

City of Alexandria **DRAFT** 2021-2022 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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AP-05 Executive Summary

Introduction

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

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

In order to access these federal funds, the City must carry out a planning process to identify the scope of housing and community development needs in its jurisdiction and how the available funding can best be used to meet those needs. This planning process, called the Consolidated Plan, began on May 01, 2020 and will end on April 30, 2024. The contents of the plan are guided by the federal regulations set forth by HUD in 24 CFR Part 91, which includes Process, Needs Assessment, Market Analysis, and Strategic Plan. As part of this Consolidated Plan, the City has also verified the “target areas” for slum and blight area designation.

A Substantial Amendment was made to the 2020-2024 Con Plan and subsequently to the 2020-2021 Annual Action Plan in January 2021. The Substantial Amendment addressed: PY2020-2021 CDBG & HOME allocation corrections; increased the budget for CV-3 CARES Act funding; increased the budget and goal for CV-1 & CV-3 CARES Act Emergency Utility Assistance Payments; corrected HOME prior year Resources; added goal and budget for CDBG Lead Abatement Activity for PY2020-2024; adjusted budget and goal for CDBG Minor Rehab Activity for PY2021-2024; Adjusted the budget and goal for CDBG Homebuyer Assistance Activity and CDBG Credit Counseling Activity for PY2020-2021.

Since March 2020, under the Consolidated Plan, and until the time of the Annual Action Plan, the country is still severely impacted by COVID-19 pandemic. The outbreak was declared a national emergency, limiting capacity at gathering places and limiting the movement of their residents. HUD provided waivers for public comment periods and alternate methods of community engagement, in response to this crisis.

Each year, the City prepares an Annual Action Plan that describes the projects and activities it will undertake to carry out the strategies outlined in the Consolidated Plan. This document is the second year Annual Action Plan, covering the period from May 1, 2021 to April 30, 2022.

The Annual Action Plan was published for the 30-day comment period starting on April 7, 2021. See Attachment A. The comment period will expire on May 7, 2021. A virtual public meeting will be held for additional comments on April 14, 2021 at 3:00 pm. See Attachment B. Final adoption by City Council will be held on March 9, 2021. See Ordinance #~~xxxx~~-2021, Attachment C.

Summary of Objectives and Outcomes

Due to HUD waivers initiated by COVID-19 and the CARES Act, the City will have balances to reallocate to the PY2021. See Attachment D. The reallocation will not warrant a Substantial Amendment since the money will be moved into the same activity type as the previous year. The estimated reallocation totals are \$59,635 in CDBG, \$453,450 for CDBG-CV and \$592,108 in HOME.

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

(1) Provide for Occupied Housing Rehab

The City has managed both HOME Major and CDBG Minor Rehabilitation activities consecutively for the past ten (10) years. The City found that a significant portion of these homes were positive for lead, primarily due to the fact that they were built pre-1978. The presence of lead based paint (LBP) directly impacts a scope of work, through abatement methods and required personal protection gear for workers, therefore, the City applied for and won the HUD Lead Hazard Reduction Grant in PY2020. The City then amended the Consolidated Plan to add the CDBG Lead Abatement Activity as an approved source of the required eleven (11%) match. The City plans to implement LBP interim controls and abatement for an estimated goal of fifteen (15) houses this year. This could consist of both owner-occupied and some rental units.

(2) Increase Affordable Housing Opportunities

Since 2016, the City has struggled to subsidize the development of units affordable to low income buyers and provide financial assistance to homebuyers. However, in PY2020, HUD has allowed waivers to: increase HOME Admin cap from 10% TO 25%; suspend CHDO-set asides and operating expenses; suspend the HOME 24-month commitment period; and waive HOME match requirements. These waivers have enabled the City to re-allocate approximately \$505,375 from prior year resources and set-asides to attract Developers interest. The City expects to fund construction of a minimum of one (1) unit in this year.

In addition, the City plans to use CDBG and HOME funds to provide Homebuyer Assistance and Credit Counseling for low to moderate income buyers. The program will focus resources for buyers of the houses newly construction in the HOME Affordable Housing Development activity, however, could be used for any qualified buyer at another location within the City. The City expects to fund assistance to a minimum of one (1) buyer this year.

The City proposes to utilize CDBG funds for the pre- and post-award program delivery efforts for HOME Affordable Housing Activity each year, as provided in 570.206.

The City is also researching and applying for additional funding sources through FHLB, Louisiana Housing Corporation and private local banks, in hopes of applying for additional funding assistance for new construction and rehabilitation efforts.

(3) Address Slum and Blight

The City will support a CDBG Code Enforcement Activity to identify and assess, through the complaint, inspection and condemnation process, approximately 75 blighted properties in effort to arrest the decline of the area. The

properties shall be ranked in order of severity and threat to the community and neighboring properties. These properties are located in deteriorated areas, delineated in the 2020 Revitalization Map study, that are primarily residential, with at least 51% of low moderate income persons. Code enforcement actions begin with an initial complaint, up to a point where a condemnation order is issued by City Council and recorded at the Parish Court House.

The City will support a CDBG Demolition-Clearance Activity to remove approximately 10 blighted and deteriorated structures from the City's neighborhoods. These properties are also located in deteriorated areas, delineated in the 2020 Revitalization Map study, that are primarily residential, with at least 51% of low moderate income persons. 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.

(4) Provide Emergency Assistance

In response to the COVID-19 crisis, the City has provisions in the Five Year Consolidated Plan to use CDBG-CV funds for emergency assistance, which may include utility or rental payments, for up to 90 consecutive days. The City expects to assist 700 residents with a maximum award of up to \$600 in this program year.

