

# CITY OF ALEXANDRIA

## Consolidated Annual Performance And Evaluation Report

CAPER PY 2019-2020

DRAFT



Prepared for Submission to the U.S. Dept. of HUD  
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Adopted Ordinance #xxx-2020  
Month Date, 2020

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## Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) serves to meet the performance reporting requirements of the U.S. Department of Housing and Urban Development (HUD) as set forth with the PY2015-2020 Consolidated Plan Regulations at 24 CFR 91.520. This report describes the activities undertaken by the City of Alexandria's Community Development Department (CmDv) during the Program Year 2019, beginning May 1, 2019 and ending April 30, 2020, using the following federal funds:

- Community Development Block Grant (CDBG), and
- Home Investment Partnership (HOME).

These grants fund CmDv's efforts to improve housing, economic, and social conditions and opportunities for low-income and moderate-income residents of the City.

The City funded and administered projects to address the goals of the Consolidated Plan. The City also supported its goals and strategies through administrative actions, including providing support to local groups and organizations, planning and coordination of local resources and with other organizations such as the Continuum of Care, and through Certifications of Consistency. The City did not hinder the implementation of any part of the Annual Action Plan or Consolidated Plan through action or willful inaction.

This report was available for public review and comment for a fifteen (15) day public comment period beginning May 27, 2020. The City solicited written comments until June 11<sup>th</sup>, 2020. (*Attachment B*). No comments were received. The City held a public hearing on the CAPER on June 11<sup>th</sup>, 2020 at the Community Development Office at 625 Murray Street on the third floor. There was no attendance or comments received. The complete document remains available for review on our webpage. The City Council adopted by Resolution #xxx-2020. (*Attachment H*)

## CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

FY 2019-2020 was the fourth year of the City's updated 2015-2020 Consolidated Plan. Tables 1 and 2 below summarize the City's accomplishments by the goals and objectives outlined in the Consolidated Plan.

Some of the highlights of the program year include:

1. Goal: Create New Affordable Housing

*The City will support new affordable housing development carried out by non-profit developers certified as Community Housing Development Organizations (CHDOs). New development includes projects that involve acquisition, new construction, and rehabilitation. Projects may include either new rental units or new owner units as both are needed within the community. The City's five year goal (5 units) is based on the assumption that HOME funding will remain fairly constant over the period of the plan. Under the Consolidate Plan goal, the City estimates it will subsidize the development of 10 affordable units, provide financial assistance to 10 homebuyers, and provide homebuyer education services to 90 households.*

2019 Progress:

The City was actively pursuing other potential CHDO developers to work within the City, however, with the HUD allowed waivers issued in March 2019 due to the COVID-19 pandemic, these funds will be changed to entitlement funds and planned for activities in the PY 2020-2021 Annual Action Plan.

CmDv promoted a First Time Homebuyers Program in 2016, however, there was only 8 participants and none of them qualified for a home loan. We then pursued a Housing Credit Counseling Program to get people financially ready, for home ownership, however, after discussions with an out of town Credit Counselor, it was determined that this plan would not be successful either based on minimal attendance from a similar plan offered by the Alexandria Housing Authority. In addition, finding HUD qualified Housing Counselors interested in a potentially yearlong arrangement, which is assumed as necessary to truly provide education to the potential buyers, is a challenge. CmDv believes this is an extremely needed service and will continue to research consultants to help us offer this service.

CmDv is aware of its goal to provide new affordable units, financial assistance to homebuyers and homebuyer education according to the Consolidated Plan. The City will pursue methods to accomplish this during the next Five Year Consolidated Plan.

2. Goal: Improve Condition of Existing Housing Stock

*The City's 2009 J-Quad study showed two-thirds of the target neighborhood housing stock, in the low to moderate income neighborhoods, are aged and suffer from lack of minor and/or major repairs and maintenance over the years. These homes include a large population of seniors (55 or older) who are on fixed income and have limited financial or physical means for repairs and improvements. The City estimates it will assist 85 owner-occupied units with weatherization improvements and an additional 75 units through the Senior Minor Repair program.*

2019 Progress:

CmDv collected applications for housing rehab assistance in April 2019 and had an overwhelming response of 139 applicants. The program guidelines require that 50% of all applicants receiving assistance must be seniors, as defined by age in the Consolidated Plan. Under the new CDBG Minor Rehabilitation Program, 47 units received assistance during the program year. (Attachment C1). This surpassed the FY2019-2020 Annual Plan expectation which was only 30 units. This program awards up to \$5,000 to prioritize repairs such as roofing, electrical, plumbing or carpentry, in that order, to extend the useful life of the home.

Under the HOME Major Rehabilitation Program, 5 units were committed to receive assistance during the program year. (Attachment C2). This again surpassed the FY2019-2020 Annual Plan expectation which was 3 units. This program awards up to \$40,000 in various deferred maintenance repairs including roofing, electrical, plumbing and/or carpentry so that the occupant may maintain independent living in their home for a longer period as well as reduce monthly operating costs, thereby making it more affordable to the owner.

3. Goal: Eliminate Blighted Properties

*The City will fund two programs to address and eliminate blighted conditions within its jurisdiction: Code Enforcement and Demolition. CDBG will fund a code enforcement program to address 150 substandard vacant units within target areas to attempt to arrest the blighting influence these units have in neighborhoods. 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 60 blighted properties through this program over the five year period, averaging 12 per year. The City began a new initiative called Legal Succession Services in an effort to reduce the number of properties that have a "clouded" title due to inheritance. This program will help remove obstacles to redevelop blighted property in target areas. As it is a new program, the City will monitor it closely for effectiveness and may change its design over the course of the plan.*

2018 Progress:

The City estimated that only 50 properties would be inspected, however, CmDv performed 202 inspections during the program year for Code Enforcement complaints. (Attachment C3). Annually, this program far exceeds its five year goals. Of those complaints, the following were addressed by the owner to achieve code compliance with personal funds: 4 demolished and 2 rehabilitated.

The City used CDBG funds to demolish 10 units, which were within the identified CDBG target areas. The City also used General Fund money to demolish an additional 18 units to try to decrease the number of abandoned, vacant, dilapidated structures in the City. (Attachment C4).

