

2026-2027 DRAFT Annual Action Plan

Community Development Block Grant
and HOME Investment Partnership Act Programs



Prepared for submission to the U.S. Dept. of HUD
by the City of Alexandria, Community Development Department
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Executive Summary

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

1. Introduction:

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

- (A) Provide decent, affordable housing;
- (B) Create suitable living environments; and
- (C) Expand economic opportunities.

The City identifies community and housing needs to propose a plan to allocate available funding to achieve those goals in the Consolidated Plan, which encompasses May 1, 2025 through April 30, 2030. A full copy of the Consolidated Plan (5YCP) is available for review at the City's Community Development Department webpage. The contents of the plan must comply with the federal regulations set forth by HUD in 24 CFR Part 91, which includes Process, Needs Assessment, Market Analysis, and Strategic Plan. As part of the Consolidated Plan, the City has also verified the "target areas", Attachment A, for slum and blight area designation.

Each year, the City then prepares an Annual Action Plan (AAP) to describe the projects and activities it will implement within that specific year in order to carry out the strategies outlined in the Consolidated Plan. This document represents the second year Annual Action Plan under the 5YCP and covers the period from May 1, 2026 to April 30, 2027.

Demand for owner-occupied homeownership of affordable housing has significantly increased, therefore, the City will utilize both CDBG and HOME funds in FY2026–2027 to support these activity types. Prior years experiences have highlighted that most potential homebuyers need a significant amount of assistance, in multiple forms, in order to be better prepared to become homeowners. Activities shall include homebuyer assistance, housing counseling, and development subsidies to pull everything together to expand access to affordable housing and promoting sustainable homeownership.

The City shall concurrently provide public notice of Substantial Amendment (SA) to the 5YCP and this AAP to reallocate any available CDBG and HOME funds and incorporate additional eligible activities, in accordance with the City's Citizen Participation Plan.

FY2026-2027 CDBG and HOME award amounts were announced by HUD on April 10, 2026. In addition to new year funding, the City may utilize prior year unexpended funds and program income to support

eligible activities as detailed in Attachment B. A estimated total of \$221,000 in CDBG and \$792,000 in HOME will be reallocated to FY2026 activities.

The Annual Action Plan will be published for the 30-day comment period starting on **May 15, 2026**, Attachment C, and shall expire on **June 15, 2026**. A public meeting for discussion / adoption by City Council will be held on **May 19, 2026**. See Resolution #xxx-2026, Attachment D. A separate public meeting will be held on **June 15, 2026** for additional comments from the public and Citizens Advisory Committee, Attachment E,

2. *Summarize the objectives and outcomes identified in the Plan:*

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

(A) Provide for Occupied Housing Rehab

The City has successfully administered both CDBG-funded minor and HOME-funded major rehabilitation programs for many years due to the high demand among LMI households, especially within the elderly population. These activities include repairs such as roofing, electrical, plumbing, and carpentry to extend the useful life of the home and creating suitable living environments by addressing critical health and safety needs.

In FY2026-2027, the City will continue to run the CDBG Minor Rehab program, which has established funding caps of up to \$5,000 for work below de minimis lead levels, \$10,000 for roof replacement in the floodplain, and up to \$15,000 for roof replacement outside of the floodplain. Based on available funding, the City anticipates rehabilitating approximately fifteen (15) to twenty (20) owner-occupied housing units during this program year. CDBG Program Delivery funds will be used to pay for soft costs related to the Minor Rehab program.

The City plans to complete HOME Major Rehab work on six (6) remaining structures qualified and started in the previous year, which is up to \$100,000 per home and include lead abatement work. However, FY2026-2027 and unspent prior year HOME funds will be redirected to new construction / homebuyer activities to expand the supply of affordable housing. In the event that new construction / homebuyer efforts are unsuccessful, may reprioritize HOME Major Rehab again. CDBG Program Delivery funds will be used to pay soft costs for the Major Rehab program.

(B) Increase Affordable Housing Opportunities

The City will continue to manage the CDBG Housing Code Enforcement activity to identify and assess properties that are not in compliance with the current International Property Maintenance Code. Owners

are notified of deficiencies, and if not corrected, can lead to condemnation. The City expects to identify approximately 150 blighted properties in effort to arrest the decline of the area and keep units habitable. These properties are generally located in deteriorated areas, delineated in the 2020 Revitalization Map study and identified as Target Neighborhoods, are primarily residential with at least 51% LMI population.

The City will reinstate HOME homebuyer assistance activities, of up to \$100,000 per qualified purchaser, to provide an opportunity for homeownership, as well as provide up to \$40,000 in CDBG housing counseling / homebuyer education services to improve financial readiness and promote sustainable homeownership. CDBG Program Delivery funds will be used to pay soft costs for the Housing Counseling and Homebuyer Assistance programs.

The City plans to focus the remaining \$748,500 on HOME new construction efforts for homeownership, which may include purchase of land and/or modular housing units, as well as residential development for two (2) new owner-occupied homes. CDBG Program Delivery funds will be used to pay soft costs for the New Construction program.

(C) Address Slum and Blight

The City will support a CDBG Demolition-Clearance Activity to remove approximately 10 (ten) to 15 (fifteen) blighted and deteriorated structures from the City's identified Target Neighborhoods. Demolition actions start after a condemnation order is issued by City Council, through demolition and the lien process to completion. In the past five (5) years, the City has also provided General Funds money to accelerate demolition efforts.

3. Evaluation of past performance:

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's most successful and requested activities continue to prioritize housing rehabilitation, code enforcement, and neighborhood revitalization efforts in Target Neighborhoods to address the needs of LMI residents.

Housing rehabilitation is mostly requested by the elderly population to address deferred maintenance repairs. Their limited incomes and physical mobility issues hinder their ability to perform those repairs. Additionally, they have no interest in relocating and/or taking on new debt that is generally associated with homebuyer assistance and new construction programs, therefore, the City will continue to run the CDBG Minor Rehab program.

Code Enforcement activities have had a tremendous response in prompting property owners to elect to improve housing conditions, which contributes to neighborhood stabilization. The City anticipates continued progress through inspections, complaint responses, and voluntary compliance.

Demolition of blighted structures remains a key priority, as it reduces safety hazards, crime, fire, and supports neighborhood improvement and property values. The City continues to supplement federal funds with local resources to expand demolition efforts and improve overall community conditions.

However, the City has identified challenges related to property reuse, particularly with heirship properties and clouded titles, which limits redevelopment opportunities. Efforts are ongoing to address these barriers and promote reinvestment.

Additionally, the City continues to explore the development of a Community Housing Development Organization (CHDO) to strengthen local capacity and fully utilize HOME program set-aside funds. The City will continue to refine program delivery, strengthen partnerships, and improve efficiency to better meet community housing needs in FY2026–2027.

4. *Summary of Citizen Participation Process and consultation process:*

Summary from citizen participation section of plan.

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

CITIZEN PARTICIPATION

The City follows its Citizen Participation Plan (CPP) for all community outreach, which was amended in FY2020-2024 Consolidated Plan, in accordance with HUD-provided guidance. A summary of all comments and feedback received through the public participation process has been included as Attachment E to this plan.

The City prioritized the use of its funds in its five designated target neighborhoods, collectively as Slum & Blight Area 1. These target areas include North Alexandria, the Central Business District, Samtown/Woodside, Lower Third, and South Alexandria. To encourage community input, the City held a neighborhood meeting on November 5, 2025 for residents of the target areas to discuss potential uses of funds, recent accomplishments, current priority needs, and strategies for future investments. Documentation of this meeting is included as Attachment F.

Additionally, the City convened a Citizen Advisory Committee meeting on June 17, 2025 and January 15, 2026, to review the proposed FY2026-2027 Annual Action Plan. This committee includes residents representing each target area, as well as stakeholders representing special populations, consisting of a representative for different advocacy groups, including Elderly and Disabled, Youth, persons with HIV/AIDS, Mentally Disabled, and Homeless. Documentation of these meetings are Attachment G.

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 AP-10 Consultation.

5. *Summary of public comments:*

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

See Attachments D.

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:*

This second year Annual Action Plan is consistent with the information presented in the Consolidated Plan and any recent amendments. The most pressing needs in the City continues to be the large number of blighted properties and substandard condition of housing, especially within the neighborhoods identified as Slum & Blight Area 1. Accordingly, the resources available to the City through the programs covered by this plan, CDBG and the HOME, will be used to support the elimination of blight and the improvement of existing housing conditions. The City will also continue efforts to serve individuals experiencing homelessness and other populations with special needs.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. *Agency/entity responsible for preparing/administering the Consolidated Plan*

Describe the agency/entity 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 (optional)

The City of Alexandria serves as the lead agency for the Consolidated Plan. The Community Development Department administers the Consolidated Plan and its funded programs on behalf of the City. Most programs are implemented directly by the City and executed by Contractors, while a few specialty programs are carried out in partnership with non-profit organizations and service providers.