Evaluation of Past Performance

In recent years, the City focused the use of its CDBG funds on minor repair programs, code enforcement, and demolition /clearance. In effort to make positive change in the lives of this demographic, the City has concluded that the continuance of these programs is the best use of our limited HUD resources.

- The City acknowledges that 90% of the housing stock in the target areas are built pre-1978 and have significant Lead Based Paint (LBP) hazards. However, a significant portion of these LMI households were disqualified for HOME Major Rehab assistance or limited to very narrow scopes of work for CDBG Minor Rehab assistance due to LBP. For the next four years, the City will focus on interim controls and abatement of LBP units so that later Rehab Activities will be able to serve a larger pool of LMI housing. This will be the first year the City implements the Lead Hazard Remediation Activity to collect applications and we expect to serve fifteen (15) units this year.
- The City's HOME allocation has been drastically reduced to a point where the City would only be able to partially fund only one development project per year, relying on the Developer to find additional layering funding sources, of which there has been no interest. However, this year, the re-allocated HOME funds, City will aggressively pursue at least one (1) Affordable Housing opportunity through New Construction, Substantial Renovation, and Homebuyer Assistance Activities.
- Code Enforcement has been very successful in meeting the programs intent of stimulating property owners to take interest in the condition and appearance of their homes and surrounding areas. The City will inspect approximately 75 houses again this year. Through complaints and follow-up letters, property owners are either rehabbing properties or demolishing them with personal funds and those results are making a positive impact in neighborhoods.

- Demolition and clearance of blighted properties is often identified as their highest priority by neighborhood residents. The City averages 10 demolitions per year which improves the neighborhood to encourage redevelopment, reduce fire hazards, reduce opportunity for personal injury and reduce crime in the area.
- While there are immeasurable benefits of demolition of the blighted structures, the next step is to identify a re-use of the property. Unfortunately, the City has had a difficult time in the past in acquiring “heir properties” where more than one party has an interest in the property and/or the original owners are deceased, which creates a “clouded title” issue. This is problematic for potential investors, heirs of the property or even the City who might be interested in securing ownership in effort to plan a re-use. This has been a significant hindrance but we will continue to explore ways to re-purpose these properties through the HOME Affordable Housing Development program.

Summary of Citizen Participation and Consultation Process

CITIZEN PARTICIPATION

The City will focus the use of its funds in its five designated target neighborhoods. As such, the City held a virtual neighborhood meeting on November 24, 2020 to discuss potential uses of funds, recent accomplishments, current priority needs, and how to best use future allocations. See Attachment E. The target areas include North Alexandria, Central Business District, Samtown/Woodside, Lower Third, and South Alexandria.

The City also convened a virtual Citizen Advisory Committee meeting on January 14, 2021 to review the proposed PY2021-2022 Annual Action Plan. See Attachment F. The group members include residents from each target area as well a representative for different advocacy groups, including Elderly and Disabled, Youth, persons with HIV/AIDS, Mentally Disabled, and Homeless.

The City follows its Citizen Participation Plan (CPP) for all community outreach, which was amended in PY2020-2024 Consolidated Plan, in accordance with HUD-provided guidance. The City published the PY2021-2022 AAP for 30 days for citizen comment, and conducted a public hearing on April 14, 2021 to collect additional community input.

A summary of all comments and feedback received through the public participation process is included as an attachment to the plan. See Citizen Participation Outreach summary on page 16.

CONSULTATION

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

Summary of Public Comments

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

Summary of Comments not accepted

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

Summary

This second year Annual Action Plan is consistent with the information presented in the amended Consolidated Plan and the needs of the community have not significantly changed from the last five-year plan. The most pressing needs in the City continues to be a large number of blighted properties and substandard condition of housing, especially within the neighborhoods identified as LMI Target Areas. As such, the resources available to the City through the programs covered by this plan, including the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Grant (HOME), will focus on the elimination of blighted properties, increase affordable housing opportunities and the improvement of the condition of existing housing stock. The City will also work to continue to serve its homeless populations and non-homeless populations with special needs. CDBG-CV funds, if continued into this Program Year, will be targeted to assist households with emergency utility or rent payment needs for up to 90 consecutive days.

PR-05 Lead and Responsible Agencies

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

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AP-10 Consultation

Introduction

When developing the plan, the City reached out to local service providers and other government agencies to gather information on housing, homeless, and community development needs and to determine how the available federal resources should best be used to meet the City's priority needs. At this time, the City also sought to build better working relationships with service providers in the spirit of increasing coordination between the City's efforts and those of the service providers. This section summarizes the consultation efforts made by the City and details specific information required by HUD in regard to coordination on homeless efforts.

Efforts to Enhance Coordination: Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City reached out to public and assisted housing and service providers as part of the consultation process. The main purpose of the consultation process was to collect input from area stakeholders in terms of community needs and priorities. However, the City used the opportunity to better understand the nature and scope of services provided by the agencies and looked for new ways to partner. The City will continue to work with the Continuum of Care, local churches, and nonprofits to address community needs.

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

The City met with the Executive Director and members of the Central Louisiana Homeless Coalition, the lead member of the Continuum of Care, to determine priority homeless needs and discuss potential strategies for meeting those needs. The City participates in the Coalition on a regular basis.