4. Goal: Reduce Homelessness

*The City will fund at least two initiatives to help reduce homelessness. First, the City will support the development and operations of a new day shelter called the Homeless Resource Center. The Center will provide supportive services to an estimated 20 homeless individuals on an annual basis to provide showers, laundry, a mailing address, computer and internet access, and counseling services to the homeless population living on the streets. The overall goal of the center will be to increase the income of its clients, either through employment or application for programs such as disability. The City will also subsidize a program to help homeless families and individuals leave shelters by providing transportation assistance to alternative living*

*arrangements to the homes of family and friends who are able to provide shelter. This program is aimed at diverting persons from the homeless shelter system directly into more stable housing. The Homeless Coalition expects to assist an additional 85 homeless persons through this program. As this is a new program, the City will monitor its performance closely and may make changes to the program design over the term of the plan.*

2019 Progress:

The City funded the Alexandria Historical and Genealogical Libraries with \$2,500 to continue to act as the archivist and repository for data, artifacts and information to the public for no charge. The Library also promotes, educates and informs the public of the history of the people inhabiting our area and region, including civil rights, military campaigns and other official historical events.

The City also provided a total of \$2,500 of general funds to the Volunteers of America to institute the Housing First approach to ending homelessness. This program locates, counts, provides case management and outreach campaigns to provide supportive housing to individual, families and youth in need of these services. To date, 22 individuals were assisted in 2019. (Attachment D).

5. Goal: Improve Neighborhood Infrastructure

*Given the limited amount of federal resources, the City is unsure whether it will be able to fund a project to meet this goal over the course of the five year plan. Possible neighborhood infrastructure improvement projects include but are not limited to streets and streetscapes, such as sidewalks and lighting, and drainage improvements. The numeric goal listed below is based on the population of one of the five CDBG target neighborhoods that would receive a benefit from new or improved public infrastructure in their neighborhood, which if funded, the City estimates that 5,000 residents living in one of the CDBG-eligible target areas would benefit.*

2019 Progress:

From FY 2015 through PY 2018, the City has invested a total of \$28,834,510 (\$17,191,001 of local funds, plus \$10,793,509 of federal funds, plus \$850,000 other entity funds) to street and drainage infrastructure improvement. (Attachment E). In FY 2019, the City has spent \$5,570,748 on to streets and drainage improvements that will positively impact 4,185 properties in the Target Neighborhoods, plus another 4,760 outside the Target Neighborhoods. Waiting on updated numbers from Engineering.

A Public Facilities Improvement activity was added to the PY2019 Annual Action Plan through a Substantial Amendment. \$85,000 of CDBG funds to make improvements to the 5 community centers, all located within the 5 Target Neighborhood area. The improvements were to install security systems.

6. Goal: Improve Public Services

*The City expects to use available federal funding to create new or improved public services and provide a more suitable living environment for residents for low and moderate income persons of CDBG-eligible target neighborhoods within the City. The City's primary focus at the beginning of the plan will be to increase public services for the elderly population, homeless and disabled populations.*

2019 Progress:

CmDv has determined that a Succession Legal Services program is still very needed in the community. These heir owners are low to moderate income persons who do not have the additional financial resources to obtain clear title on property that has been passed down through generations and inherited. Without clear title, the

property cannot be sold and/or redeveloped and continues to be a maintenance issue for the heir owner. HUD New Orleans Field Office deemed that the CDBG Legal Succession Program was not an eligible activity for CDBG funding as a Public Service unless the property was later sold to is a low to moderate income person. This requirement will severely restrict the process of moving the property into the hands of a potential buyer that will have the resources to develop and reuse the property to put it back into commerce. CmDv is still trying to develop a process for those persons financially burdened with heir properties and will revisit this activity in the next 5 Year Consolidated Plan.

The City used non-HUD federal funds to provide a Crime Victim Advocate for a victim or family member of a victim of homicide, felony crime of violence, sexual offense, certain vehicular related offenses, offense committed against a family or partner or attempt to commit crimes. This service is managed by the Alexandria Police Department. The grant was for \$109,200 for an 18 month period beginning on January 17, 2018. Once the original grant expired, another 9 month grant was awarded to the City and after that expired, it was replaced with another 18 month grant that will run through June 2021. For this past program year for PY2019, 1,137 individuals were counseled. (Attachment F).

Cenla Community Action Committee, Inc. (CCAC) received funds from Rapides Parish Senior Citizen Tax that provides assistance through 13 programs / services for utilities, rent/mortgage, prescription drugs including eye glasses, Housing Counseling services including First Time Homebuyers Education and Default Counseling, Energy Conservation Education and emergency food vouchers. Clients must be 60 years or older, low income and/or disabled who must demonstrate a need for assistance and have not been assisted in the last six months. This program is administered by CCAC, who confirmed that 3,243 families and 8,079 individuals received assistance. **Waiting on updated numbers from CCAC.**

7. Goal: Administration and CHDO Operations

*The City will use a portion of its funds to properly administer and monitor the performance of the other federally-funded programs and projects. These funds will also be used to prepare additional plans and reports required by HUD over the course of the five year plan. Additional funds have been set aside to support non-profit developers certified as Community Housing Development Organizations (CHDOs) who are actively pursuing affordable housing developments within the City.*

2019 Progress:

For CDBG Admin, CmDv has had to roll forward / reallocate funds from previous years for the last four years, across most projects. For the most part, this is due to the fact that we didn't actually receive the HUD fund in IDIS until very late in the program year. CmDv expects to expend any remaining balance in this next fiscal year.

CmDv used only 7% of the maximum cap in HOME funds to properly administer and monitor the performance of the HOME activities and projects.

CmDv has set-aside the required 15% CHDO reserve as it has not been spent because the City does not have a qualified CHDO. In February 2019, HUD added language to suspend the 24-month commitment deadline for any CHDO commitments occurring from 2018 through 2021, which retroactively affects PY2016 through 2019. (Attachment G). Furthermore, one of the waivers allowed during the COVID-19 pandemic of March 2020, allows the CmDv to convert any CHDO funds from 2016 through 2020 to entitlement funds. The City has submitted this waiver request to HUD and will allocate the spending to eligible activities in the FY2020-2021

Annual Action Plan. (Attachment X).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

In PY2017, CmDv re-evaluated its priorities to focus rehabilitation and clearance activities, based on neighborhood input and Citizen Advisory Committee meetings. Both of these activities surpassed their annual goals. The City rehabilitated a total of 52 properties through its two Rehab programs and cleared 16 blighted properties through CDBG funds and owner initiatives, which exceeded its expectations.