Consolidated Plan Public Contact Information

The Community Development Department prepares the Consolidated Plan. The Grants Manager, Shelly Brewer, is responsible for research and compiling the document, while the Administrator, Shirley Branham, defines activities, budgets, and content. Both can be reached at cda@cityofalex.com or calling 318-449-5072.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. *Introduction*

The City consulted with local service providers, non-profits, and government agencies to assess housing, homeless, and community needs and to determine how available federal resources could be most effectively utilized to address identified priorities. For this Annual Action Plan, the City conducted additional outreach to relevant agencies and stakeholders to identify any changes in market conditions, service capacity and community needs.

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 coordinates with a range of public, assisted, and private housing providers, as well as governmental and nonprofit health and service agencies, to enhance the delivery of housing and supportive services. Outreach efforts included engagement with local non-profits, the Alexandria Public Housing Authority, and private developers to encourage participation in the planning process and strength coordination among service providers. The purpose of this outreach was to inform the agencies of opportunities to contribute to the plan, improve coordination among providers, and gather input on community needs and priorities. Through this process, the City also gained a better understanding of the nature and scope of services available with the community.

The City also works closely with grass roots and resident organizations, such as neighborhood watch groups, churches, and SafeAlex. In addition, several of the non-profits sit on the Citizen Advisory Committee board and participate in meetings. The City will continue to work with the Continuum of Care, local churches, and nonprofits to address community needs.

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

The City received input and feedback from the Executive Director, Kitty Wynn, of the Central Louisiana Homeless Coalition (CLHC), who acts as the lead member for the LA-507 Continuum of Care (CoC), to determine priority homeless needs and discuss potential strategies for meeting those needs. The Community Development Administrator, Shirley Branham, is on the Advisory Board for the CoC.

CLHC confirmed there are 151 homeless persons within Alexandria's city limits during their Point In Time study in February 2026. They also identified gaps including affordable housing shortages, behavioral health service needs, transportation barriers, documentation barriers, and limited family shelter capacity.

Hope House identified continued need for affordable housing, transportation support, and a critical need for onsite behavioral health services due to client trauma and stabilization needs.

Volunteers of America South Central Louisiana (VOA-SCLA) identified affordable housing shortages, landlord participation barriers, mental health gaps, substance use treatment needs, transportation barriers, and income/employment barriers as continuing system needs.

The City will continue to engage these agencies through coordinated planning, resource alignment, participation in the CoC, and support of coordinated entry and housing stabilization strategies.

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

The City of Alexandria does not receive Emergency Solutions Grant (ESG) funds directly from HUD. However, the City maintains coordination with the local Continuum of Care (CoC) to support efforts to address homelessness within Alexandria and Region VI.

Members of the CoC collaborate to determine funding priorities, establish performance standards, evaluate program outcomes, and administer the Homeless Management Information System (HMIS) in accordance with HUD requirements. The City participates in these coordinated efforts through consultation and ongoing communication with CoC partners.

The City will continue to support the CoC's work in addressing homelessness and improving system-wide coordination of housing and supportive services.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Alexandria Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City has a City employee on the Board of Directors to work together and address needs.
2	Agency/Group/Organization	Central Louisiana Homeless Coalition
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director, who participates in Citizen Advisory Committee. They are working with the City to reduce vacant & abandoned structures so that they can identify and provide assistance to homeless populations that find refuge in these structures.

3	Agency/Group/Organization	Louisiana Department of Health and Hospitals
	Agency/Group/Organization Type	Housing Service-Fair Housing Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Childhood Lead Poisoning Prevention Program (LACLPPP) regarding lead paint data.
4	Agency/Group/Organization	City of Alexandria – Administration & City Council
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with a number of City departments, including zoning, and Mayor's office staff to understand housing and economic development goals. City Council met with Administration to discuss objectives.
5	Agency/Group/Organization	Hope House
	Agency/Group/Organization Type	Housing-Transitional & Safe Shelter Services-Homeless Women & Children Services-Life Skills, Child Care, & Transportation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director, who participates in Citizen Advisory Committee. They are working to provide life skills training, childcare, transportation, and specialized tutoring for children.
6	Agency/Group/Organization	CENLA AREA AGENCY ON AGING, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Food for Families
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director, who participates in Citizen Advisory Committee. They are working to provide resources, employment, activities and health resources to the elderly population.
7	Agency/Group/Organization	Volunteers of America - North LA
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Food for Families
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director, who participates in Citizen Advisory Committee. They are working to provide housing, resources, employment, activities and health resources to the low to moderate income population.

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

N/A.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2022 Transition Plan	City of Alexandria	The City's Mayor held meetings to prioritize strategies and methods to address: blight and the dilapidated appearance of neighborhoods; crime; panhandling; streamline processes; downtown economic development; and aging infrastructure.
2025 Brownfield Revitalization Plan	Studio Main, LLC	A study of abandoned and vacant Brownfield properties was performed to propose ideas for re-use that would also stimulate economic development along the Masonic Drive corridor and Ivy League streets.
2026 Reignite Plan	City of Alexandria	The City's plan to revitalize the Masonic Drive corridor and surrounding area to improve the area's economic outlook, quality of life, and affordable housing within the Ivy League streets.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(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 citizen participation process, the City of Alexandria conducted multiple outreach efforts to gather input on community needs and priorities. A citywide public meeting was held on November 5, 2025, with participation from residents of the City's five designated target areas: North Alexandria, Central Business District, Samtown/Woodside, Lower Third, and South Alexandria. Surveys were also distributed to Neighborhood Presidents, churches, and local organizations to expand outreach, and additional feedback was received from residents.

The City also convened Citizen Advisory Committee (CAC) meetings on June 17, 2025, and January 15, 2026, which included representatives from target neighborhoods and special populations such as the elderly, persons with disabilities, youth, individuals experiencing homelessness, and other vulnerable groups. These meetings provided an opportunity to review program accomplishments, discuss community needs, and evaluate proposed activities and funding priorities.

All meetings were held in accessible locations, and a summary of public comments and input received through these efforts is included in the attachments to this plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Newspaper Ad	Slum & Blight Area 1	For Neighborhood Meeting. Published Oct 29 & Nov. 5th, 2025.	Attachment F No comments received.	All comments were considered.
2	Flier	Slum & Blight Area 1	For Neighborhood Meeting. Distributed Oct 29, 2025 to neighborhood groups, churches and community centers	Attachment F No comments received.	All comments were considered.
3	Public Meeting	Non-targeted/broad community	For Neighborhood Meeting. Nov 5th, 2025 w/ 9 attendees.	Attachment F No comments received.	All comments were considered.
4	Public meeting, phone calls & emails	Non-targeted/broad community	For Citizens Advisory Committee. Notifications on January 15, 2026, & June 11, 2026	Attachment G. No comments received.	All comments were considered.
5	Newspaper Ad	Non-targeted/broad community	For Annual Action Plan. Published May 22, 2026 & June 18, 2026.	Attachment C No comments received.	All comments were considered.
6	Public Meeting	Non-targeted/broad community	For Annual Action Plan. May 19, 2026 w/ City Council & televised.	Attachment E No comments received.	All comments were considered.
7	Public Meeting	Non-targeted/broad community	For Annual Action Plan. June 18, 2026 w/ 0 attendees.	Attachment E & D. No comments received.	All comments were considered.

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction.

Priority Table.

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	Admin & Planning; Housing Counseling; Owner Occupied Minor Rehab; Housing Code Enforcement; Demolition	508,887	0.00	202,500	711,387.00	0	benefit LMI persons, including housing rehabilitation, code enforcement, demolition, housing counseling, and program delivery. Targets slum and blight areas, and intends to improve housing conditions, eliminate blight influences, and enhance overall community livability.
HOME	public - federal	Homebuyer Assistance; New Construction; Admin & Planning; CHDO Operating	260,651.61	0.00	1,580,000	1,840,651.61	0	support new construction LMI affordable housing and HAP. 15% reserve for CHDO..

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City of Alexandria will leverage federal funds with local funds, prior year investments, and partnerships with nonprofit organizations and private entities. These combined resources enhance the City's ability to address housing and community development needs and maximize the impact of available funding.

The City will meet applicable HOME match requirements through a combination of eligible contributions, including the value of previously invested non-federal resources, as well as ongoing investments that support HOME-assisted activities. The City maintains records of match contributions, Attachment H (PR33), in accordance with HUD requirements and will continue to ensure compliance with all applicable match provisions.

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

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

Discussion.