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

Continuum of Care Consultation – Program Design: Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance

standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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

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

| | |
|---|---|
| Agency/Group/Organization | Alexandria Housing Authority |
| Agency/Group/Organization Type | Housing PHA Other government – Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended focus group meeting |
| Agency/Group/Organization | Central Louisiana Homelessness Coalition |
| Agency/Group/Organization Type | Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization Planning organization |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Consultation with Executive Director, who participates in Citizen Advisory Committee Attend a focus group meeting |
| Agency/Group/Organization | LOUISIANA Department of Health & Hospitals |
| Agency/Group/Organization Type | Housing Service-Fair Housing Health Agency Child Welfare Agency Other government - State |
| What section of the Plan was addressed by Consultation? | Lead-based Paint Strategy Fair Housing |

| | |
|---|--|
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with Childhood Lead Poisoning Prevention Program (LACLPPP) regarding lead paint data. |
| Agency/Group/Organization | City of Alexandria |
| Agency/Group/Organization Type | Other government - Local Grantee Department |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with a number of City departments, including zoning, community development, and Mayor's office staff. |
| Agency/Group/Organization | Ritchie Real Estate |
| Agency/Group/Organization Type | Affordable Housing Service – Fair Housing |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development Market Analysis |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended several focus group meetings and development meetings. |
| Agency/Group/Organization | Noles-Frye Realty |
| Agency/Group/Organization Type | Housing Service – Fair Housing |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development Market Analysis |

| | |
|---|--|
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in a grant study with the City and attended focus group meetings. |
| Agency/Group/Organization | Cenla Community Action Committee |
| Agency/Group/Organization Type | Services – Housing, Emergency Assistance, Childcare, LIHEAP, Seniors, Food for Families, Housing Counseling |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis Anti-Poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Partnered with City on Emergency Utility Assistance program |
| Agency/Group/Organization | Greater Alexandria Economic Development Authority |
| Agency/Group/Organization Type | Services-Employment |
| What section of the Plan was addressed by Consultation? | Commercial Blight Removal Economic Development Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with Board member via City's Chief of Staff. |
| Agency/Group/Organization | The Extra Mile |
| Agency/Group/Organization Type | Services-homeless |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Citizen Advisory Meeting |

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

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

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

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

The City consulted with Rapides Parish, the City of West Monroe, and Calcasieu Parish in the development of the Consolidated Plan.

AP-12 Participation - 91.105, 91.200(c)

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

As part of the planning process, the City conducted a Citywide virtual public meeting on November 24, 2020 in order to gauge the needs of the community, especially the neighborhood residents within the five identified target areas of North Alexandria, Central Business District, Samtown/Woodside, Lower Third and South Alexandria. The virtual meeting had an estimated reach of 526 viewers. See Attachment E.

The City conducted a virtual public hearing on December 29, 2020 to collect public input on the Substantial Amendment to the PY2020-2024 Consolidated Plan. Before the public hearing, the City published a notice stating the plan was available for review and a seven (7) day comment period. The virtual hearing had an estimated reach of 363 viewers. The City also conducted an in-person and televised second public hearing on January 12, 2021 to present the Substantial Amendments to the City Council, which were adopted by Resolution #117-2021. See Attachment G.

The City convened a virtual public meeting Citizen's Advisory Committee on January 14, 2021 on the PY2021-2022 Annual Action Plan and Substantial Amendment to the Consolidated Plan. See Attachment F. The committee includes two representatives from the targeted, plus one representative for each of the five following constituencies: Elderly/Handicapped, Youth, Persons with HIV/AIDS, Mentally Disabled, and Homeless. No comments were received. The virtual meeting had 8 member participants.

Lastly, the City held a virtual public hearing on April 14, 2021 to collect public input on the PY2021-2022 Annual Action Plan. Before the public hearing, the City published a notice stating the plan was available for review and a thirty (30) day comment period. The virtual hearing had an estimated reach of XXX viewers. See Attachment A & B. The City also conducted an in-person and televised second public hearing on May 4, 2021 to present the Annual Action Plan to the City Council, which was adopted by Ordinance #xx-xxxx. See Attachment C.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons |
|------------|---|---------------------------------|--|--|--|
| 1 | Nov 15, 2020 & Nov 22, 2020 Newspaper Ad re: Neighborhood Meeting for AAP | CDBG Target Neighborhoods | See Attachments for advertisements | See Attachment E No comments received | All comments were given consideration |
| 2 | Nov 24, 2020 Public Meeting re: AAP for Neighborhood Groups public comment | CDBG Target Neighborhoods Group | See Attachments for FB viewer reach, survey responses and meeting agenda | See Attachment E No comments received | All comments were given consideration |
| 3 | Dec 20, 2020 Newspaper Ad re: Public Hearing for SubAmend Consolidated Plan | Non-Targeted | See Attachments for advertisements | See Attachment G No comments received | All comments were given consideration |
| 4 | Dec 29, 2020 Public Hearing re: SubAmend for Consolidated Plan for City wide public comment | Non-Targeted | See Attachments for FB viewer reach, survey responses, advertisements and meeting agenda | See Attachment G No comments received | All comments were given consideration |
| 5 | Jan 12, 2021 Public Hearing re: SubAmend for Consolidated Plan for City Council public comment | Non-Targeted | See Attachments for meeting agenda and Resolution | See Attachment G No comments received | All comments were given consideration |
| 6 | Jan 14, 2021 Public Meeting re: SubAmend & Annual Action Plan for Citizen Advisory Committee public comment | Non-Targeted | See Attachments for meeting agenda and attendance participation | See Attachment F No comments received | All comments were given consideration |
| 7 | April 7, 2021, April 14, 2021 & May 5, 2021 Newspaper Ad re: Public Hearing for AAP | Non-Targeted | See Attachments for advertisements | See Attachment A No comments received | All comments were given consideration |
| 8 | April 14, 2021 Public Hearing re: AAP for City wide public comment | Non-Targeted | See Attachments for FB viewer reach, survey responses and meeting agenda | See Attachment B No comments received | All comments were given consideration |
| 9 | May 4, 2021 Public Hearing re: AAP for City Council public comment | Non-Targeted | See Attachments for meeting agenda and Resolution | See Attachment C No comments received | All comments were given consideration |