However, based on citizen input, removal of abandoned property is the highest priority. However, due to HUD regulations, CmDv can only allow a maximum of 30% of CDBG funds to be spent on non-LMA, low moderate area benefit, activities. Demolition is qualified as SBA, slum blight area benefit, since the property does not have a planned reuse. The reason is because the City does not own the blighted property, therefore, cannot plan for reuse after the demolition has occurred.

The requirement prohibiting project specific pre-award costs and program delivery expenses for HOME Major Rehab activities until after there is a signed agreement creates a hindrance on the HOME Admin budget. With only 10% allowed, there is not enough to cover the typical planning and administration expenses and the program delivery expenses needed to qualify / commit the funds to an address specific activity. To remedy this, CmDv created a CDBG activity for HOME Major Rehab, to count as LMH benefit, as allowed in 570.206 for PY2018-2019. This method worked so well, that CmDv will continue the activity and include CDBG Minor Rehab expenses as well. This provides for easier tracking and expensing for both programs.

The City has had a little interest in Contractors applying for CHDO status during PY2019. CmDv was in discussions with two entities trying to qualify for CHDO status, one was GEADA Revitalization Corporation (GRC) and the other was Inner City Revitalization (IRC). CmDv had a previous working relationship with IRC in 2016. However, one of the waivers allowed during the COVID-19 pandemic of March 2020, allows the CmDv to convert any CHDO funds from 2016 through 2020 to entitlement funds. The City has submitted this waiver request to HUD and will allocate the spending to eligible activities in the FY2020-2021 Annual Action Plan.

It is important to note that on May 1, 2020, HUD Exchange published the CPD Funding Matrix and Dashboard Reports. (Attachment CPD-1) This report showed that the City has \$61,617 of HOME funds unencumbered. This could be because the IDIS Report PR23, HOME Summary of Accomplishments for 2019 (Attachment PR23 HOME), does not accurately reflect the actual commitment of funds, to date, for the HOME Major Rehab program, as these funds have not yet been expended. (The eCon Planning Suite Desk Guide for IDIS, page 257, last paragraph notes: "The HOME program only counts the beneficiary when the activity is marked as complete.") The PR23 is not reporting the 5 units completed. Additionally, on March 7, 2019 through the Consolidated Appropriates Act (Attachment H), HUD suspended the HOME Commitment requirement for deadlines offering in 2016-2019, as well as the CHDO obligations. Therefore, the reporting and commitment deadline should be of little importance.

Also, another one of the waivers allowed during the COVID-19 pandemic of March 2020, waives the HOME Commitment deadline. The City has submitted this waiver request to HUD and will continue to solicit for projects and activities to commit these funds as soon as possible in the FY2020-2021 Annual Action Plan.



Table 1 - Accomplishments – Program Year (compared to 5 Year Consolidated Plan & compared to Annual Plan)

Goal	Category/Needs	Indicator	Unit of Measure	Funding Source	5 Yr Goal	Actual to date	Percent Complete	1 Yr Goal	Actual this year	Percent Complete	
1	Create New Affordable Housing	Affordable Housing	Rental Units Rehabbed	Housing Unit	HOME	2	0	0%	0	0%	
			Homeowner Housing Added	Housing Unit	HOME	3	0	0%	1*	0	0%
2	Homebuyer Assistance	Affordable Housing	Public Service other than LMH	Persons Assisted	CDBG	75	25*	33%	0	0%	
			Direct Financial Assistance to Homebuyer	Households Assisted	HOME	10	8*	80%	0	0	0%
3	Housing Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Housing Unit	CDBG	180	221*	77%	30	47*	>100%
			Homeowner Housing Rehabilitated	Housing Unit	HOME	0	21*	>100%	3	5*	>100%
4	Eliminate Blighted Properties	Non-Housing Community Development	Public service other than LMH	Persons Assisted	CDBG	60	17*	28%	0	0	0%
			Buildings Demolished	Buildings	CDBG	60	113*	>100%	10	10*	5%
					Local	0	42	>100%	7	18	>100%
			Code Enforcement	Housing Unit	CDBG	150	1477*	>100%	50	202*	>100%
			Buildings Demolished (CE)	Buildings	Owner	0	127	>100%	0	4	>100%
Buildings Renovated (CE)	Housing Unit	Owner	0	29	>100%	0	2	>100%			
5	Reduce Homelessness	Homeless	Public Service other than LMH	Persons Assisted	CDBG	160	17*	11%	0	0	0%
					Local	215*	670**	>100%	80	593**	>100%
6	Improve Neighborhood Infrastructure	Non-Housing Community Development	Public Facility or Infrastructure other than LMH Housing	Persons Assisted	CDBG	4795	17*	0%	0	0	0%
					Local	0	30265**	>100%	0	8945**	>100%
7	Improve Public Services	Non-Housing Community Development	Service other than LM Housing	Persons Assisted	CDBG	275	22*	6%	0	5	0%
					Local	75**	90**	100%	75**	90**	100%
8	Administration & CHDO Operations	Other	Other	Other	CDBG	3*	5*	100%	1	1*	100%
					HOME	3*	5*	100%	1	1*	100%

\*NOTE: Numbers have been corrected based on internal reports as compared to the Con Plan Goals & Accomplishments Report.

\*\*NOTE: Numbers have been corrected based on internal reports not shown in IDIS because they are funded with City general fund money via City Ordinances.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's priorities, as described in the 2015-2019 Consolidated Plan, can be organized into the five categories listed below. Of the five, the City efforts are mainly focused on addressing the affordable housing and community development priorities.

Affordable Housing priorities

*The rehabilitation, renovation, and replacement of older homes was considered the second highest priority among the residents, as cited as a need in all community neighborhood meetings. Affordable housing and increased housing assistance resources, particularly for senior citizens, was deemed a major need for the community. The City feels it can make the greatest impact by providing small improvements, such as roofing, electrical repairs, plumbing repairs and carpentry work, to existing owner housing stock. This activity is planned to positively impact the living conditions of more properties, extend the useful life of these homes and reduce monthly maintenance costs, therefore, allowing occupants to remain in their homes for a longer period of time.*

2019: CmDv completed 2 housing repair programs, that assisted 52 housing units, mostly in the target neighborhood areas. This number exceeded the annual goal of 30 set by the City in the original plan. Refer to Page 4, #2 for more detail.