The City has proposed project and activity budgets as defined in this document. However, in the event of a natural disaster or other declared emergency, the City may redirect 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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives-91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent housing & suitable living environments	2026	2027	Affordable Housing	Citywide	Preserve & Develop Communities	CDBG: \$230,000 \$47,000 \$40,000	Homeowner Housing Rehabilitated: 15-20 Household Housing Units; Housing Program Delivery; Housing Counseling: 8-12 Households
2	Address Slum & Blight	2026	2027	Non- Housing Community Development	Slum & Blight Area 1	Eliminate Blight and Improve Neighborhood Conditions	CDBG: \$50,000 \$43,887	Demolition: 10 Structures Housing Code Enforce: 150 Houses
3	Increase Affordable Housing Opportunities	2026	2027	Affordable Housing	Citywide	Preserve & Develop Communities	HOME: \$50,000 \$145,493.37 CHDO: \$39,093.24	Homeownership Units Created or Assisted: 1 House; Homebuyer Assist: 4 households

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent housing & suitable living environments
	Goal Description	The City will fund housing activities to improve and preserve owner-occupied housing for LMI households. CDBG funds will be used to support a Minor Rehabilitation Program focused on addressing critical repairs such as roofing and other health and safety needs. In addition, CDBG funds will be used to provide housing counseling to prepare qualified households for affordable homeownership. Program delivery and eligible administrative costs associated with these activities will be carried out in accordance with HUD regulations.
2	Goal Name	Address Slum and Blight
	Goal Description	The City will use CDBG funds to address slum and blight conditions through code enforcement and demolition activities. Code Enforcement efforts will focus on identifying and addressing substandard properties to encourage compliance and prevent further deterioration. The City estimates that approximately 150 units will be inspected. Demolition and clearance activities will target vacant and dilapidated structures that pose safety hazards and contribute to neighborhood decline. These efforts will be primarily focused within Slum and Blight Area 1, with an estimated 10 structures to be demolished.
3	Goal Name	Increase Affordable Housing Opportunities
	Goal Description	The City will use HOME funds to support the development of new affordable homeownership units for LMI households and provide homebuyer assistance for the purchase of a home. Activities may include new construction and partnerships with developers to increase the supply of safe, decent, and affordable housing. In accordance with HUD requirements, not less than 15 percent of the HOME allocation will be reserved for Community Housing Development Organization (CHDO) activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City will take applications to determine eligibility of four (4) LMI households to purchase a home through the Homebuyer Assistance Program and potentially new construction of one (1) affordable housing unit.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will undertake a range of housing and community development activities during Program Year 2026–2027 to address its identified priority needs, with a primary focus on improving housing conditions and expanding homeownership opportunities for LMI households, as well as eliminating slum and blight conditions within targeted neighborhoods, Slum & Blight Area 1, to prevent further decline. Projects are expected to be completed within the program year with some activities continuing based on project timelines and funding availability.

Projects

#	Project Name
1	2026: CDBG Administration (20%)
2	2026: CDBG Housing Programs
3	2026: CDBG Slum & Blight Removal
4	2026: HOME Administration (10%)
5	2026: HOME Non-CHDO Housing Activities
6	2026: HOME CHDO Development (15%)

Table 7 - Project Information

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

The City’s allocation priorities are based on the needs identified in the Consolidated Plan, with a continued focus on improving housing conditions, expanding homeownership opportunities, and addressing slum and blight within targeted neighborhoods. Limited federal resources are prioritized toward activities that directly benefit LMI households and have the greatest impact on neighborhood stabilization.

Obstacles to addressing underserved needs include limited funding availability relative to the high demand for housing assistance, increasing construction and rehabilitation costs, and challenges associated with aging housing stock, particularly homes built prior to 1978 with potential lead-based paint hazards. Additional barriers include difficulty in securing contractor participation, affordability constraints for LMI households, and issues related to clear property ownership, such as heir property and clouded titles.

AP-38 Project Summary

Project Summary Information

The City plans to allocate the amount of funding as defined with each

1	Project Name	2026: CDBG Administration
	Target Area	Slum & Blight Area 1
	Goals Supported	Provide decent housing & suitable living environments Address slum & blight Increase Affordable Housing Opportunities
	Needs Addressed	Housing Rehabilitation, Code Enforcement, and Clearance
	Funding	CDBG: \$101,777.00
	Description	Overall management of all CDBG activities.
	Target Date	4/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Planning & Administration=24 CFR 570.206 for 20, 21A, 21H, & 21I
2	Project Name	2026: CDBG Housing Programs
	Target Area	Citywide
	Goals Supported	Provide decent housing & suitable living environments Address slum & blight Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Communities
	Funding	CDBG: \$317,000
	Description	Rehabilitation of affordable single-family housing. Housing Counseling services. Program Delivery for CDBG & HOME Housing activities.
	Target Date	4/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Minor Rehab=15 homes; Housing Counseling=8 LMI people; Program Delivery=40 LMI people

	Planned Activities	Minor Rehab (LMH)=24 CFR 570.208(a)(3) for 14A, 14F, & 14H; Housing Counseling (LMH)=24 CFR 5.100 for 05U; Program Delivery (LMH)=24 CFR 570.208(a)(3) for 14A, 14F, & 14H
3	Project Name	2026: CDBG Slum & Blight Removal
	Target Area	Slum & Blight Area 1
	Goals Supported	Address Slum & Blight
	Needs Addressed	Preserve Communities & Improve Neighborhood Conditions
	Funding	CDBG: \$90,110
	Description	Perform IPMC inspections on blighted property to incentivize owners to bring property into compliance. Failure to perform may lead to City Council Condemnation Order, then demolition of abandoned, and deteriorated structures in order to eliminate specific conditions of blight or physical decay. No reuse is proposed yet these structures affect the public health, welfare and safety of nearby properties. This process begins with the City Councils ordered Condemnation of the property, through demolition and abatement (if necessary), to filing a lien for costs incurred. Expenses may include staff salaries, postage, legal & recording fees, project management, Contractor fees, asbestos testing & air monitoring fees, etc.
	Target Date	4/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Code Enforcement=150 structures; Demolition = 10 structures
	Location Description	Slum and Blight Area 1 (5TN)
	Planned Activities	Code Enforce (LMA)=24 CFR 570.208(a)(1) for 15, 05P, 14A, 14F, & 14I Demolition within TN (SBA)=24 CFR 570.208(b)(1) for 04 Demolition outside TN (SBS)=24 CFR 570.208(b)(2)
4	Project Name	2026: HOME Planning & Admin (10%)
	Target Area	Slum & Blight Area 1
	Goals Supported	Increase Affordable Housing Opportunities & Preserve & Develop Communities
	Needs Addressed	Homebuyer Assistance, New Construction Affordable Housing, & CHDO Development

	Funding	HOME: \$26,065
	Description	Overall management of all HOME activities.
	Target Date	4/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Planning & Administration (HOME)=24 CFR 92.207 Planning & Administration=24 CFR 570.206 for 20, 21A, 21H, & 21I
5	Project Name	2026: HOME Non-CHDO Housing Activities
	Target Area	City Wide, including Slum & Blight Area 1
	Goals Supported	Increase Affordable Housing Opportunities
	Needs Addressed	Increase Affordable Housing Supply
	Funding	HOME: \$195,493.37
	Description	Increasing affordable housing opportunities and expanding access to quality housing for low- and moderate-income households.
	Target Date	4/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	City wide, including Slum and Blight Area 1 (5TN).
	Planned Activities	New Construction=24 CFR 92.205(a) Homebuyer Assistance=24 CFR 92.254
6	Project Name	2026: HOME CHDO Reserve (15%)
	Target Area	Citywide, including Slum & Blight Area 1
	Goals Supported	Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Communities
	Funding	HOME: \$39,093.24
	Description	Partner with local CHDO for projects and provide operating expenses.

	Target Date	4/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	To qualify 1 local CHDO
	Location Description	City wide, including Slum and Blight Area 1 (5TN)
	Planned Activities	Activities=24 CFR 92.208 Homebuyer Assistance and/or New Construction activities carried out by a CHDO=24 CFR 92.300

AP-50 Geographic Distribution – 91.220(f)

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

Over a three-year period, the City expects that a minimum of 70% of its CDBG funds will be used in the five Slum & Blight Area 1:

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

All of these areas are considered to be areas of low-income and minority concentration and were confirmed of the same by a study performed by JQuad in 2009 and again in the TDA 2020 study.

Geographic Distribution

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is allocating most of its resources to meeting the needs of the Slum & Blight Area 1 because it has a high concentration of LMI households with existing housing stock, dense population, levels of blight, number of infill lots for redevelopment, and the opportunity for new homeownership. The Slum & Blight Area 1 also has a relatively high minority concentration who experience a disproportionate greater need.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The jurisdiction must specify one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction.

<i>One Year Goals for the Number of Households to be Supported</i>	
Homeless	0
Non-Homeless	28
Special-Needs	0
Total	28

Table 9 - One Year Goals for Affordable Housing by Support Requirement

<i>One Year Goals for the Number of Households Supported Through</i>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	16

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The overall strategy focuses on preserving existing housing stock while expanding affordable housing opportunities within the City.

The City plans to deliver housing assistance through its CDBG Minor Rehabilitation Program to fifteen (15) LMI households, CDBG Housing Counseling to eight (8) LMI people, HOME New Construction for one (1) housing unit, and HOME Homebuyer Assistance to four (4) LMI households. The City currently does not have a relationship with an CHDO. The City continues to contact local Contractors and organizations to consider creating a new Community Housing Development Organization for the area.

AP-60 Public Housing – **91.220(h)**

Introduction

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

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

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

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

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

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

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

In addition, one resident is appointed to the Board of Commissioners. The AHA conducts periodic customer satisfaction surveys as a means for residents to discreetly voice their concerns and to ensure

that the best possible customer service is being provided by the agency.

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

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

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

Discussion

The most pressing needs in the City continue to be a large number of blighted properties and substandard condition of housing. The City supports the AHA efforts to address the physical condition of the existing AHA property, as well as remove blighted properties through the Rental Assistance Demonstration (RAD) program. With funding reduced, the AHA is unable to meet their backlog of physical needs due to the reduced financial support from the US Department of Housing and Urban Development (HUD).