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

Introduction

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

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | Narrative Description |
|---------|------------------|---|---|-----------|---|
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | Annual Allocation: | 422,893 | CDBG funds will be used for improvements in low-income neighborhoods, addressing slum and blight, and public services that benefit low-income and special needs households. |
| | | | Program Income: | 0 | |
| | | | Prior Year Resources: | 59,635 | |
| | | | Total: | 482,528 | |
| | | | Expected Amount Available Remainder of Con Plan | 1,209,396 | |
| CDBG-CV | public - federal | Admin and Planning Emergency Utility / Rental Assistance Public Services | Annual Allocation: | 0.00 | CDBG-CV funds will be used for emergency assistance in low-income neighborhoods to prepare, prevent and respond to the spread of COVID-19. |
| | | | Program Income: | 0.00 | |
| | | | Prior Year Resources: | 453,450 | |
| | | | Total: | 453,450 | |
| | | | Expected Amount Available Remainder of Con Plan | 0.00 | |
| HOME | public – federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction New construction for ownership TBRA | Annual Allocation: | 255,601 | This program will be used for improvements in low-moderate income single family owner occupied housing. |
| | | | Program Income: | 184,156 | |
| | | | Prior Year Resources: | 592,108 | |
| | | | Total: | 1,031,865 | |
| | | | Expected Amount Available Remainder of Con Plan | 174,895 | |

Table 1 – Expected Resources – Priority Table

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

Since 2015, the City continues to receive 100% match reduction and therefore is not required to document match for the current fiscal year. See Attachment I. The City also requested a waiver of match requirements from October 1, 2019 through September 20, 2021. The City is currently researching options to generate match funds and may require match from future developer’s investment in affordable housing developments.

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 can result in additional blighted properties. Further, the City is exploring the possibilities of developing a Land Bank in future years.

Discussion

Since 2017, the size of both the CDBG and HOME allocations has continued to decrease. Over the course of the last several years, the CDBG allocation was reduced from \$719,375 to \$422,893 by 2020. Over the same period, the HOME program allocation was reduced from \$450,489 to \$255,601. While all funding is appreciated and much needed, the dwindling amount restricts the types of programs that the City can offer and/or us to entice outside Developer participation. Leveraging funds is an option, however, the exposure and risk involving sub-recipients and liability in general, deters interest in participation. Decreasing regulations, revising Entitlement jurisdiction criteria and quantity, increasing award allocations and removing earmarked funds (like CHDO 15% budget requirement) would go a long way to provide jurisdictions with more ability to meet the intent of how these funds were designed to be spent.

AP-20 Annual Goals and Objectives

Goals Summary Information

| Goal Name | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|--------------------|----------------------|--------------------------------|--|---|
| 1A. Provide for Occupied Housing Rehab | Affordable Housing | Slum & Blight Area 1 | Preserve & Develop Communities | CDBG: \$105,000 | Occupied Housing Rehabilitated: 15 Household Housing Units |
| 1B. Increase Affordable Housing Opportunities | Affordable Housing | Slum & Blight Area 1 | Preserve & Develop Communities | CDBG: \$146,211 HOME: \$947,223 | Homeowner Housing Added: 1 Household Housing Unit Homebuyer Assistance: 1 |
| 2. Address Slum & Blight | Affordable Housing | Slum & Blight Area 1 | Preserve & Develop Communities | CDBG: \$113,715 | Buildings Demolished: 10 Buildings Housing Code Enforcement: 75 Household Housing Unit |
| 3. Provide Emergency Assistance | Affordable Housing | Slum & Blight Area 1 | Preserve & Develop Communities | CDBG-CV: \$453,450 | Emergency Utility Payments: 700 LMI families |
| Admin & Planning | General | City Wide | Preserve & Develop Communities | CDBG: \$139,970 CDBG-CV: \$83,917 HOME: \$87,890 | General planning and administration costs to operate department and manage programs. |

Table 2 – Goals Summary

Goal Descriptions

| | |
|--------------------------------|---|
| 1 | <p>Goal Name</p> <p>1A. Provide for Occupied Housing Rehab</p> |
| <p>Goal Description</p> | <p>The City will use CDBG funds to provide match for its Lead-Base Paint & Lead Hazard Reduction Demonstration Grant Program and fund housing program delivery costs. The City estimates it will address 15 occupied units this year.</p> <p>Should additional funds come available, the City may run the CDBG Minor Rehab Program to assist homeowners to address deferred maintenance issues that could not otherwise afford to address and will allow the owner to maintain their home. Roofing, electrical, plumbing, and carpentry may be considered as part of this program. For roofing, applicants may receive up to \$15,000. For electrical, plumbing, and carpentry repairs, applicants may receive up to \$5,000. All funds are administered as grants. These funds may be leveraged with additional funds through a grant from the FDIC, if received.</p> <p>The City will use CDBG funds to provide match for its Lead-Base Paint & Lead Hazard Reduction Demonstration Grant Program and fund housing program delivery costs.</p> <p>While the City will typically dedicate its CDBG resources for low to moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition urgent need clients are those that have a particular emergency situation but are over 80% AMI.</p> |