Non-housing Community Development priorities

*Elimination of blighted properties is the most pressing community need based on input from residents, the consultation process, and discussions with city staff. According to the recent J-Quad study in 2009, dilapidated structures accounted for seven percent of all properties within the CDBG target areas, totaling 468 properties. However, that number continues to change annually as older unit fall further into disrepair due to the various economic challenges faced in this area. It is imperative to demolish and eliminate boarded-up homes and blighted, dilapidated properties as they attracted drugs and other criminal elements into the neighborhood. They are also a fire hazard and danger to the surrounding neighbors and have a negative impact on nearby property values.*

*There is additional need in the City for non-housing community development, including the need for various public facilities and infrastructure. Given the limited amount of funds available to the City, these projects are carried out with other funding sources. Examples of needs cited throughout the consultation and citizen participation process included drainage improvements, streetscape and lighting, and transit-related improvements such as benches at bus stops.*

*Public Facilities and services related to homelessness or non-homeless special needs populations are discussed under those priorities.*

2019: CmDv completed 10 demolitions with CDBG funds of blighted properties, which was in the CDBG

target areas. 202 Code Enforcement investigations led owners to address code compliance with personal funds through 5 structures being demolished and 2 structures being rehabbed. CmDv also used General Fund money to demolish an additional 18 units to try to decrease the number of abandoned, vacant, dilapidated structures in the City. See Page 5, #3 for more detail.

#### Public Housing priorities

*Public housing is assigned a low priority relative to the other affordable housing and demolition needs because the City feels that the public housing authority has access to other resources to sufficiently address the needs of its residents. Given this, the City will coordinate and cooperate with the public housing authority to ensure that public housing residents are aware of and have access to programs and projects funded through this Consolidated Plan.*

2019: CmDv did not assign a high priority to public housing and did not carry out any funded projects to specifically benefit public housing residents.

#### Homeless priorities

*Homelessness is designated as a medium priority as the City feels the reduction of homelessness can only be achieved through a coordinated approach that involves local government agencies. The City feels that the three proposed uses of funding related to homelessness, the Homeless Resource Center, the Bus Ticket Program and the Housing First Program will be able to use small amounts of local funding to make large impacts.*

2019: CmDv funded its one homeless related project, the Housing First Program with general funds to the Volunteers of America. See Page 6, #4 for more detail.

#### Non-homeless Special Needs priorities

*Non-homeless special needs populations was identified as a high priority need through the citizen participation process. The City feels the use of funds for minor rehabilitation needs of seniors is an effective use of funds that can substantially improve the living situations of seniors and help them remain in their homes.*

2019: The CDBG Minor and HOME Major Rehabilitation programs assisted 52 units during the program year. The program was designed to ensure that a minimum of 50% of the awards were granted to seniors. The goal of the both programs is to assist low to moderate income homeowners to address deferred maintenance issues that they could not otherwise afford to address, allow the owner to maintain independent living within their home and help reduce the monthly operating cost of the home thereby making homeownership more affordable for the owner. This program prioritized repairs that increased the health and safety of the unit in the order of roofing, electrical, plumbing or carpentry, which also includes storm windows, attic insulation, caulking/sealing, energy efficient bulbs, and the replacement of ill-fitting doors. Refer to Page 4, #2 for more detail.

CR-10 - Racial and Ethnic composition of families assisted with CDBG & HOME  
 Describe the families assisted (including the racial and ethnic status of families assisted).  
 91.520(a)

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Race:	CDBG	HOME	TOTAL
White	0	1*	1*
Black or African American	47*	5*	52*
Asian	0	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Black & White	0	0	0
Other Multi-Racial	0	0	0
Ethnicity:			
Hispanic	0	0	0
Not Hispanic	47*	5*	52*
Total	475*	5*	52*

\*NOTE: Numbers have been corrected based on internal reports and match PR23 CDBG Sum of Actual Accomplishments by Activity Report. These amounts do not match the PR51 or the CDBG Beneficiaries by Income Category.

\*\*NOTE: Numbers not shown in IDIS because they are funded with City general fund money via City Ordinances. See chart on page 10.

Narrative

The table above represents the race and ethnicity of households that received a direct benefit. The table does not include the characteristics of residents who lived in a target area that received CDBG benefits.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available during the program year.

Table 4 – Resources Made Available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended
CDBG	Federal	\$422,519*	\$708,908*
HOME	Federal	\$213,841	\$175,443**

\*NOTE: This amount is supported by the PR23, which matches the PR26. "Expended" is higher than "available" due to receipt of two years funding within one fiscal year.

\*\*NOTE: This amount is supported by the PR23, however, the total on the PR02 is higher because some projects are accounted for on the 2017 summary. "Expended" is higher than "available" due to receipt of two years funding within one fiscal year.

PR23 CDBG Summary of Accomplishments is supported by the PR03 and PR51.

PR 22 Status of HOME Activities is supported by the PR23 HOME.

Program Income Received and Loans Outstanding

CmDv did not receive any CDBG program income, over the \$25,000 threshold, or any HOME program income in the current year.

The City of Alexandria has not written off any loans for this reporting period. The City of Alexandria has eight (8) outstanding HOME loans that are deferred payment as long as program compliance is maintained:

- 2 Sugarhouse homebuyers at \$25,000 each, \$50,000 total – expires January 2029
- 2 Sugarhouse homebuyers at \$25,000 each, \$50,000 total – expires February 2030
- Bethel Apartments: \$800,000 – expires November 2028
- Green Oaks: \$400,000 – expires June 2027
- Armour Place: \$441,000 – expires May 2033
- Enterprise Place: \$455,000 – expires May 2034

Identify the geographic distribution and location of investments.

While the City's programs are not limited to the CDBG Target Areas, the City expects 90% of the funding to flow into the target areas. The City expects the remaining 10% to be used throughout the remainder of the city.