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

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

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

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

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

Introduction

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

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

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

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

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

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

VOANLA's Homeless Outreach program (PATH) is responsible for conducting monthly street outreach events in locating homeless camps and "shelters" throughout the region. Upon locating them, assessments are done to verify their needs and quickly assist in moving them through Coordinated Entry within the CoC for follow-up and housing options. This program also conducts monthly H2O events in

which basic needs and services are provided to those experiencing homelessness wherein community providers are able to provide goods and services such as: food, clothing, hygiene items, haircuts, HIV/AIDS testing, VI-SPDAT assessments, and much more. VOANLA's housing programs are also geared toward moving clients out of homelessness and into either permanent supportive housing or rapid rehousing services. In both cases, case management services are provided to ensure self-sufficiency and greater independence.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

In regard to preventing a return to homelessness, each provider within the CoC conducts follow-up at 90 days, 180 days, and twelve month intervals. These follow-up assessments are documented within the CoC's HMIS. During the follow-up, if an issue is discovered that could possibly result in a family returning

to homelessness, the Case Manager provides ongoing case management sessions to assist the family with obtaining the proper supports to prevent them from returning to homelessness.

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

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

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

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

1. Foster Care

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

2. Health

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

Care

to programs and emergency shelters for those who are mentally ill and/or substance abusers.

3. Mental Health

Volunteers of America has 9 programs that link persons to resources available to ensure housing stability, including three Permanent Supportive Housing Programs CoC-funded programs that serve only those chronically homeless individuals/families who have a mental illness, and emergency shelter for those who find themselves homeless with mental illness. The Rapides Parish program was awarded \$86,503 through FY2018 annual grant renewal. Participants are able to receive financial support towards housing expenses as well as case management to ensure continued mental health stability and independent living. VOANLA offers a variety of program assistance to ensure individuals and families avoid becoming homeless through case management services. Case management is offered for individuals with a mental illness, for Veterans and individuals with active cases through DCFS. Financial assistance is offered to clients with deposits, rent and utilities as well.

4. Corrections

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

Discussion

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

Introduction:

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

Address Disproportionate Housing Problems and Economic Barrier

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

Address Lack of Safe, Affordable Housing

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

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

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

return on residential investment

In regard to the flood insurance requirements, the City will explore different possibilities in terms of program design of its housing programs to reduce the effects of the federal requirement. Potential solutions include using the federal dollars to leverage additional assistance from local lenders, subsidizing the insurance premium with CDBG funds, and making bigger per-unit investments to address flood concerns.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

In regard to its housing repair programs, the City has encountered is the lack of available contractors willing to bid on jobs offered. The City limits the amount of assistance to each property to \$15,000. The City increased the funding limit for minor repairs to \$10,000 for houses in the floodplain since the NFIP increased the minimum limit on improvements that are not required to carry flood insurance. The City will consider new ways to attract the contractors to work with the program, such as bidding multiple properties at once. The City also has a hard time attracting specialty Contractors for lead remediation and asbestos abatement. There are no specialty Contractors for either in Alexandria and most Contractors are having to travel 2 to 3 hours to work in this area, causing inflated pricing for mobilization and per diems.

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

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

Actions planned to foster and maintain affordable housing

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

brownfields, and HUD to strength responses in its lead-based paint remediation initiatives.

Actions planned to reduce lead-based paint hazards

The City of Alexandria remains committed to reducing lead-based paint hazards through its federally funded housing programs by incorporating lead hazard control activities within its ongoing rehabilitation programs. The City will ensure that all housing activities funded with federal resources are conducted in compliance with the Lead-Based Paint Poisoning Prevention Act and HUD regulations at 24 CFR Part 35. For all applicable pre-1978 housing units, the City will conduct required lead-based paint evaluations, risk assessments, and clearance testing, and will implement interim controls or abatement as needed.

The City will continue to provide education and outreach to residents regarding lead hazards and prevention. Additionally, all contractors will be required to follow lead-safe work practices in accordance with the EPA Renovation, Repair and Painting (RRP) Rule. The City will monitor compliance to ensure all applicable health and safety standards are met.

Actions planned to reduce the number of poverty-level families

According to the most recent American Community Survey (ACS) 5-Year Estimates (2019–2023), approximately 26.4% of Alexandria residents live below the poverty level, with more recent estimates indicating this rate remains near 27 percent. Poverty is not evenly distributed across the city and remains concentrated in certain areas, particularly in neighborhoods with lower median household incomes and limited access to economic opportunities.

To address these conditions, the City will continue to prioritize resources to LMI areas through its CDBG and HOME Programs. Activities such as housing rehabilitation, neighborhood improvements, and homebuyer assistance will support housing stability and create safer living environments, which are foundational to economic mobility.

Actions planned to develop institutional structure

The City's Community Development Department serves as the lead agency for the development, coordination, and administration of the Consolidated Plan and its associated programs. The Department works collaboratively with a network of partners, including nonprofit organizations, contractors, public agencies, and service providers, to implement activities funded through the CDBG and HOME Programs.

While the City benefits from experienced staff and capable partners, there remains a need to strengthen the overall institutional delivery system to more effectively address community needs. The most significant gap identified is the shortage of safe, sustainable, and affordable housing. The City will continue to leverage available federal, state, and local resources to expand housing opportunities and improve the quality of life for residents.

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

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

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

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

Discussion:

The City of Alexandria is committed to affirmatively furthering fair housing and ensuring that all eligible households have access to housing opportunities created through federally funded programs. The City will implement affirmative marketing strategies designed to reach persons who are least likely to apply for housing assistance and to promote equal access to housing opportunities.

Program Specific Requirements

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

Introduction:

The Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) have specific regulatory requirements that must be addressed as part of the Annual Action Plan. The following outlines how the City of Alexandria will meet these requirements for the upcoming program year.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

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

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

The City will utilize eligible forms of HOME assistance as outlined in 24 CFR 92.205. HOME funds will

primarily be provided as grants and/or deferred, forgivable loans to support owner-occupied rehabilitation and other eligible affordable housing activities.

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

The following recapture provisions will be included in contracts:

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

As of the date of this Agreement, the FY2025 HOME Homeownership Value Limit is \$219,000 for any existing single-family home being rehabilitated and \$284,000 for any newly constructed single-family home being developed. See Attachment G.

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

The City will utilize a recapture provision for any HOME-funded homebuyer activities in accordance with 24 CFR 92.254.

HOME assistance will be secured through written agreements, promissory notes, and recorded mortgages. If a HOME-assisted property is sold, transferred, or no longer owner-occupied during the affordability period, the HOME investment will be recaptured in accordance with program requirements.

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

The following recapture provisions will be included in contracts:

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

in excess of the applicable HOME Homeownership Value Limit.

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

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

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

5. *If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).*

In the upcoming program year, the City does not plan to use HOME funds for any TBRA activities.

6. *If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).*

N/A

7. *If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).*

Discussion:

FY 2026-2027 Annual Action Plan Attachments:

<i>Appendix</i>	<i>Description</i>	<i>Page</i>
A	City of Alexandria Map with Target Neighborhoods	
B	FY2026 new allocations and PY2026-2027 reallocation estimates	
C	Annual Action Plan – 30 day public notice advertisements	
D	Resolution #xxx-2026	
E	Summary of all comments	
F	Five Target Neighborhood (5 TN) Meeting Agenda 5 TN Attendees sign-in sheet 5 TN Survey Cumulative Responses 5 TN Meeting Public Notice Advertisements 5 TN Public Notice Flyer	
G	Citizen Advisory Committee Meeting Agenda Citizen Advisory sign-in sheet	
H	IDIS PR33 HOME Match Liability	
I	FY 2025 HOME Homeownership Sales Price Limit	
J	Signed SF 424 for CDBG Signed SF 424 for HOME Signed 3 year Certifications for CDBG & HOME for 2026,2027,2028 Signed construction Certifications for CDBG & HOME	

City of Alexandria - Community Development
2026-2027 CDBG, HOME HOME-ARP Activity Budgets