| | | |
|---|------------------|---|
| 2 | Goal Name | 1B. Increase Affordable Housing Opportunities |
| | Goal Description | <p>The City will support new affordable housing homeownership development. New development includes projects that involve acquisition, new construction, and/or rehabilitation. The City will also support homebuyer education classes to ensure potential homebuyers are ready for homeownership and homebuyer assistance. By increasing the homeownership rate, residents will have a greater stake in the quality of their neighborhoods.</p> <p>While the City will typically dedicate its CDBG resources for low to moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition urgent need clients are those that have a particular emergency situation but are over 80% AMI. This includes using CDBG funds for program delivery costs and pre-award costs associated with CDBG Minor Rehab and HOME Major Rehab as allowed in 24 CFR 570.206.</p> |
| 3 | Goal Name | 2. Address Slum & Blight |
| | Goal Description | <p>The City will fund two programs to address blighted conditions as Demolition and Code Enforcement.</p> <p>CDBG will fund demolition and clearance of vacant, abandoned, and deteriorated structures in order to eliminate specific conditions of blight or physical decay. The City estimates it will be able to demolish 8-10 blighted properties through this program over this year.</p> <p>CDBG will fund a code enforcement program to address substandard vacant units within target areas to attempt to arrest the blighting influence these units have in neighborhoods. The City estimates that this program will address 75 blighted properties during this year.</p> |
| 4 | Goal Name | 3. Provide Emergency Assistance |
| | Goal Description | In the event that additional CDBG-CV funds become available due to the ongoing COVID-19 pandemic, the City will use those funds to support struggling households with emergency assistance for utility or rental payments for up to 90 consecutive days. |
| 5 | Goal Name | Administration & Planning |
| | Goal Description | Funds will be used for planning and general administration of the HOME and CDBG programs. This includes the annual action plan and budgeting process, contracting and contract award management, subrecipient monitoring, and reporting. |

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

The City expects that the development of one (1) new owner-occupied unit will be provided for low income families as affordable housing as defined by HOME 24 CFR 91.215(b) as a result of funds made available through PY2021. An additional fifteen (15) occupied rehabilitations for lead Remediation is estimated.

AP-35 Projects – 91.220(d)

Introduction

The CDBG and HOME PY2021 allocation awards were announced on February 25, 2021. The 5 projects listed below will be the focus of CDBG, CDBG-CV and HOME spending. These projects will be broken down into activities.

Projects

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

Table 3 - Project Information

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

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

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

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

AP-38 Project Summary

| | | |
|---|----------------------|--|
| 1 | Project Name | CDBG: Administration (20%) |
| | Target Area | Slum & Blight Area 1 |
| | Goals Supported | 1A. Provide for Occupied Housing Rehab 1B. Increase Affordable Housing Opportunities 2. Address Slum & Blight |
| | Needs Addressed | Expand/Improve Public Facilities & Infrastructure Preserve & Develop Communities Provide for Social Services Economic Development Opportunities |
| | Funding | CDBG: \$89,050 |
| | Description | Administration and planning of the HUD grant program. |
| | Target Date | 4/30/2022 |
| | Estimated Benefit | Not applicable. |
| | Location Description | Not applicable. |
| | Planned Activities | The City will conduct planning and administrative activities including, but not limited to, programmatic and fiscal oversight of all funded activities. 21A-CDBG General Administration - 24 CFR 570.206; and possibly 21H CDBG Funding of HOME Admin – 24 CFR 570.201.k. General Administration is exempt from meeting a national objective. |

| | | |
|---|-----------------|---|
| 2 | Project Name | CDBG: Housing Programs |
| | Target Area | City wide |
| | Goals Supported | 1A. Provide for Occupied Housing Rehab 1B. Increase Affordable Housing Opportunities |
| | Needs Addressed | Preserve & Develop Communities |
| | Funding | CDBG: \$251,211 |
| | Description | Rehabilitation of affordable single-family owner-occupied units. Provide match for Lead-Based Paint & Lead Hazard Remediation Demonstration Grant Program. Provide housing program delivery funds. Provide Homebuyer Assistance and Credit Counseling for affordable housing development. While this project will typically be dedicated for low to moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition, urgent |

| | |
|----------------------|--|
| | need clients are those that have a particular emergency situation but are over 80% AMI. |
| Target Date | 4/30/2022 |
| Estimated Benefit | It is estimated that 15 households will be assisted with lead Remediation repairs to their homes; 3 households provided Homebuyer Assistance and credit counseling; and 1 new home development. |
| Location Description | City Wide |
| Planned Activities | Section 105(a)(4) 570.202 LMH – 24 CFR 570.208(a)(3) for 14A, 14F, 14H; LMA - 24 CFR 570.208(a)(1) & 570.202(c) for 14A; SBA - 24 CFR 570.208(b)(1) for 04; SBS – 24 CFR 570.208(b)(2) for 04; |