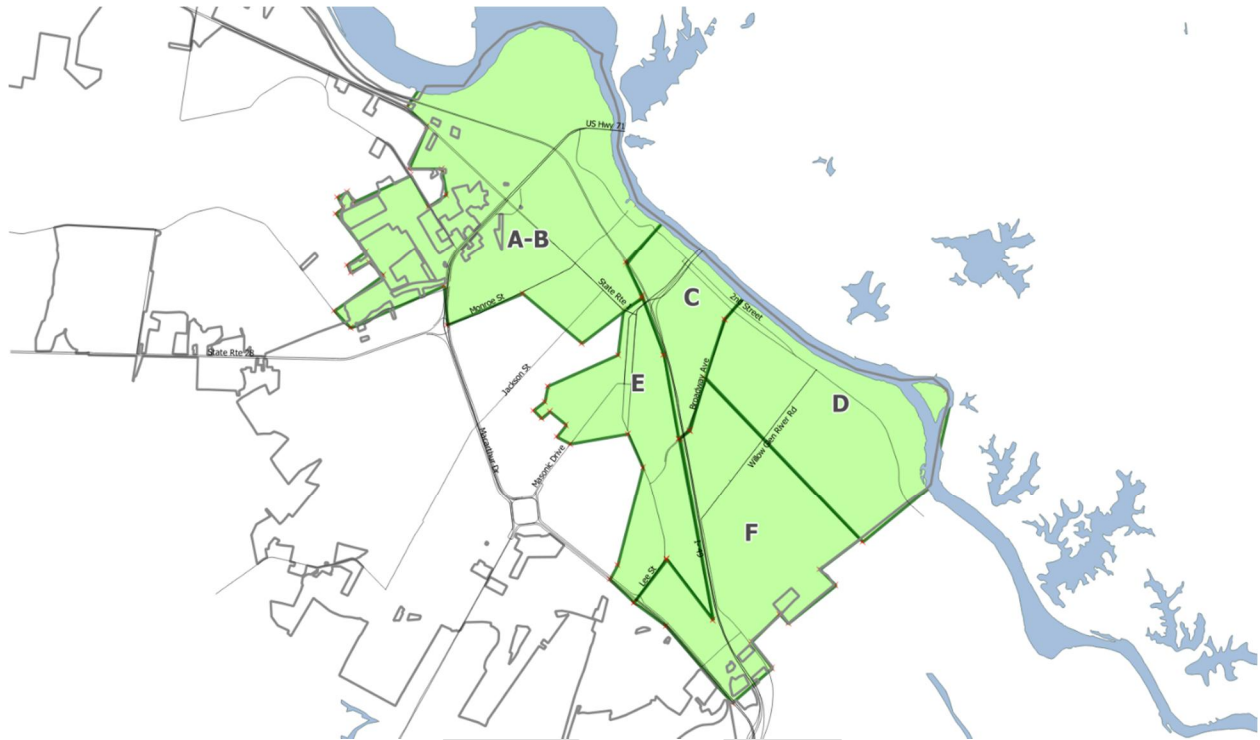


Table 5 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITYWIDE	10%	10%	See above.
TARGET AREAS	90%	90%	See above.

### Leveraging and Match

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In PY2019 (May 1, 2019 – April 30, 2020) the City of Alexandria was 100% exempted from match requirements. See the IDIS PR33 report attached. The City does not have a publicly owned land or property that was used to address the needs in the plan. **This report also shows that CmDv has a balance of \$41,169.30 that is being carried forward from PY2014.**

Table 6 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$41,169.30
2. Match contributed during current Federal fiscal year	0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$41,169.30
4. Match liability for current Federal fiscal year	0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$41,169.30

Table 7 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Prep, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 8 – Program Income

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

In PY2018, CmDv collected no CDBG Program Income that was above the \$25,000 threshold reporting requirement and received no HOME Program Income.

HOME MBE/WBE report

CmDv did not award any HOME contracts on any rental properties; therefore the table below does not contain any information.

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period									
	Total	Minority Business Enterprises					Non-Hispanic	Women Business Enterprises	Male
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic				
<b>Contracts</b>									
Number	0	0	0	0	0	0			
\$ Amount	\$0	\$0	\$0	\$0	\$0	\$0			
<b>Sub-Contracts</b>									
Number	0	0	0	0	0	0	0	0	
\$ Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Table 9 – Minority Business and Women Business Enterprises

CmDv’s HOME funds were not used on any rental properties; therefore the table below does not contain any information.

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Table 10 – Minority Owners of Rental Property

CmDv did not displace any households, businesses, or organizations in 2018.

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	\$0
Businesses Displaced	0	\$0
Nonprofit Organizations Displaced	0	\$0
Households Temporarily Relocated, not Displaced	0	\$0



Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

Table 11 – Relocation and Real Property Acquisition

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	10	52
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>10</b>	<b>52</b>

Table 12 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	1	0
Number of households supported through the rehab of existing units	10	52
Number of households supported through the acquisition of existing units	1	0
<b>Total</b>	<b>12</b>	<b>52</b>

Table 13 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

CmDv was able to exceed all anticipated goals this past fiscal year, with the exception of CHDO assistance and providing 1 new affordable home.

CmDv has had no interest in Contractors applying for CHDO status, even though CmDv has performed outreach to the Habitat for Humanities, a private, local Contractor and others. Their concern is “all the red tape to only get a little money to fund a big project”. It seems there is more liability than reward in the structure of the current CHDO design. It seems that many other jurisdictions are struggling with securing a CHDO and it was rumored that HUD may dissolve the 15% dedication of HOME funds, however, to date that has not be authorized. Furthermore, one of the waivers allowed during the COVID-19 pandemic of March 2020, allows the CmDv to convert any CHDO funds from 2016 through 2020 to entitlement funds. The City has submitted this waiver request to HUD and will allocate the spending to eligible activities in the FY2020-2021 Annual Action Plan. (*Attachment X*). See page 4, #1 for more detail.

Keeping Contractors motivated to participate in the programs has been another hurdle. There is lots of paperwork, regulations and unforeseen issues that can significantly impact the profit margin on any job. CmDv has been extremely sensitive and responsive to all Contractor input to continue to encourage and grow participation.

Discuss how these outcomes will impact future annual action plans.

The City expects to utilize the CHDO waiver provided for during the COVID-19 pandemic, however, CmDv is hopeful that HUD will acknowledge how many jurisdictions struggle with identifying a CHDO within their community and remove the 15% HOME allocation for CHDO set-aside. This money could be used in another HOME activity to assist a lot more individuals and families if the regulation is permanently removed in the regulations.

Contractor input is shaping how programs defined, therefore, all proposed activities are reviewed prior to finalizing the Annual Action Plan. As CmDv identifies problems within our growing programs, we are quick to update the program guidelines to avoid confusion or subsequent problems as the programs grow. Also, finding ways to motivate Contractors to participate in the programs has been challenging. We are combining bid locations into groups to make the total award more appealing. We are requiring Pre-Bid Conferences to discuss the scope of work prior to bid openings to ensure that everyone is getting the same information for more competitive pricing. We are requiring Site Pre-conferences before the start of work to address expectations for all parties from the Contractor, to the Property Owner and the Inspector. In the last 12 months, CmDv staff has noticed more inquiries to Contractor Registration so we take that as a good sign!