2026-2027 ACTUAL Entitlement Summary with estimated prior year Re-allocations							
COA		Grant / Program Activity Description	Entitlement	Re-allocation	Prog. Income	Total	Assistance for:
Fund & Org #	IDIS #		2026 NEW \$	2025	2025-2026	25-27 COMBINED \$	
160-333000		CDBG 2026 Grant	508,887.00			508,887.00	
163-333000		HOME 2026 Grant	260,651.61			260,651.61	
176-333000		HOME-ARP 2021 Grant (American Rescue Plan)		930,083.90		930,083.90	
160-multiple		CDBG 2025 Grant Re-allocation of unspent funds estimated		202,500.00		202,500.00	
163-multiple		HOME 2025 Grant Re-allocation of unspent funds estimated		1,580,000.00		1,580,000.00	
176-multiple		HOME 2025-2026 Enterprise Place Program Income			0.00	0.00	
166-337000		NSP 2025-2026 Stockyard Partners Program Income estimated			0.00	0.00	NSP PI reports to LHC
			\$769,538.61	\$2,712,583.90	\$0.00	\$3,482,122.51	TOTAL
		Expenditure of Funds and Program Summary					
160-333000		Community Development Block Grant (CDBG)					
160-022602		Planning & Administration (20% max)	101,777.00	115,000.00	0.00	216,777.00	
160-022623		Housing Counseling (15% cap as Public Service)	40,000.00	0.00	0.00	40,000.00	(8-10 buyers)
160-022625		Housing Program Delivery for CDBG (pre- & post-award)	37,000.00	4,500.00	0.00	41,500.00	(40-50 applicants)
160-022620		Housing Program Delivery for HOME (pre- & post-award)	10,000.00	23,000.00	0.00	33,000.00	(2-4homes)
160-022604		Minor Rehab	230,000.00	50,000.00	0.00	280,000.00	(15-20 houses)
160-022617		Demolition / Clearance & Program Delivery (30% max)	50,000.00	10,000.00	0.00	60,000.00	(10-15 structures)
160-022608		Code Enforcement	40,110.00	0.00	0.00	40,110.00	(150 complaints)
			508,887.00	202,500.00	0.00	711,387.00	TOTAL
163-333000		HOME Investment Partnership Funds (HOME)					
163-042604		Planning & Administration (10% max)	26,065.00	13,000.00	0.00	39,065.00	
163-042614		HOME CHDO Operating (15%)	39,093.24	76,500.00	0.00	115,593.24	
163-042611		HOME Major Rehab (need remaining \$792,000)	0.00	792,000.00	0.00	792,000.00	(6 houses)
163-042616		HOME New Construction	50,000.00	698,500.00	0.00	748,500.00	(2 houses & 2 lots)
163-042605		Homebuyer Assistance (\$50k each)	145,493.37	54,506.63	0.00	200,000.00	(4 buyers)
			260,651.61	1,580,000.00	0.00	1,840,651.61	TOTAL
176-333000		HOME American Rescue Plan (HOME-ARP)					
176-082602		Planning & Administration (15% max)	0.00	132,500.00	0.00	132,500.00	
176-0821??		Homeless Assistance Services-Mental & Substance	0.00	757,583.90	0.00	757,583.90	(50-65 people)
176-0821??		Homeless Assistance Services-Transportation	0.00	40,000.00	0.00	40,000.00	(7-10 people)
			0.00	930,083.90	0.00	890,083.90	TOTAL
		updated 5/8/2026					

Attachment C

insert 5/22/2026 AAP published

Attachment C

insert 6/17/2026 AAP published advertisement

Attachment D
insert City Council Resolution



PY2026-2027 Comments Received for HUD Plans Public Comment Periods

Plan:	Neighborhood Meeting for PY2026-2027 Annual Action Plan
Comment Period:	N/A
Advertisement Posted:	October 7, 2026 (fliers & social media), October 29, 2026 and November 5, 2026
Public Hearing:	November 5, 2026 at 6:00 pm in-person
Comments Received:	None
City Council Public Hearing for Adoption:	N/A
Plan:	Citizen Advisory Committee for PY2026-2027 Annual Action Plan
Comment Period:	N/A
Advertisement Posted:	January 1, 2026 (emails) & January 14, 2026 (calls)
Public Hearing:	January 15, 2026 at 10:00 am in-person
Comments Received:	None
City Council Public Hearing for Adoption:	N/A
Plan:	PY2026-2027 Annual Action Plan (General Public)
Comment Period:	May 22, 2026 through June 22, 2026 at 4:30 pm
Advertisement Posted:	May 22, 2026; June 17, 2026
Public Hearing:	June 18, 2026 at 3:pm in-person
Comments Received:	None
City Council Public Hearing for Adoption:	Introduced & adopted May 19, 2026 via Resolution #xxx-2026
Plan:	PY2026-2027 CAPER TBD
Comment Period:	June 12, 2026 through June 29, 2026
Advertisement Posted:	July 12, 2024
Public Hearing:	June 30, 2026 at 5:pm in-person
Comments Received:	None
City Council Public Hearing for Adoption:	Introduced & Adopted on June 30, 2026 RES #xxx-2026
Plan:	
Comment Period:	
Advertisement Posted:	
Public Hearing:	
Comments Received:	
City Council Public Hearing for Adoption:	

City of Alexandria - 5 Target Neighborhood Meeting Agenda
Wednesday, November 5, 2025 – 6:00 PM
Bolton Avenue Community Center

A. OPENING PRAYER

B. INTRODUCTIONS

1. Welcome all attendants. Your input is important!
2. Introduce the Community Development staff and discuss purpose of CmDv.
3. Overview for discussion: 2024-2025 CAPER & proposed 2026-2027 Annual Action Plan

C. PY2024-2025 CAPER

1. Discuss 2024-2025 projects and accomplishments:
 - a. CDBG Housing Code Enforcement = 102; Owner Demo's = 32; Owner Rehab's = 2
 - b. City & CDBG Demolition = 21
 - c. CDBG & CDBG-CV Minor Rehab = 42
 - d. Rehab Applications taken = 155
2. Review 2024-2025 Expenditure Summary:
 - a. Transfer any unspent funds in older programs into new fiscal year programs
3. Review completed projects photos
4. Review complaint to demolition to lien flow chart

D. PY2026-2027 PROPOSED ANNUAL ACTION PLAN

1. Review programming options for 2026-2027 & the survey sheet. Your vote matters!
 - a. CDBG Code Enforcement
 - b. CDBG Demolition
 - c. CDBG Minor Rehab
 - d. CDBG Housing Counseling
 - e. CDBG Program Delivery for Housing Rehab
 - f. HOME Affordable Housing Development – Single Family
 - g. HOME Homebuyer Assistance
2. Explain the Annual Action Plan purpose
 - a. Review CDBG & HOME proposed activities and estimated budgets by percentages of award

G. UPCOMING EVENTS IN 2026

1. Will begin accepting Housing Rehab Applications in March 2025. Call 318-449-5074 for info.
 - a. First in, First out process for income limits and structure feasibility
2. Neighborhood Community Meeting will be Wednesday, November 4th, 2026.
 - a. 6:pm to 7:pm at Bolton Avenue Community Center
3. Media Resources:
 - a. City of Alexandria's Alex Connects
 - b. City of Alexandria's Planning Facebook page
 - c. City of Alexandria's Community Development webpage
4. Information available for distribution upon request:
 - a. Fair Housing Pamphlet
 - b. Lead Paint Pamphlet
 - c. Floodplain Pamphlet (x2)
 - d. FICO Credit Score Pamphlet
 - e. IPMC Property Standard Pamphlet
 - f. Pest Control & Waste Collection Guide
 - g. Landlord & Tenant Responsibilities
 - h. Homeless Community Resources Card
5. Questions & Contact info

H. ADJOURNMENT



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 Third Floor Alexandria, LA 71301
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cda@cityofalex.com

2026-2027 CmDv Programs Survey – November 5, 2025

Below is an explanation of programs proposed by the City of Alexandria’s Community Development Department for the upcoming year. Please read the descriptions of each program and rank them in the order of importance to your Neighborhood.

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	<u>Other – please describe:</u>

Print Your Name: Idell Norman Date: 12-1-25

Please circle which Neighborhood you live in:

North Alexandria A/B	Central Business C	Lower Third (D)	South Alexandria E	Samtown/Woodside F	Other
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Please return all surveys by December 12, 2025.
 They can be emailed to cda@cityofalex.com or delivered to the Community Development drop box at 625 Murray Street. Thank you for participating!

Meeting location: Bolton Avenue Community Center at 6:pm



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	<u>Other – please describe:</u>

Print Your Name: Jerry Joubert Date: 12/1/25

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Print Your Name: Lynn Lemott Date: 12/1/25

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Print Your Name: Blythe A Wallace Date: 12-1-25

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	<u>Other – please describe:</u>

Print Your Name: P L NORMAN

Date: 12/01/25

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Print Your Name: W. B. McCAH Date: 12-1-25

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	<u>Other – please describe:</u>

Print Your Name: Betty Rainey Date: 12-1-2025

Please circle which Neighborhood you live in:

North Alexandria A/B	Central Business C	Lower Third D	South Alexandria E	Samtown/Woodside F	Other
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Please return all surveys by December 12, 2025.
 They can be emailed to cda@cityofalex.com or delivered to the Community Development drop box at 625 Murray Street. Thank you for participating!

Meeting location: Bolton Avenue Community Center at 6:pm



Community Development Department
 625 Murray Street, Suite 7
 Third Floor, Alexandria, LA 71301
 Office: 318.449.5072 / Fax: 318.449.5031
 cda@cityofalex.com

2026-2027 CmDv Programs Survey – November 5, 2025

Below is an explanation of programs proposed by the City of Alexandria’s Community Development Department for the upcoming year. Please read the descriptions of each program and rank them in the order of importance to your Neighborhood.