| | | |
|---|--------------------|---|
| 3 | Project Name | CDBG: Slum & Blight Removal |
| | Target Area | Slum & Blight Area 1 |
| | Goals Supported | 2. Address Slum & Blight |
| | Needs Addressed | Preserve & Develop Communities |
| | Funding | CDBG: \$113,715 |
| | Description | Clearance or demolition of 10 substandard structures and hazardous contaminants. Conduct code enforcement compliance on 75 properties. |
| | Target Date | 4/30/2022 |
| | Estimated Benefit | Although no families will directly benefit from clearance and demolition activities, multiple neighborhoods will benefit from the demolition of approximately 10 substandard buildings reducing unnecessary slum and blight conditions and 75 properties from code enforcement actions. |
| | Planned Activities | The City will use these funds to conduct code enforcement and clearance and demolition activities in Slum & Blight Area 1. LMA - 24 CFR 570.208(a)(1) & 570.202(c) for 14A; SBA - 24 CFR 570.208(b)(1) for 04; SBS – 24 CFR 570.208(b)(2) for 04; |

| | | |
|---|----------------------|---|
| 4 | Project Name | CDBG-CV1 & 3: Public Services |
| | Target Area | City wide |
| | Goals Supported | 3. Provide Emergency Assistance |
| | Needs Addressed | Provide Emergency Assistance |
| | Funding | CDBG: \$453,450 |
| | Description | Provide emergency assistance to those challenged to meet utility needs due to the COVID-19 crisis. |
| | Target Date | 4/30/2022 |
| | Estimated Benefit | Approximately 700 families will receive up to a maximum of \$600 of assistance. |
| | Location Description | Slum & Blight Area 1 |
| | Planned Activities | The CARES Act, Phase 1 & 3, provided for an Emergency Utility Assistance Program designed to help low-income households, directly impacted by COVID-19, to pay their heating and cooling bills, as well as water and sewer. The program shall also increase their knowledge of Energy Conservation as a requisite to receive assistance. This program targets low to moderate income households, based on household income and family size, especially elderly and persons with disabilities and young children, at the time of impact. This service was identified as the highest demand need due to COVID-19. LMA - 24 CFR 570.208(a)(1) & 570.202(c) for 14A; |

| | | |
|---|----------------------|---|
| 5 | Project Name | CDBG-CV1 & 3: Administration & Planning |
| | Target Area | City wide |
| | Goals Supported | 3. Provide Emergency Assistance |
| | Needs Addressed | Provide for Emergency Assistance |
| | Funding | CDBG-CV 1 & 3: \$38,592 |
| | Description | Administration and planning of the COVID-19 response. |
| | Target Date | 4/30/2022 |
| | Estimated Benefit | N/A |
| | Location Description | City wide |
| | Planned Activities | The City will conduct planning and administration activities including, but not limited to, programmatic and fiscal oversight of all funded activities. |

| | |
|--|--|
| | LMA - 24 CFR 570.208(a)(1) & 570.202(c) for 14A; |
|--|--|

| | | |
|--------------------|---|---|
| 6 | Project Name | HOME: Administration (10%) |
| | Target Area | Slum & Blight Area 1 |
| | Goals Supported | 1B. Increase Affordable Housing Opportunities |
| | Needs Addressed | Preserve & Develop Communities |
| | Funding | HOME: \$87,890 |
| | Description | Administration and planning of the HUD grant program. CALCULATIONS: \$62,010 from PY2020-2021 at 25% + 10% of the PY2021-2022 HOME admin is \$87,890. |
| | Target Date | 4/30/2022 |
| | Estimated Benefit | N/A |
| | Location Description | City wide |
| Planned Activities | The City will conduct planning and administrative activities including, but not limited to, programmatic and fiscal oversight of all funded activities. | |

| | | |
|---|----------------------|---|
| 7 | Project Name | HOME: Non-CHDO Development Activities |
| | Target Area | Slum & Blight Area 1 |
| | Goals Supported | 1B. Increase Affordable Housing Opportunities |
| | Needs Addressed | Preserve & Develop Communities |
| | Funding | HOME: \$947,223 (\$232,969 + \$530,098 re-allocated + \$184,156 prog.income) |
| | Description | Acquisition, rehab, or new construction of affordable single-family and multi-family rental or homeownership units with Homebuyer Assistance. |
| | Target Date | 4/30/2022 |
| | Estimated Benefit | The City anticipates purchasing 1 lot and constructing approximately 1 unit while providing homebuyer assistance to 1 buyer. |
| | Location Description | City-Wide |
| | Planned Activities | Activities will be selected as lots are identified and applicants are selected. |

AP-50 Geographic Distribution – 91.220(f)

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

The City expects that approximately 90% of its funds will be used in the five CDBG target areas:

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

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

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------------|---------------------|
| CDBG Target Areas | 90% |
| Citywide | 10% |

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

AP-55 Affordable Housing – 91.220(g)

Introduction

In the program year, the City will invest its federal resources in two affordable housing programs: HOME Affordable Housing Development and CDBG Lead Remediation. CDBG and HOME will also provide homebuyer opportunities and credit counseling services. For details on each program, please refer to the Project Descriptions.

| One Year Goals for the Number of Households to be Supported | |
|---|----|
| Homeless | 0 |
| Non-Homeless | 16 |
| Special-Needs | 0 |
| Total | 16 |

Table 5 - One Year Goals for Affordable Housing by Support Requirement

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

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The City currently does not have a current working relationship with an established CHDO. The City continues to contact local Contractors and organizations to consider creating a new Community Housing Development Organization for the area. The City met has received some interest from 1 independent Contractor and 2 other entities to discuss the potential to become a CHDO. We expect that the actual development of the CHDO will occur in PY2021 to make use of future CHDO set aside funds available through the HOME Program.

