantly impede the development of affordable housing without commensurate health or safety benefits—directly raise development costs in some communities by as much as 35 percent. A number of causes, including infrastructure costs, local building practices, bureaucratic inertia, and property taxes contributed to this network of barriers. The report concluded that opposition to affordable housing, often called “Not In My Back Yard” or NIMBY, was the underlying motive that lay behind many of these regulatory barriers to intentionally limit growth in general and affordable housing in particular.

The City feels that it has few, if any, local regulatory barriers that impede the development of affordable housing. With that said, there are two significant barriers, one at the state level and the other at the federal level, that have an adverse effect on the City's ability to carry out its Strategic Plan. First, there are large number of blighted properties within the CDBG target areas that have clouded title as a result of inheritance. Current state law makes it difficult for the City to clear title on these properties in order to redevelop them. Secondly, the flood insurance requirements tied to the CDBG and HOME program require assisted homeowners who reside in flood prone areas to carry flood insurance as a condition for receiving assistance. A good portion of the homes in the CDBG target areas would need to buy flood insurance in order to receive significant housing assistance. The City believes that this requirement significantly affects its ability to revitalize its target areas.

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

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

The CoC utilizes the services of the outreach teams to spread the word about programs and services available to the general homeless population, 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 materials are available to anyone with a disability or anyone of a different national origin. Volunteers of Americas outreach program serves those persons who routinely sleep on the streets. The outreach team is familiar with the locations of "camps" where homeless people tend to live.

In addition, VOA holds 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.

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

The City will continue to participate in the Continuum and assist when possible with emergency shelter and transitional housing needs. Goals for these activities are not currently included in this plan.

### 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 has developed a Committee on Chronic Homelessness that includes street outreach workers and case managers of PSH programs. The committee is responsible for identifying, assessing, and prioritizing chronically homeless individuals for placement into PSH programs.

Locally, resources for homeless veterans are plentiful. The CoC is also requesting additional rapid rehousing funds to serve literally homeless families.

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

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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.

**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**

In the current program year, the City will fund a program aimed at diverting homeless and near homeless away from the shelter system and to living arrangements with families and friends.

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 Eckerd to provide wrap-around services to the population that is leaving foster care. Eckerd assists 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
Locally, hospitals are beginning to reach out to CoC providers in advance of someone being discharged so that proper assessments can take place before the person is discharged. 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 for those who are mentally ill and/or substance abusers.

3. Mental Health
Volunteers of America has been designated by the CoC as the agency that provides linkages between the mental health system and the homeless system. Volunteers of America has several programs that are not CoC-funded that link persons to resources available to ensure housing stability, and also has three PSH CoC-funded programs that serve only those chronically homeless individuals/families who have a mental illness. With mental illness the leading cause of homelessness locally, having a PSH program where beds are designated specifically for this population ensures that no mentally ill person leaving a mental health facility will be homeless.

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.

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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. Volunteers of America is now providing case management and housing assistance to ex-offenders being released into Rapides Parish. Ex-offenders are followed for 6 months upon release from prison and are assessed according to their needs before release to ensure a reduce in recidivism: housing, transportation, education, employment development, legal, and more.

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

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

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, subrecipients and community partners to ensure all funded programs are in full compliance with the updated regulation.

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

The City is not taking any stand-alone action to specifically address lead paint or lead poisoning hazards. Instead, the City will address lead-based paint on a case-by-case basis for the housing units assisted through its housing programs.

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

The lead safe housing regulations are fully integrated into the design of the City's housing programs. This includes disclosure, determination of assistance threshold, lead safe work practices, and level of treatment.

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

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

The current median household income for Alexandria is $49,049. Residents had a median household income of $56,888 in 2010, $49,121 between 2014-2018 and $47,357 between 2019-2023 as per Census data. This represents a 13.7% decrease between 2010 – 2018 and a 3.6% decrease between 2019-2023. In addition, due to inflation residents actually have less buying power. The overall cost of living is typically around 15-20% lower than the U.S. average. The exact percentage can vary year to year, but it is estimated to be 18% lower. Thus, the median household income of $49,049 has the buying power of about $57,855 when adjusted for the local lower cost of living. Financially, residents are, on average, worse off now than they were, which can lead to increases in poverty and substandard living.