1 is most important – up to – 9 is least important

	<u>Code Enforcement (CDBG)</u> This program will investigate abandoned property and reach out to the property owner to try to get the structure rehabilitated or demolished. The goal is to bring these properties back into use to help surrounding values and keep our children and vandals out of these dangerous structures.
	<u>Demolition Program (CDBG)</u> This program assesses the condition of vacant, abandoned and deteriorated structures to determine which structures should be demolished in an order of priority, to eliminate blight or physical decay within neighborhoods.
1	<u>Major Rehab Program (HOME)</u> This program will provide qualified applicants up to \$100,000.00 for repairs of deferred maintenance items, such as roofs, electrical, plumbing and carpentry repairs to their home. Half of all participants will be awarded to qualified applicants ages 55 and older.
2	<u>Minor Rehab Program (CDBG)</u> This program will provide qualified applicants up to \$15,000.00 for roof replacements to their home. Half of all participants will be awarded to qualified applicants ages 55 and older.
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	<u>Other – please describe:</u>

Print Your Name: Tara Sanders Date: Dec 1, 2025

Please circle which Neighborhood you live in:

North Alexandria A/B	Central Business C	Lower Third (D)	South Alexandria E	Samtown/Woodside F	Other
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	<u>Other – please describe:</u>

Print Your Name: MRS. Eula Butler Date: 11/1/25

Please circle which Neighborhood you live in:

North Alexandria A/B	Central Business C	Lower Third D	South Alexandria E	Samtown/Woodside F	Other
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	Other – please describe: <i>You require owner's grass to be a certain height, yet city grass are often higher</i>

Print Your Name: Anthony W. Hargrove Date: 12/7/25

Please circle which Neighborhood you live in:

North Alexandria A/B	Central Business C	Lower Third D	South Alexandria E	Samtown/Woodside F	Other
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	<u>Other – please describe:</u> city grass always taller than required residential grass.

Print Your Name:

Janis L. Hargrove

Date:

12/8/25

Please circle which Neighborhood you live in:

North Alexandria A/B	Central Business C	Lower Third D	South Alexandria E	Samtown/Woodside F	Other
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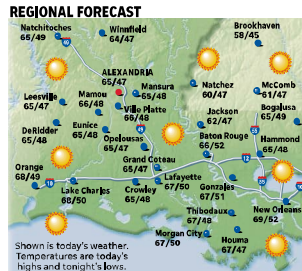
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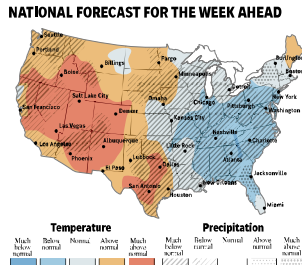
FORECAST FOR ALEXANDRIA

Today	Tonight	Thursday	Friday	Saturday	Sunday
Sunny, windy and cooler	Mostly cloudy	Cool with low clouds breaking	Nice with plenty of sun	Partial sunshine	Sunshine
High 65 RealFeel: 63	Low 47 RealFeel: 45	64 40	70 47	69 49	72 51
The patented AccuWeather.com RealFeel Temperature™ is an exclusive index of the effects of temperature, wind, humidity, sunshine, clouds, precipitation, and moisture on the human body. Shows are the highest and lowest values for each day.					



RIVER STAGES

River	Stage	24 hr. change	Black	White
Mississippi	40	7.62 +0.13	Jones	50 35.37 +0.13
Cairo	34	N/A	Acme	48 5.24 +0.15
Memphis	37	8.90 +1.40	Croft	22.50 +0.51
Vicksburg	43	3.69 +0.17	Atchafalaya	47 4.91 +0.40
Natchez	48	12.00 +0.51	Mid	41 3.77 +0.64
Red River Ldg	46	16.50 none	Road Springs	37 3.49 +0.30
Baton Rouge	35	6.10 +0.30	Calcasieu	12 4.93 +0.13
Red River	30	12.51 +0.12	Obion	13 1.15 +0.02
Grand Fork	33	20.10 +0.02	Kenner	16 2.01 +0.09
Lock & Dam	44	64.00 +0.00	Atchafalaya	38 11.42 +0.10
Albany	32	19.50 +0.01	Red River	30 12.38 +0.33
Lock 24	46	40.75 +0.04	DeWitt	24 14.00 +0.17
Lock 1	46	5.24 +0.47	Reservoir	617 616.56 +0.04
Lake Natchitoches	55.3	84.84 none	DeWitt	172 167.73 +0.16
Ouachita	40	18.07 +0.18		
Monroe	40	18.07 +0.18		
Columbia	65	35.15 +0.14		



ALMANAC

Alexandria Sunday

TEMPERATURES

High	75
Low	61
Normal high	75
Normal low	53
High one year ago	87
Low one year ago	59
Record high	90 (1902)
Record low	32 (1998)

TEMPERATURE TREND

Mon.	64
Tue.	55
Wed.	70
Thu.	80
Fri.	82
Sat.	79
Sun.	75

PRECIPITATION (IN INCHES)

Sunday	Trace
Month to date	4.92
Normal month to date	4.05
Year to date	44.59
Normal year to date	46.64
One year ago	0.00
Last year to date	58.88

ATMOSPHERE

Barometer at 3 p.m.: 29.90 in.
Wind at 3 p.m.: N 6-12 mph
Humidity at 3 p.m.: 62%
Heat index: 77°

HEATING DEGREE DAYS

Index of energy consumption indicating how many degree days are required to heat a building with negative values counting as zero.

Sunday	0
Season to date	4
Last season to date	34
Normal season to date	42

WEATHER TRIVIA

Q: What type of weather brought the train to a halt in 1825?

A: A blizzard.

SUN AND MOON

	Today	Thu.
Sunrise	7:24 a.m.	7:24 a.m.
Sunset	5:24 p.m.	6:23 p.m.
Moonrise	2:17 p.m.	2:52 p.m.
Moonset	none	12:52 a.m.

First Full Last New

First	Nov 5
Full	Nov 11
Last	Nov 11
New	Nov 20

Forecasts and graphics provided by AccuWeather, Inc. 6/2025

Buc-ee's 'Beaver' promises barbecue, bathrooms, boudin in Ruston

Greg Hilburn
Shreveport Times
USA TODAY NETWORK



Gov. Jeff Landry, left, Buc-ee's owner Arch "Beaver" Alpin III, center, and Ruston Mayor Ronny Walker officially broke ground Oct. 24 on the first Buc-ee's travel center to be built in Louisiana.

Buc-ee's chief executive Arch "Beaver" Alpin III said his first travel center in Ruston, Louisiana, will be a homecoming for him.

The Beaver, Gov. Jeff Landry and Mayor Ronny Walker were among hundreds who attended a ceremonial groundbreaking Oct. 24 for the Ruston Buc-ee's, which has a target opening date of April 2027. Alpin is also building a Buc-ee's in Lafayette set to open in 2028.

Alpin, who opened his first Buc-ee's in Texas in 1982, was raised in Texas but spent summers working at his grandfather's general mercantile store in Harrisburg, Louisiana, which he said planted the seed for business.

"It's our first store in Louisiana; that's a big deal," Alpin said in an interview with USA Today Network. "This is where my roots are from, so we're super excited about it."

Buc-ee's, with its toothy Beaver mascot, has developed a devoted following among travelers who consider the centers tourism destinations rather than just giant convenience stores with specialty foods, endless rows of gas pumps and pristine bathrooms.

"We're going to make this one of the greatest Buc-ee's you have in your portfolio," said Landry, who also noted the travel centers "have the cleanest bathrooms on the interstate."

Walker said he expects up to 15,000 vehicles a day to stop at the Ruston Buc-ee's, which he said also will generate trickle down commerce for other local business and employ about 200 workers with what Alpin promises to be "livable wages."

"This is a great day for Ruston and our region; an example of what teamwork can do," Walker told USA Today Network.

Every Buc-ee's has a wide variety of culinary delights like its famous brisket, fudge, jerky and signature Buc-ee's Beaver Nuggets, which are similar to caramel popcorn, but Alpin said all Ruston Buc-ee's will offer Louisiana flavor.

"We're bringing all of our Texas barbecue brisket, jerky, all of that, but we'll also sell boudin," he said to applause from the crowd.

Louisiana distillery awarded as a Top 100 rum crafter, USA Today says

Presley Bo Tyler
Shreveport Times
USA TODAY NETWORK

Modern rum was first made in the Caribbean

during the 17th century, with the earliest records of production dating back to 1650 in Barbados. The spirit we know today was created after it

was discovered that molasses, a byproduct of sugar production, could be fermented and distilled to create alcohol.

Today, distilleries keep the original production of rum alive by using premium sugar cane and Grade A molasses.

Oxbow Rum Distillery one of best craft rums

Oxbow Rum Distillery was named the sixth best craft rum distillery in the U.S. on USA Today's 10Best Readers' Choice Awards.

This distillery is a five-generation family-run cane farm and sugar mill that specializes in single-estate rums made with rare ingredients like fresh-pressed raw cane juice and Grade A molasses, says USA Today 10Best.

The sugarcane used to make Oxbow Rum is grown right on the estate on rich soil off an old Mississippi River oxbow, which is a sharp bend. The harvested sugarcane

is then used to produce raw cane juice and raw sugar, with blackstrap molasses as a byproduct.

After fermenting the sugar and creating the alcohol, the "wash" is distilled in a copper hybrid pot still, and then distilled again in a stainless steel still. From here, the spirits are either aged in premium oak barrels or are unaged, and slowly proofed down over time.

The Oxbow Estate Line is made with zero added sugar, color or flavor, which produces the truest rum sipping experience possible, says Oxbow Rum Distillery. Additionally, the False River flavored rums' labels tell consumers exactly what's inside the bottle.