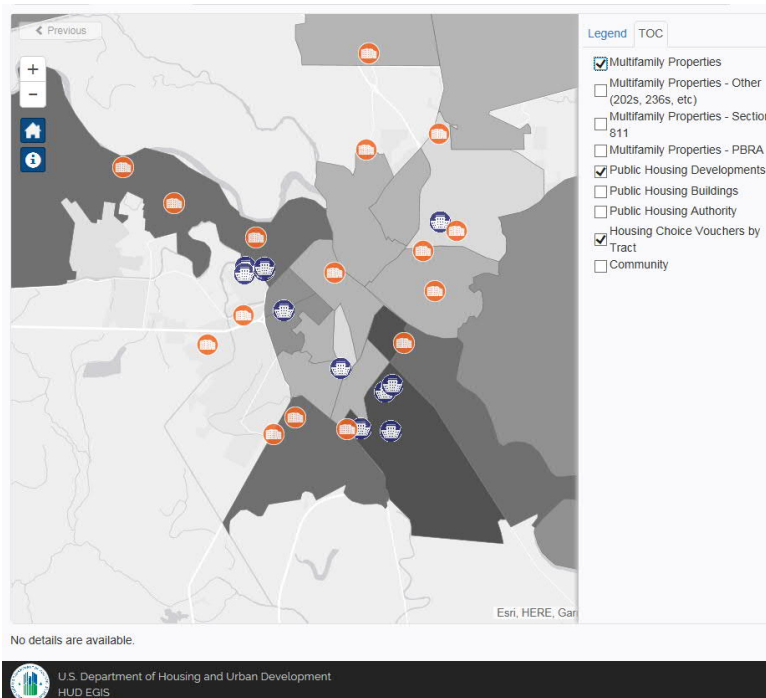
AP-60 Public Housing – 91.220(h)

Introduction

Public 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 PHA receives its own allocation from HUD, which will be used to repair, renovate and/or modernize the public housing developments.

The public 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) will provide 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 four programs: Public Housing Development Program, Section 8 Rental Voucher Program, Public Housing Capital Funds and Public Housing Replacement Housing Capital Funds are all administered by the Alexandria Housing Authority.



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

Independently, VOANLA is constantly recruiting landlords that will work with our clients in providing affordable housing options throughout Central Louisiana.

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

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

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

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

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

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

Discussion

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

The City will support the AHA efforts to leverage other HUD rental subsidy programs to address affordable housing. The AHA will leverage Section 8/Housing Choice Voucher to provide housing opportunities to very low income families as well as provide Section 8/Housing Assistance Payment Contracts for affordable housing

developments. The Section 8 rental voucher program provides rental assistance payments to private owners who lease their housing units to assisted families. The Alexandria Housing Authority administers this program and received \$3,665,145 during this reporting period for this program. The number of clients assisted was 751.

The City will support the AHA's Public Housing Development program that provides assistance to public housing agencies for the development and operation of low-income housing projects. The Alexandria Housing Authority administers this program and received \$2,234,202 during this reporting period for this program. This program provided for 349 housing units at this reporting period.

The City will support the AHA's Public Housing Capital Funds provide funds to the Public Housing Authority for the repair or development of public housing sites. The Alexandria Housing Authority received \$839,368 in Public Housing Assistance Capital Funds during this reporting period.

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

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

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

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

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

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.

... 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. The City will also provide support to the new Housing Resource Center that will provide supportive services to unsheltered homeless individuals.

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

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

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

The CoC is also requesting additional rapid rehousing funds to serve literally homeless families. The CoC has a goal to end family homelessness by 2021.

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

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

Also, VOANLA, through its permanent supportive housing and rapid rehousing programs are designed to move individuals who are experiencing homelessness to transition quickly into permanent housing. Our permanent supportive housing programs have case managers that assist the clients with services to ensure their stability, independence, and ability to remain housed long-term. We operate all of our programs on a Housing First model.

The Rapid Rehousing program varies slightly in that clients have case management support on a temporary, short-term basis with the idea of moving them into permanent housing quickly (and thus eliminating the step and need for transitional housing). Follow-up procedures are in place to ensure clients remain permanently housed and are not exited back into homelessness.

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

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

1. Foster Care

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

2. Health Care

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

3. Mental Health

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

4. Corrections

The Louisiana Department of Corrections routinely refers people to the local Re-entry Solutions program. Re-entry Solutions is a local nonprofit that provides services to persons who are recently released from incarceration, in addition to providing services the families of those who are incarcerated. Re-entry Solutions works with project

participants to obtain jobs, and even provides temporary housing for some of the participants through the Safe Landing program.

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

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 Barriers

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

Address Lack of Safe, Affordable Housing

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

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

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.

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 \$5,000. The City will consider new ways to attract the contractors to work with the program, such as bidding multiple properties at once. The presence of lead is also a hindrance to the scope of work that could be performed in the HOME Major Rehab Program and CDBG Minor Rehab Program. Finding local certified Lead Renovation Contractors was another obstacle.

Another obstacle related to the housing repair program is the requirement to maintain flood insurance on homes rehabilitated within flood zones. A good portion of the City's CDBG target 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 has managed both HOME Major and CDBG Minor Rehabilitation activities consecutively for the past ten (10) years. The City found that a significant portion of these homes were positive for lead, primarily due to the fact that they were built pre-1978. The presence of lead based paint (LBP) directly impacts a scope of work, through abatement methods and required personal protection gear for workers, therefore, the City applied for and won the HUD Lead Hazard Reduction Grant in PY2020. The City then amended the Consolidated Plan to add

the CDBG Lead Abatement Activity as an approved source of the required eleven (11%) match. The City plans to implement LBP interim controls and abatement for an estimated goal of fifteen (15) houses this year. This could consist of both owner-occupied and some rental units.