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 14 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	47	5
Moderate-income	0	0
Total	47	5

Number of households served that meet Section 215 Requirements:

During the program year, the City focused on limited repair of owner-occupied housing and did not develop rental units or provide rental assistance. By definition, households that have “worst case needs” are renter households with the following characteristics:

- incomes less than 50% of the area median income;
- do not receive federal housing assistance; and
- pay more than half of their income on housing (including rent and utilities); or
- live in severely inadequate housing with one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)  
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Continuum of Care utilized the services of the outreach teams to spread the word about programs and services available to the general homeless population, regardless of race, color, national origin, religion, sex, age, familial status, or disability. As part of its strategic planning process, the CoC plans to ensure that outreach materials are available to anyone with a disability or anyone of a different national origin. Volunteers of Americas outreach program serves those persons who routinely sleep on the streets. The outreach team is familiar with the locations of "camps" where homeless people tend to live.

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

Addressing the emergency shelter and transitional housing needs of homeless persons;

Through the Continuum of Care, the City supported the existing emergency and transitional shelters in place. The City also provides support to the Resource Center that provides ongoing supportive services to unsheltered homeless individuals.

Hope House has declared emergency beds for those homeless women and their children 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 well 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 has developed a Committee on Chronic Homelessness that includes street outreach workers and case managers of PSH programs. The committee is responsible for identifying, assessing, and prioritizing chronically homeless individuals for placement into PSH programs. By increasing its beds

designated for use by the chronically homeless, the CoC believes it has ended chronic homelessness in the region.

Locally, resources for homeless veterans are plentiful. Through the use of VASH and SSVF, the CoC believes it has ended chronic veteran homelessness. The CoC is also requesting additional Housing First funds to serve literally homeless families. The CoC has a goal to end family homelessness by 2020.

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.

Volunteers of America of North Louisiana-Central Louisiana Division received grant awards for its Permanent Supportive Housing Program. The Permanent Supportive Housing Program provides housing supports and case management and behavioral health services for chronically homeless persons living with a mental illness. The Rapides Parish program was awarded **\$157,011** and the Rural Parishes program including, Avoyelles, Vernon, Catahoula, Concordia and Grant parishes was awarded **\$24,360** through this annual grant renewal. Participants are able to receive financial support towards housing expenses as well as case management and behavioral health services to ensure continued mental health stability and independent living.

Hope House received renewal funding of **\$131,666** for one-year to fund Hope House Transitional Housing. Hope House provides transitional housing and supportive services for a maximum of two years for single women and single women with children who are homeless. Clients work to improve life skills and obtain financial stability while residing at Hope House, ultimately transitioning into permanent housing they can sustain.

PATHWAYS, formally Cenla Chemical Dependency Council, located in Pineville, LA was awarded **\$197,489** for a one-year period for the renewal of Louisiana Integrated Treatment Services, which is a permanent supportive housing program for persons with disabilities and co-occurring disorders. The program is designed to reduce hospitalization frequency and duration, maintain permanent residential stability, foster independent living skills, and increase the level of self-worth.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In the current program year, the City funded a program aimed at Housing First for homeless. The CoC

has adopted the following discharge coordination policies to prevent homelessness for those leaving the care of public institutions:

#### 1. Foster Care

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

#### 2. Health Care

Locally, hospitals are beginning to reach out to CoC providers in advance of someone being discharged so that proper assessments can take place before the person is discharged. The CoC can assist the hospital in seeking housing options so that no one is homeless upon discharge. Housing options might include placement in a PSH program if the person is deemed chronically homeless, linkages to programs like SSVF and VASH if they are leaving the VA Hospital, and referrals to programs for those who are mentally ill and/or substance abusers.

#### 3. Mental Health

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

#### 4. Corrections

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

#### Crisis Low Income Home Energy Assistance Program (Crisis LIHEAP):

A specific support service that aids in the prevention of homelessness is the Crisis Low Income Home Energy Assistance Program (LIHEAP) that is administered by Cenla Community Action Committee, Inc. (CCAC). This program provides assistance to very low-income individuals and families who received a termination notice or had utilities turned off. By providing crisis intervention for families, many families were able to remain in their homes.

### Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program provides grants for the purpose of housing assistance and supportive services for low income persons with AIDS or related diseases and their families. Funding under this program can be used for: acquisition, rehabilitation; conversion, lease and repair of facilities; new construction; project based or tenant-based rental assistance; planning; supportive services; operating costs; short term rent, mortgage, and utility payment; administrative expenses; and other proposed activities, Central LA AIDS Support Services, Inc. expects to receive approximately \$74,953 to provide housing assistance for rent and utilities.

### Ryan White Funds

Ryan White Funds provide financial assistance to HIV clients. Central LA Aids Support Services, Inc. expects to receive approximately \$483,898 to provide this service.

### CR-30 - Public Housing 91.220(h); 91.320(j)

#### Actions taken to address the needs of public housing

While the City has not budgeted any funds to public housing projects, the City coordinates closely with the public housing agency throughout the plan year. The City discussed the possibility of certifying a CHDO with board members of the PHA in 2016. A summary of PHA actions and programs is included below.

**Public Housing Development Program:** The Public Housing Development program 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 \$2,598,313 during this reporting period for this program. They are providing for 354 housing units at this reporting period.

**Section 8 Rental Voucher Program:** 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 \$3,510,545 during this reporting period for this program. The number of clients assisted was 746.

**Public Housing Capital Funds:** Public Housing Capital Funds provide funds to the Public Housing Authority for the repair or development of public housing sites. During the previous reporting period the AHA completed the construction of Phase I of the Legacy Heights project. Legacy Heights is located at Loblolly Lane and consist of 64 multistory housing units. The Alexandria Housing Authority received \$802,405 in Public Housing Assistance Capital Funds during this reporting period.

**Public Housing Replacement Housing Capital Funds:** 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 **\$350,198** in Replacement Housing Capital Funds.

**Section 8 Loan Management Set-Aside:** The Section 8 Loan Management Set-Aside program provides rental assistance payments for tenants of a subsidized housing project. Bethel Apartments, Inc. administers this program and received **\$389,429** during this reporting period for **85** low-income families.