Presley Bo Tyler is a reporter for the Louisiana Deep South Connect Team for Gannett/USA Today. Find her on X @PresleyTyler02 and email at PTyler@Gannett.com



Roman Reigns (black pants) with Paul Heyman (suit) and Edge (red pants) battle for the WWE Universal Championship.

WWE bringing Money in the Bank to LA

Aaron Gonsoulin
Lafayette Daily Advertiser
USA TODAY NETWORK

The WWE announced today that, come next year, Money in the Bank, one of the premium live events, will make its way to New Orleans.

Money in the Bank will take place Sunday, Sept. 6, at the Smoothie King Center in New Orleans.

"Money in the Bank features WWE's biggest Superstars as they battle to earn a briefcase containing a contract for a championship match at a time and place of their choosing anytime within the next year," WWE said in a statement.

Official Money in the Bank Priority Passes soon will be available through exclusive partner On Location, offering fans premium seating, hospitality events featuring Superstar appearances, exclusive photo opportunities and more.

Fans can place a deposit to secure access before the general public. To learn more about Money in the Bank Priority Passes or to place a deposit, visit onlocationexp.com/mtb.

Ticket details and event information will be announced in the coming months. To register to be the first to hear about presale opportunities for Money in the Bank, visit www.com/mtb-2026.

Town Talk.

PART OF THE USA TODAY NETWORK

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 Office: 318.449.5072 / Fax: 318.449.5031
 cda@cityofalex.com

PUBLIC HEARING NOTICE

WEDNESDAY, NOVEMBER 5, 2025 at 6:00 PM
 Bolton Avenue Community Center

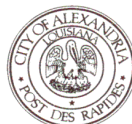
The City of Alexandria's Community Development Department (CmDv) will conduct a public hearing to receive citizen comments concerning the needs of the five (5) Target Neighborhoods for its proposed use of 2026-2027 Annual Action Plan fiscal year HUD funds. The five (5) Target Neighborhoods are: North Alexandria (A/B), Central Business (C), Lower Third (D), South Alexandria (E) and Samtown/Woodside (F). These programs are intended to be used for various activities that principally benefit low and moderate income persons. The five (5) Target Neighborhoods are: North Alexandria (A/B), Central Business (C), Lower Third (D), South Alexandria (E) and Samtown/Woodside (F). All Alexandria citizens are welcome to attend.

The City expects to receive approximately \$245,000 of HOME Investment Partnership (HOME) funds and approximately \$485,000 of Community Development Block Grant (CDBG) funds for the 2026-2027 fiscal year. Proposed programs are: CDBG Code Enforcement, CDBG Demolition, CDBG Housing Counseling, CDBG Homebuyer Assistance, CDBG Housing Program Delivery for HOME and HOME New Construction Owner-Occupied.

All Alexandria citizens are encouraged to attend!

For more information, contact your neighborhood president:

Neighborhood Area	Neighborhood Contact Rep	Phone Number
North Alexandria (A/B)	Sandra Augustine	318.442.4518
Central Business (C)	Winnie Marshall	318.445.0120
Acadian Village (D)	Willard (Bubba) McCall	318.290.8237
Lower Third (D)	Cynthia Clark Stephens	318.613.6935
Lower Third (D)	Margie Harris	318.487.4138
South Alexandria (E)	Jack Henton	318.290.0070
Samtown / Woodside (F)	Amy Cheney	318.442.6322
Samtown / Woodside (F)	Bishop Lynell Smith	318.442.8878
Peace Keepers Coalition	Vivian Fulton	318.442.7884



City of Alexandria - Citizen Advisory Committee Meeting Agenda
625 Murray St, 3rd floor, HR Conference Room
Thursday, January 15, 2026 – 10:00 AM

A. INTRODUCTIONS

1. Opening Prayer
2. Purpose of the meeting – to review the 2026-2027 PROPOSED Annual Action Plan and 5 Year Con Plan

B. YEAR IN REVIEW





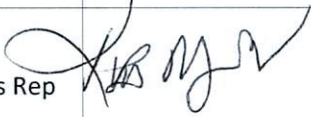
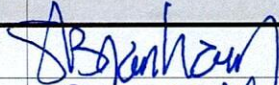

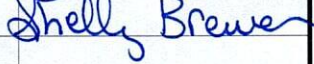

1. Acknowledge staff's hard work
2. PY2026-2027 Annual Action Plan
3. Program Performance:
 - a. CDBG Minor Rehab applications taken = 121
 - b. CDBG Housing Code Enforcement = 388 complaints; Owner Demo's = 52
 - c. CDBG Demolition = 0 (due to 70/30 ratio); City Demolition = 25
 - d. CDBG Minor Rehab = 25
 - e. HOME Major Rehab =
 - f. EPA Brownfield Assessment Grant = 7 sites assessed
 - g. EPA Brownfield Cleanup = 1 site
4. Neighborhood Meeting input
 - a. Cumulative survey results for priority of programs.
5. Review 2026-2027 Expenditure Summary:
 - a. Transfer any unspent funds in older programs into new fiscal year programs

C. PY2026-2027 PROPOSED ANNUAL ACTION PLAN

1. 5 Year Consolidated Plan – submitted
2. Review proposed 2026-2027 program activities and budgets, including by percentage of grant award, for preparation of Annual Action Plan.
 - a. CDBG Code Enforcement
 - b. CDBG Demo – limited to 30% on CDBG demo
 - c. CDBG Program Delivery for CDBG Projects
 - d. CDBG Program Delivery for HOME Projects
 - e. CDBG Minor Rehab
 - f. CDBG Homebuyer Assistance Program
 - g. CDBG Planning & Admin
 - h. HOME Planning & Admin
 - i. HOME New Construction Rental
 - j. HOME CHDO Operating
 - k. HOME-ARP Planning & Admin
 - l. HOME-ARP Homeless Housing
2. 2026 Meeting schedule.
 - a. Rehab applications - TBD
 - b. CAC meeting to review CAPER on Thursday, June 11, 2026 @ 10:am.
 - c. Neighborhood Community Meeting on Thursday, November 5, 2026 at 6:pm.

D. ADJOURNMENT

Citizen Advisory Committee - Volunteer Member Participation 2024-2026

Current Member Name	Contact Phone Numbers	Mailing Address	Member Representative Area	Signature of Attendance for 01/15/26 meeting
Sandra Augustine sandigayle80@yahoo.com	442-4518	1522 Levin Street Alexandria, LA 71301	North Alexandria A-B	
Michelle Purl, Chief Operating Officer michelle@uwcl.org	443-7203 x5	United Way 1101 4th St, Suite 202 Alexandria, LA 71301	Business District C	
Willard McCall willardb.mccall@gmail.com	290-8237	333 Avoyelles Drive Alexandria, LA 71302	Lower Third D	
Edna Pellerin ednapellerin@yahoo.com	589-0978	1534 Fenner Street Alexandria, LA 71301	South Alexandria E	
Amy Cheney candicecheney@yahoo.com	442-6322	3708 Vermont Street Alexandria, LA 71302	Samtown / Woodside F	
Lisa Doney Campus Dean lisadoney@cltcc.edu	589-8268	CLTCC, Alexandria Campus 516 Murray Street Alexandria, LA 71301	Youth Rep	
Joyce Thompson, Executive Director joycethompson@cenlaaging.org	484-2260	Cenla Area Agency on Aging PO Box 13027 Alexandria, LA 71315	Elderly / Handicap Rep	
Karissa Broussard, Chief Executive Officer execdirector@cenlahopehouse.org	487-2061 x200	Hope House 5115 S. MacArthur Drive Alexandria, LA 71302	Battered Women & Children	
Cathy Derbonne, Regional Director cathy.derbonne@voascla.org	442-8026 x2518	Central Louisiana VOA 3704 Coliseum Blvd Alexandria, LA 71303	Volunteers of America	
Kitty Wynn, Executive Director kittyw@centrallouisianahomeless.org	443-0500	Central LA Homeless Coalition 1515 Jackson Street Alexandria, LA 71301	Homeless Rep	
CmDv Staff Attendants:				
Shirley Branham	449-5070	Administrator	COA CmDv	
Daniel Smith	473-1375	Planning Director	COA CmDv	
Shelly Gotreaux Brewer	449-5075	Grants Manager	COA CmDv	
Keith Gremillion	449-5069	Multi-trades Inspector	COA CmDv	
Chad Reed	449-5071	Demolition Program Manager	COA CmDv	
Terry Johnson	449-5073	Grants Financial Analyst	COA CmDv	
Patricia Redman	449-5072	Permit Tech	COA CmDv	

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Home Matching Liability Report