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

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

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

Actions planned to reduce the number of poverty-level families

According to the 2014-2018 ACS, the City as a whole has an overall poverty rate of 23.6%. In Alexandria, poverty rates vary throughout the City. Poverty is more highly concentrated in the eastern half of the city where some tracts report 40% of households in poverty. These areas tend to have a larger than average Black population and lower median household incomes. The poverty rate for African Americans (35%) is nearly five times that of Whites (7.6%).

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

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

Actions planned to develop institutional structure.

The City of Alexandria Community Development Department acts as the lead agency for the development and administration of the Consolidated Plan and its funded projects. The Community Development Department relies

on a number of partners, including non-profit organizations, contractors, and other public agencies to undertake the projects funded through the Consolidated Plan. The City is fortunate to have a number of qualified staff at the subrecipient level and quality non-profit organizations to assist in the implementation of its Consolidated Plan. The City has identified one serious gap in the institutional delivery system and a number of areas where the City will work to improve the delivery of the funded programs.

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

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

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

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

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

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

Discussion

Affirmative Marketing Plan

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

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

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

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

Minority Outreach Program

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

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

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

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

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

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

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

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

ALL OF THE FOLLOWING ARE ESTIMATES

| | |
|--|---|
| 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. This Annual Plan's certifications will cover 3 years for 2020, 2021 & 2022. | 70.00% |

HOME Investment Partnership Program (HOME) 24 CFR 91.220(I)(2): A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not foresee using a form of investment of HOME funds beyond those identified in Section 92.205. The City plans to loan or grant all HOME funds to local developers to finance the development of affordable housing units.

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 City of Alexandria will provide a subsidy in the form of a forgivable mortgage loan to assist first-time homebuyers in acquiring a home. The recipient of HOME funds must be a low-income household and occupy the property as his or her principal residence. The property is subject to recapture provisions for a term of five years

for an investment of less than \$15,000; a term of 10 years for an investment of \$15,000 to \$40,000; and a term of 15 years for an investment of greater than \$40,000.

Non-profit agencies and/or for-profit developers will provide interim financing for the acquisition, renovation and/or new construction of homes within the targeted areas of the city. The City of Alexandria will provide a mortgage principle buy-down of up to \$25,000 on behalf of the homebuyer when property is sold to and eligible buyer. Upon sale of the property by the homeowner during the affordability period, any proceeds from the repayment of the HOME investment and any excess proceeds will be used to assist another eligible homebuyer to obtain a home.

Eliminated paragraph

The following provision and definitions will apply when a property is sold during the affordability period:

When the net proceeds are sufficient to repay both the HOME investment and a fair return to the seller, the full HOME investment will be recaptured and the seller provided a fair return on his or her investment. Only the direct subsidy to the homebuyer is subject to recapture.

Net proceeds are defined as the sales price minus loan repayments and/or closing costs. The fair return to the seller is the seller's prorated share of the homeowner's equity in the property (the initial investment, the value of major improvements, and payment toward principle) based on the amount of time the seller occupied the property, after the HOME investment is satisfied. The amount to be recaptured is limited to the net proceeds available from the sale.

When the net proceeds are not sufficient to repay the HOME investment and a fair return to the seller, the City will recapture the full HOME investment and any remaining funds will be used to repay a part of the seller's investment in the property.

When the net proceeds are in excess of what is sufficient to repay both the full HOME investment and the fair return to the seller, the HOME investment will be recaptured and the seller's investment will be paid. The excess will be shared with the seller on a prorated basis, based upon the amount of time the seller occupied the property.

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).

The following recapture provisions will be included in contracts:

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

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

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.

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

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

Discussion:

In the coming months, the City will outreach to local developers to solicit proposals for affordable housing developments, including new construction and acquisition/rehabilitation projects.

Applications for the Lead Remediation will be in the Summer 2021. Persons interested in applying for the program can complete an application at the City's Department of Community Development or online.

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

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

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

PY 2021-2022 Annual Action Plan Attachments:

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| B1 (add) | Annual Action Plan – virtual public meeting agenda | 48 |
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| E1 | Five Target Neighborhood (5 TN) Meeting Agenda – Nov. 24, 2020 | 52 |
| E2 | 5 TN Meeting Public Notice Advertisements – Nov. 15 & 22, 2020 | 53 |
| E3 | 5 TN Public Notice Flyer – Oct. 26, 2020 | 54 |
| E4 | 5 TN Facebook Live viewer participation | 55 |
| E5 | 5 TN Survey Rankings Summary | 56 - 78 |
| E6 | 5 TN Survey's Completed (22 total) | |
| F1 | Citizen Advisory Committee Zoom Meeting Agenda – Jan. 14, 2021 | 79-80 |
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| H1 | Summary of all comments from all public hearings held PY2021-2022 | 88 |
| H2 | Summary of all comments from all public hearings held PY2020-2021 | 89-90 |
| I | IDIS PR33 HOME Match Liability – April 2021 | 91-92 |
| J | PY2020 HOME Homeownership Sales Price Limit – as of April 5, 2021 | 93 |
| K1 (add) | Signed SF 424 for CDBG | |
| K2 (add) | Signed SF 424 for HOME | |
| K3 (add) | Signed construction Certification | |
| KJ4 (add) | Signed 3 year Certifications for CDBG & HOME – 2020, 2021, 2022 | |
| K5 (add) | City of Alexandria Map with Target Neighborhoods | |