**Section 202 Housing Set-Aside:** Section 202 Housing Set-Aside provides rental assistance payments for tenants of a subsidized elderly housing project. Our Lady's Manor administers this program and received **\$693,801** during this reporting period for **117** elderly tenants.

**Section 811 Funds:** Section 811 funds provide rental assistance payment for tenants of subsidized housing units for mentally disabled residents. Volunteers of America administer this program and received **\$125,610** during this reporting period to provide supportive housing assistance to **17** individuals.

#### Actions taken 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.

#### Actions taken to provide assistance to troubled PHAs

The Alexandria Public Housing Authority is not considered troubled.

#### CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

A review of the City's regulatory structure indicates there are no significant public sector barriers to



affordable housing. The City has instituted several policies and programs that would encourage development and preservation of affordable housing in the City, including the development of new affordable housing, the clearance of blighted properties for re-use as new housing, and the repair of existing housing.

#### Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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.

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 no longer has a developer in the local area that qualifies as a Community Housing Development Organization (CHDO) for the City. CmDv is appreciative that one of the waivers allowed during the COVID-19 pandemic of March 2020, allows the CmDv to convert any CHDO funds from 2016 through 2020 to entitlement funds. The City has submitted this waiver request to HUD and will allocate the spending to eligible activities in the FY2020-2021 Annual Action Plan.

#### Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 ensured all of its federally-funded housing programs are in full compliance with the lead-based

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

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

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the 2011-2013 ACS, the City as a whole has an overall poverty rate of 28%. This translates to 13,152 persons. The poverty rate for African Americans (35%) is more than double than that of Whites (15%). Poverty is concentrated in families with children. Approximately 43% of the City's children live in poverty. Seniors, in contrast, are less likely to be in poverty. Only 14% of seniors, or 875 people, were below the poverty level. Given their higher income potential with two working-age adults, married couple families had a poverty rate (10%) significantly lower than single-parent families (33%). Sixty-one percent of families experiencing poverty were female householders with children and no husband present.

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

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j) and actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

CmDv acts as the lead agency for the development and administration of the Consolidated Plan and its funded projects. The local institutional structure consists of the CmDv and local partners, including non-profit organizations, contractors, and other public agencies to undertake the projects to address the priorities of the 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.

During the development of the Consolidated Plan in 2015, the largest gap within the institutional delivery system is the lack of an emergency shelter for women. The local transitional shelter for homeless women recently added four emergency shelter beds for women, thanks to funding from the United Way of Central Louisiana. Though the City could benefit from more emergency beds for women, the beds available at Hope House have helped to alleviate some of the gaps in services for homeless women in need of emergency shelter.

Currently, the City does not have a local developer that qualifies as a Community Housing Development Organization (CHDO). There is a need to develop and build the capacity of local organizations that could potentially qualify as a CHDO to carry out affordable housing development projects. The City has had discussions with the public housing authority regarding the possibility of forming a subsidiary organization that could act as a CHDO. Going forward, the City will actively seek out qualified agencies who could act as a CHDO. CmDv is appreciative that one of the waivers allowed during the COVID-19 pandemic of March 2020, allows the CmDv to convert any CHDO funds from 2016 through 2020 to entitlement funds. The City has submitted this waiver request to HUD and will allocate the spending to eligible activities in the FY2020-2021 Annual Action Plan.

In the previous program year, the City had difficulty finding contractors willing to bid on minor repair jobs. The City will continue to reexamine its bidding process to make its housing programs more attractive to local contractors.

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; and
- The City will coordinate with the public housing authority by sharing information about their respective programs;

### *Monitoring*

CmDv has implemented plans to effect comprehensive monitoring of programs and activities described in the Consolidated Plan. Monitoring plans have also been developed for organizations and activities funded by the City to further activities outlined in the Consolidated Plan. The monitoring plan is directed to ensure:

- Program performance
- Financial performance
- Regulatory compliance

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

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

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

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

CmDv staff will perform required monitoring functions to ensure long-term compliance with applicable regulations as well as executed contracts, agreements, and regulatory requirements of the various programs administered by the City. The monitoring process has been designed to function on an extended basis to guarantee compliance with comprehensive planning requirements, affordability, leasing and other long-term requirements. CmDv plans to fully protect the investment of public funds in those projects and activities implemented by the City and those undertaken by other individuals and organizations. Specific areas of compliance monitoring will include:

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

- Integrity and composition of organization
- Timeliness of expenditures
- Compliance with goals and objectives

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

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Alexandria updated its Analysis of Impediments to Fair Housing Choice Report (AI) as part of its strategic planning process, identifying three (3) primary impediments and local fair housing issues. For more detailed information, a copy of the AI can be obtained from the City's Community Development Department 625 Murray Street or on our website at [www.cityofalexandriala.com/Community-Development](http://www.cityofalexandriala.com/Community-Development).

#### Impediment #1: Lack of Public Awareness & Education

High levels of public awareness and education regarding housing rights is a pre-requisite to fair housing choice. This goes beyond basic awareness of housing rights and includes information about how discrimination exists today. Discriminatory practices are more subtle today than in years past and may go unnoticed by an uninformed housing consumer.

Action: Create web pages on the City's web site dedicated to affirmatively furthering fair housing. These pages can provide common examples of housing discrimination, direction on how to file a fair housing complaint, and a link to the City's Analysis on Impediments to Fair Housing Choice.

2019: The City is in the process of generating the web content for the City's website.

Action: Provide flyers and tri-fold handouts for distribution in public spaces at City properties. Flyers should address ways to recognize the subtle ways discrimination can occur in today's housing market.

2019: The City prepared and distributed flyers to increase resident awareness of fair housing rights. In utility department and City Hall. Provided information in packet for homebuyer seminar.

Action: Assign a city employee as the fair housing representative for intake and dissemination of complaint process.

2019: The City designated the CmDv Administrator as the fair housing representative for the City.

Action: Create a fair housing campaign around April's Fair Housing Month disseminating information

related to fair housing laws. Possible actions include announcements via public access television, ads in local newspapers, and public service announcements (PSAs) via radio.

2019: CmDv substantially amended its IA plan in 2018 and will plan for more education in 2019.

Action: Include emphasis on how to identify fair housing violations in housing programs such as housing counseling, down payment assistance and monitoring fair housing compliance with HOME-funded rentals.

2019: CmDv offices did not receive any Fair Housing complaints this fiscal year.

