

This document is for review and public comment. Minor revisions will be made with statistical data and attachments. All comments are due by April 28, 2017 before 4:00 pm for consideration to be incorporated into the final document for adoption by City Council.

Please email comments to cda@cityofalex.com.

City of Alexandria

PY2017 Annual Action Plan

DRAFT AS OF MARCH 17, 2017

*AS OF THIS DATE, THE US DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT
(HUD) HAS NOT PUBLISHED THE FY2017
ALLOCATIONS FOR HOME AND CDBG.*

*THE INFORMATION IN THIS PLAN WILL
NOT BE FINALIZED UNTIL HUD
ANNOUNCES FY2017 ALLOCATIONS.*

TABLE OF CONTENTS

AP-05 Executive Summary 1

PR-05 Lead and Responsible Agencies..... 6

AP-10 Consultation 7

AP-12 Participation - 91.105, 91.200(c) 11

AP-15 Expected Resources – 91.220(c)(1,2) 13

AP-20 Annual Goals and Objectives..... 15

AP-35 Projects – 91.220(d) 17

AP-38 Project Summary 19

AP-50 Geographic Distribution – 91.220(f)..... 22

AP-55 Affordable Housing – 91.220(g) 23

AP-60 Public Housing – 91.220(h)..... 24

AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... 29

AP-75 Barriers to affordable housing – 91.220(j) 32

AP-85 Other Actions – 91.220(k) 33

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 38

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, was conducted in late 2014 and early 2015. The term of the plan began on May 01st, 2015 and will end on April 30th, 2020. A full copy of the Consolidated Plan is available for review at the City's Community Development Department.

Each year, the City prepares an Annual Action Plan that describes the projects and actions it will undertake to carry out the strategies outlined in the Consolidated Plan. This document is the Third Year Annual Action Plan, covering the period from May 1st, 2017 to April 30th, 2018.

Summary of Objectives and Outcomes

At the time of this writing, HUD has yet to announce the FY2017 CDBG and HOME allocations. Based on guidance provided in CPD Notice 16-18, all proposed project budgets are set to a percentage of the allocation amounts. The amounts listed below may change based on the actual allocations announced by HUD. The amounts listed below are estimates based on previous year's allocations. In other words, the percentages listed below will not change, but the estimated amounts will change once HUD announces the actual allocations.

SOURCES – Estimated		Estimate
CDBG Estimate		405,000
HOME Estimate		165,000
Total		570,000
USES - CDBG	Percent	Estimate
Code Enforcement	11%	45,000
Demolition / Clearance	69%	279,000
Administration	20%	81,000
TOTAL		405,000
USES – HOME	Percent	Estimate
Major Rehabilitation	75%	123,750
CHDO Development	15%	24,750
Administration	10%	16,500
TOTAL		165,000

After reviewing and analyzing the data gathered through the consultation, citizen outreach, needs assessment, and market analysis, the City developed a set of goals and strategies to make the best use of its limited resources to address its most pressing affordable housing, community development, and homeless problems. The City developed six broad goals to meet its most pressing needs.

(1) Create New Affordable Housing

Under this goal, the City estimates it will subsidize the development of units affordable to low income buyers, provide financial assistance to homebuyers, and provide homebuyer education services. The City has yet to identify a specific project at this time, but expects that the funds available in FY2017 will assist in the development of 1 new affordable housing unit.

(2) Improve Condition of Existing Housing Stock

The City estimates it will assist 3 owner-occupied units with HOME funds through its HOME Major Rehabilitation program.

(3) Eliminate Blighted Conditions

The City will fund Code Enforcement efforts to identify and assess blighted properties. Code enforcement actions will be tied to the Demolition-Clearance Program that will clear blighted and deteriorated structures from the City's neighborhoods. The City estimates that 30 properties will be inspected and 120 properties will be demolished using funding made available in FY2017.