According to a study funded by the twelve United Way organizations in Louisiana, "ALICE: Asset Limited, Income Constrained and Employed," 19% of the households in Rapides Parish had incomes at or below the poverty level, but another 28 percent reported incomes above poverty but below the ALICE threshold. For the city of Alexandria, a total of 17,095 households – 55 percent – fell below the ALICE and poverty thresholds.

There is a high correlation between low levels of educational attainment and poverty. Almost half (45%) of those who do not finish high school live in poverty. For those who finish high school, the poverty rate drops to 14%. Employment has a comparable correlation. 44% of unemployed persons over age 16 are in poverty, whereas only 11% who are employed are below the poverty line. However, of the approximately 6,000 residents over 25 who are in poverty, one-third have jobs but remain in poverty.

Given the statistics stated above, the City's efforts to reduce the number of poverty-level families should focus on support services to single-parent households and educational support and job training programs to ensure residents receive at least a high school diploma.

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 has set the following goals in relation to its Section 3-covered projects: (1) thirty percent of new hires will be Section 3 residents, and (2) ten percent of all Section 3-covered contracts will be awarded to Section 3 businesses.

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

In terms of coordinating poverty reduction efforts and the affordable housing actions of this plan, the City will comply with the Section 3 requirements. The purpose of Section 3 is to ensure that low and

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extremely low income persons, including those in poverty, benefit when the use of federal funds results in the creation of new job opportunities.

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## 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 of Alexandria has implemented plans to effect comprehensive monitoring of programs and activities described in the Consolidated Plan. Monitoring plans have also been developed for organizations and activities funded by the City to further activities outlined in the Consolidated Plan. The monitoring plan is directed to ensure program performance, financial performance, and regulatory compliance.

The Community Development Department of the City of Alexandria is the primary entity for carrying out programs in the 2025 Annual Action Plan. The Department has procedures in place to monitor and evaluate work-in-progress, expenditures, and beneficiaries of programs described in the Action Plan. The overall goal of the City of Alexandria monitoring process is to identify deficiencies and promote corrections to improve and reinforce performance.

The procedures planned for use in monitoring applicable programs and projects undertaken by other organizations are comprehensive by design and will be carried out on differing schedules and in differing formats dependent upon the scope and nature of the individual projects. Organizations or entities requiring monitoring by the City will be notified of the planned monitoring procedures, which include:

- The provision of technical assistance in the areas of project implementation and required record keeping
- Extensive on-site reviews of each project and associated records
- Formal grant agreements that are approved by the city council and executed with each nonprofit agency or subcontractor
- Yearly monitoring to determine compliance with the requirements of the grant agreement
- All capital improvement contracts will be monitored for compliance with Davis-Bacon wages, Section 3 and other federal requirements during the construction of the project.

All rehabilitation and new construction projects are inspected during construction and at completion to ensure compliance with applicable housing code requirements. Any discrepancies are corrected prior to approval. Rental property rehabilitation projects are inspected annually during the affordability period to ensure compliance.

The City of Alexandria Community Development staff will perform required monitoring functions to ensure long-term compliance with applicable regulations as well as executed contracts, agreements, and regulatory requirements of the various programs administered by the City. The monitoring process has been designed to function on an extended basis to guarantee compliance with comprehensive planning

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requirements, affordability, leasing and other long-term requirements. The City of Alexandria plans to fully protect the investment of public funds in those projects and activities implemented by the City and those undertaken by other individuals and organizations. Specific areas of compliance monitoring will include:

- Timely performance of required activities
- Construction standards
- Compliance with applicable regulations, including affordability requirements, eligibility of program beneficiaries, labor requirements, environmental regulations, affirmative action, equal opportunity, fair housing, ADA, Section 3, and minority outreach requirements.
- Maintenance of acceptable financial management standards
- Reasonableness and appropriateness of costs
- Integrity and composition of organization
- Timeliness of expenditures
- Compliance with goals and objectives

In the event of nonperformance or breach of agreements, the City will fully enforce remedies on default or other means of satisfactorily achieving the goals and intended purposes of Consolidated Plan programs. Monitoring standards and procedures will be evaluated and modified, as needed, to ensure all program requirements are adhered to and addressed satisfactorily.

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