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ALEXANDRIA, LA

Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
1997	25.0%	\$56,741.48	\$44,408.00	\$11,102.00
1998	12.5%	\$412,591.28	\$371,461.51	\$46,432.68
1999	12.5%	\$268,648.73	\$210,741.24	\$26,342.65
2000	25.0%	\$499,288.76	\$406,440.06	\$101,610.01
2001	25.0%	\$414,985.31	\$317,955.51	\$79,488.87
2002	25.0%	\$262,678.74	\$172,718.22	\$43,179.55
2003	12.5%	\$156,544.69	\$100,334.00	\$12,541.75
2004	12.5%	\$245,589.87	\$215,833.39	\$26,979.17
2005	12.5%	\$436,927.22	\$372,113.00	\$46,514.12
2006	0.0%	\$626,401.33	\$532,038.39	\$0.00
2007	0.0%	\$75,101.21	\$44,910.00	\$0.00
2008	12.5%	\$258,049.19	\$227,984.39	\$28,498.04
2009	12.5%	\$708,007.50	\$666,046.78	\$83,255.84
2010	12.5%	\$715,864.78	\$653,603.93	\$81,700.49
2011	12.5%	\$533,597.81	\$497,139.57	\$62,142.44
2012	12.5%	\$497,407.28	\$455,082.00	\$56,885.25
2013	12.5%	\$734,327.44	\$682,693.06	\$85,336.63

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2014	12.5%	\$337,336.68	\$329,354.40	\$41,169.30
2015	0.0%	\$165,825.66	\$149,820.19	\$0.00
2016	0.0%	\$37,860.21	\$0.00	\$0.00
2017	0.0%	\$371,629.45	\$268,458.62	\$0.00
2018	0.0%	\$158,781.60	\$141,330.00	\$0.00
2019	0.0%	\$164,996.01	\$140,518.72	\$0.00
2020	0.0%	\$167,643.30	\$145,650.00	\$0.00
2021	0.0%	\$25,854.15	\$0.00	\$0.00
2022	0.0%	\$47,610.69	\$0.00	\$0.00
2023	12.5%	\$39,539.03	\$0.00	\$0.00
2024	12.5%	\$64,175.70	\$0.00	\$0.00
2025	0.0%	\$26,911.57	\$0.00	\$0.00
2026	0.0%	\$7,768.51	\$0.00	\$0.00

HOME and Housing Trust Fund Homeownership Sales Price Limits - FY 2025

(Data through June 2024; New limits effective December 1, 2025)

State	County Name	Metropolitan/FMR Area Name	Existing Homes HOME/HTF Purchase Price Limit						New Homes HOME/HTF Purchase Price Limit									
			1-Unit	2-unit	3-unit	4-unit	Unadjusted Median Value	Years Worth of Sales Data*	Number of Sales for Unadjusted Median**	Geographic Area Used	1-Unit	2-unit	3-unit	4-unit	Unadjusted Median Value	Years Worth of Sales Data*	Number of Sales for Unadjusted Median**	Geographic Area Used
LA	Acadia Parish	Acadia Parish, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO29180M22001
LA	Allen Parish	Allen Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22003N22003
LA	Ascension Parish	Baton Rouge, LA HUD Metro FMR Area	\$264,000	\$338,000	\$409,000	\$507,000	\$277,790	1	603 County	\$295,000	\$378,000	\$458,000	\$567,000	\$310,764	1	105	County	METRO12940M12940
LA	Assumption Parish	Assumption Parish, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO12940M22007
LA	Avoyelles Parish	Avoyelles Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22013N22013
LA	Beauregard Parish	Beauregard Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22011N22011
LA	Bienville Parish	Bienville Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22013N22013
LA	Bossier Parish	Shreveport-Bossier City, LA MSA	\$220,000	\$282,000	\$341,000	\$422,000	\$231,623	2	1,084 County	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO43340M43340
LA	Caddo Parish	Shreveport-Bossier City, LA MSA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO43340M43340
LA	Calcasieu Parish	Lake Charles, LA MSA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO29340M29340
LA	Caldwell Parish	Caldwell Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22021N22021
LA	Cameron Parish	Lake Charles, LA MSA	\$252,000	\$322,000	\$390,000	\$483,000	\$265,000	5	93 County	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO29340M29340
LA	Catahoula Parish	Catahoula Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22025N22025
LA	Clabornes Parish	Clabornes Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22027N22027
LA	Concordia Parish	Concordia Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22029N22029
LA	De Soto Parish	Shreveport-Bossier City, LA MSA	\$246,000	\$315,000	\$381,000	\$472,000	\$258,720	5	697 County	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO43340M43340
LA	East Baton Rouge Parish	Baton Rouge, LA HUD Metro FMR Area	\$237,000	\$304,000	\$368,000	\$455,000	\$249,715	1	3,645 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO12940M12940
LA	East Carroll Parish	East Carroll Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22032N22032
LA	East Feliciana Parish	Baton Rouge, LA HUD Metro FMR Area	\$237,000	\$304,000	\$368,000	\$455,000	\$249,715	1	3,645 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO12940M12940
LA	Evangeline Parish	Evangeline Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22032N22032
LA	Franklin Parish	Franklin Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22014N22014
LA	Grant Parish	Alexandria, LA MSA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO10780M10780
LA	Iberia Parish	Iberia Parish, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO29180M22045
LA	Iberville Parish	Iberville Parish, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO12940M22047
LA	Jackson Parish	Jackson Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22049N22049
LA	Jefferson Parish	New Orleans-Metairie, LA HUD Metro FMR Area	\$257,000	\$328,000	\$398,000	\$492,000	\$270,000	1	4,930 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO35380M35380
LA	Jefferson Davis Parish	Jefferson Davis Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22053N22053
LA	Lafayette Parish	Lafayette, LA HUD Metro FMR Area	\$220,000	\$282,000	\$342,000	\$423,000	\$232,100	1	1,277 County	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO29180M29180
LA	LaFourche Parish	Houma-Thibodaux, LA MSA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO26380M26380
LA	La Salle Parish	La Salle Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22059N22059
LA	Lincoln Parish	Lincoln Parish, LA	\$233,000	\$298,000	\$361,000	\$447,000	\$245,000	3	569 County	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO12906M12906
LA	Livingston Parish	Baton Rouge, LA HUD Metro FMR Area	\$237,000	\$304,000	\$368,000	\$455,000	\$249,715	1	3,645 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO12940M12940
LA	Madison Parish	Madison Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO22062M22062
LA	Morehouse Parish	Morehouse Parish, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO33740M22067
LA	Natchitoches Parish	Natchitoches Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22069N22069
LA	Orleans Parish	New Orleans-Metairie, LA HUD Metro FMR Area	\$304,000	\$389,000	\$471,000	\$584,000	\$320,000	1	1,282 County	\$313,000	\$400,000	\$485,000	\$600,000	\$329,050	2	90	County	METRO35380M35380
LA	Ouachita Parish	Monroe, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO33740M33740
LA	Plaquemines Parish	New Orleans-Metairie, LA HUD Metro FMR Area	\$299,000	\$383,000	\$464,000	\$575,000	\$315,000	5	431 County	\$327,000	\$416,000	\$506,000	\$627,000	\$343,843	5	50	County	METRO35380M35380
LA	Pointe Coupee Parish	Baton Rouge, LA HUD Metro FMR Area	\$237,000	\$304,000	\$368,000	\$455,000	\$249,715	1	3,645 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO12940M12940
LA	Rapides Parish	Alexandria, LA MSA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO10780M10780
LA	Red River Parish	Red River Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22081N22081
LA	Richland Parish	Richland Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22083N22083
LA	Sabine Parish	Sabine Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22085N22085
LA	St. Bernard Parish	New Orleans-Metairie, LA HUD Metro FMR Area	\$257,000	\$328,000	\$398,000	\$492,000	\$270,000	1	4,930 Metro	\$292,000	\$374,000	\$453,000	\$561,000	\$307,500	2	60	County	METRO35380M35380
LA	St. Charles Parish	New Orleans-Metairie, LA HUD Metro FMR Area	\$257,000	\$328,000	\$398,000	\$492,000	\$270,000	1	4,930 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO35380M35380
LA	St. Helena Parish	Baton Rouge, LA HUD Metro FMR Area	\$237,000	\$304,000	\$368,000	\$455,000	\$249,715	1	3,645 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO12940M12940
LA	St. James Parish	St. James Parish, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO35380M22093
LA	St. John the Baptist Parish	New Orleans-Metairie, LA HUD Metro FMR Area	\$257,000	\$328,000	\$398,000	\$492,000	\$270,000	1	4,930 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO35380M35380
LA	St. Landry Parish	St. Landry Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22099N22099
LA	St. Martin Parish	Lafayette, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	1,465 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO29180M29180
LA	St. Mary Parish	St. Mary Parish, LA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22101N22101
LA	St. Tammany Parish	New Orleans-Metairie, LA HUD Metro FMR Area	\$257,000	\$328,000	\$398,000	\$492,000	\$270,000	1	4,930 Metro	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO35380M35380
LA	Tangipahoa Parish	Hammond, LA MSA	\$223,000	\$286,000	\$346,000	\$429,000	\$235,000	1	580 County	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO25220M25220
LA	Tensas Parish	Tensas Parish, LA	\$253,000	\$323,000	\$392,000	\$485,000	\$266,000	5	36 County	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	NCNTY22107N22107
LA	Terrebonne Parish	Houma-Thibodaux, LA MSA	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,000	\$545,000	\$299,000	1	7,237	Non-Metro US	METRO26380M26380
LA	Union Parish	Monroe, LA HUD Metro FMR Area	\$219,000	\$280,000	\$339,000	\$420,000	\$230,000	1	185,964 Non-Metro US	\$284,000	\$364,000	\$440,						