### Impediment #2: Lack of Coordination

There is not one consistent response to where complaints should go when a person or family has been discriminated against in housing. Unfortunately, there is no local agency dedicated to fair housing. City residents must rely on resources at the state and federal level.

Action: Establish a regular schedule of workshops, trainings, and education for city residents, employees and local organizations, including an annual training/workshop with zoning officials and City legal staff regarding fair housing and reasonable accommodation.

2019: The City developed reasonable accommodation materials for its staff and officials involved with zoning and land use decisions. The City sponsored a Fair Housing seminar in 2019 which was open to the entire community, however, zoning officials and City legal staffs were encouraged to attend. The City will plan to host another event in 2020.

Action: Coordinate with officials, staff, and legal counsel associated with zoning decisions to ensure all are fully educated on fair housing law, especially as it pertains to reasonable accommodation.

2019: There were no Fair Housing Act issues presented.

Action: Participate in annual local and state activities to establish a greater network.

2019: CmDv reached out to the Greater New Orleans Fair Housing Action Center to request a training seminar and to be added to regular mailers and events in effort to participate and remain current in their proposed activities.

### Impediment #3: Potential Discrimination in Housing Market

A review of Housing Mortgage Disclosure Act (HMDA) data revealed higher loan denial rates in minority populations in mortgage lending. Measures associated with financial and housing counseling may be appropriate to inform minorities of the reasoning behind loan denials.

The AI identified actions to be taken in order to address and alleviate the identified impediments. Below is a summary of each proposed action and the City's efforts in the program year to carry them out:

Action: Explore the possibility of working with a qualified fair housing agency to conduct focused testing in order to determine the extent and magnitude of discrimination within the housing market.

2019: The City plans to host the Greater New Orleans Fair Housing Center for a fair housing activity within CENLA in future years.

#### CR-40 - Monitoring 91.220 and 91.230

Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

CmDv views monitoring as an ongoing process involving continuous communication and evaluation. During this reporting period, the process involved frequent telephone contact, written communications, and analysis of reports, audits and periodic meetings. The department's staff stayed fully informed concerning compliance with program requirements and the extent to which technical assistance was needed. The overriding goal of monitoring was to identify deficiencies and promote corrections to improve and reinforce performance. Deficiencies were corrected through discussion, negotiation or technical assistance. The Community Development Department monitors all activities to ensure timely performance and resolve any problems that may develop. Projected beginning and ending dates are stated in the City's annual plan submitted to HUD.

#### Results of Monitoring:

CmDv's monitoring efforts are incorporated throughout the administration of the grant-funded programs. In this way, the City hopes to identify and avoid compliance issues before they become serious. During the program year, the City monitored the performance of its CHDO and identified contract compliance issues that may jeopardize the HOME funding. CmDv staff also conducted monitoring for long term affordability compliance for HOME rentals within their affordability period but did not find any issues. CmDv conducted desk monitoring on 4 HOME rental properties that are within their respective periods of affordability, including Armour Place, Olive House, Enterprise Place, and Bethel Apartments. CmDv also conducted physical inspections of 1 property, Bethel Apartments which is a 90 unit facility, where a total of 20 units were inspected. No issues were detected as part of this monitoring.

Describe efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports. 91.105(d); 91.115(d)

This report was available for public review and comment for a fifteen (15) day public comment period beginning May 27, 2020. The City solicited written comments until June 11<sup>th</sup>, 2020. (*Attachment B*). No

comments were received. The City held a public hearing on the CAPER on June 11<sup>th</sup>, 2020 at the Community Development Office at 625 Murray Street on the third floor. There was no attendance or comments received. The complete document remains available for review on our webpage. The City Council adopted by Resolution #xxx-2020. (Attachment H)

### CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City certifies that:

- the City provided certifications of consistency in a fair and impartial manner;
- the City did not hinder Con Plan implementation by action or willful inaction;
- pursued all resources described in the Consolidated Plan; and
- all CDBG funds used went toward meeting a national objective. The City spent 100% of its CDBG program funds (not including administrative and loan payments) on activities that met a low- and moderate-income national objective.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? If so, describe accomplishments and program outcomes during the last year.

The City did not have any open Brownfields Economic Development Initiative (BEDI) grants during the program year.

For activities meeting the Low/Mod Job (LMJ) national objective, please provide the following information: (1) A description of actions taken by the city/businesses to ensure first consideration was given to low/mod persons; (2) job titles of jobs created/retained and those made available to low/mod persons; and (3) steps taken to provide training for low/mod persons to provide specialized skills.

The City did not undertake any economic development activities with CDBG funds.

### CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.

The City of Alexandria monitored its portfolio of HOME-funded rental projects and did not identify any compliance issues.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.



92.351(b)

Affirmative marketing consists of additional actions taken beyond typical advertising efforts that are established to attract eligible persons who may otherwise not apply. The City requires affirmative marketing for available housing units in developments that have five or more HOME-assisted units, which includes Armour Place, Olive House, and Bethel Apartments. The City only requests updates to the affirmatively marketing information every five years. The Program Manager has verified these properties have their certification and remain in compliance with their affirmative marketing requirements. In 2018, the City did not fund any developments that met this threshold.

Affirmative marketing of business opportunities under the HOME Program include but are not limited to, hiring of persons and businesses for consultant services, vendors, contractors, developers and property owners that enter into agreements funded through HOME. The City is required to adopt procedures to ensure the inclusion of minorities and women, to the maximum extent possible, in all contracting opportunities made possible through HOME funding. This includes opportunities for all types of business, including but not limited to real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and other professional services.

As a whole, the City has adopted the Alexandria Fairness, Equality, Accessibility, and Teamwork Program (AFEAT). As part of this program, each contractor must show a good faith effort to include female owned and minority owned businesses in City contracts. In the program year, the City did not provide HOME dollars to any contractors as most funds were budgeted for CHDO activities.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

CmDv did not receive any HOME program income during the program year.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

A large portion of the City's funds are dedicated to improving the condition of owner-occupied housing with its neighborhoods. In the program year, the City provided rehabilitation assistance to 40 properties.

The following pages of the CAPER Templates are not applicable to the City of Alexandria CAPER:

- CR-55 - HOPWA 91.520(e)
- CR-60 - ESG 91.520(g) (ESG Recipients only)
- CR-65 - Persons Assisted
- CR-70 – Assistance Provided
- CR-75 – Expenditures