(4) Reduce Homelessness

The City pledged non-federal support for the opening 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. The City will support this program with local sources of funds.

(5) Improve Neighborhood Infrastructure

The City will use a combination of local and non-HUD federal resources to invest in streets, sidewalks, and drainage improvements in the CDBG target areas.

(6) Improve Public Services

The City will support various public services aimed at providing a more suitable living environment for residents of CDBG-eligible target neighborhoods and other low income clientele, such as seniors, homeless, and disabled populations. The City will support these programs with local sources of funds.

Evaluation of Past Performance

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

- Demolition and clearance of blighted properties is often identified as their highest priority by neighborhood residents. The City averages 20 demolitions per year. While the demolition of the blighted structures improves the neighborhood, the next step would be to identify a re-use of the property. Unfortunately, the City has had a difficult time in the past in acquiring “heir properties” where more than one party has an interest in the property.
- The City administers a successful Minor Rehabilitation Program with CDBG funds that provides up to \$5,000 grants to low income homeowners. The program focuses on assisting seniors with deferred maintenance issues and all low income homeowners with weatherization improvements, including storm windows, attic insulation, caulking/sealing, and replacement of ill-fitting doors.
- The Homebuyer Assistance Program has failed to produce the results expected. The City completed a substantial amendment during the program year to provide credit counseling and credit repair services to potential low income buyers. It is expected that once the pool of potential buyers is expanded, the Homebuyer Assistance Program will be more successful.
- The City recently cancelled its agreement with Inner-City Revitalization Corporation, its only Community Housing Development Organization, after the organization failed to proceed in a timely manner and failure to comply with the written agreement. The City will seek out new partnerships in an effort to make use of the CHDO set aside funds available through the HOME Program.
- The City cancelled a number of public service proposals, included the Senior Vision Care program, the Bus Ticket Program, Succession Legal Services, and the Homeless Resource Center, as a part of an effort to focus the limited amount of available funding for its highest priorities. The City will continue to support most of these efforts with non-federal funding.

Since 1992, the City has used HOME funds to assist with the development of 123 rental units and 34 homebuyer units, and rehabilitated 178 units of owner-occupied housing. In recent years, the City’s HOME allocation has been drastically reduced to a point where the City is able to fund only one development project per year. The City no longer uses HOME funds for owner-occupied rehabilitation. In recent years, the City has completed the Sugar House Road development and Bethel Apartments Rehabilitation.

Summary of Citizen Participation and Consultation Process

CITIZEN PARTICIPATION

During the development of the Consolidated Plan, the City will focus the use of its funds in its five designated target neighborhoods. As such, the City held a neighborhood meeting on November 10, 2016 for residents of the target areas to discuss potential uses of funds, recent accomplishments, current priority needs, and how to best use future allocations. The target areas include North Alexandria, Central Business District, Samtown/Woodside, Lower Third, and South Alexandria.

The City also convened a Citizen Advisory Committee meeting on January 12, 2017. 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 will conduct a public hearing in March, 2017 to present the proposed plan to the City Council. Before the public hearing, the City published the proposed plan for citizen comment from March 20th, 2017 to April 21st, 2017.

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

CONSULTATION

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

Summary of Public Comments

None received to date.

Summary of Comments not accepted

None received to date.

Summary

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

PR-05 Lead and Responsible Agencies

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

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AP-10 Consultation

Introduction

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

Efforts to Enhance Coordination

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

As part of the consultation process, the City contacted assisted-housing and service providers, including local non-profits, the Alexandria Public Housing Authority, and local developers. The purpose of this outreach was to inform the agencies of opportunities to contribute to the plan and to increase coordination between service providers. The City has formed and maintained partnerships with local organizations such as the Central Louisiana Homeless Coalition (described in more detail below). The City also works closely with grass roots and resident organizations such as neighborhood watch groups.

Continuum of Care Consultation – Homeless Needs

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

The City received input and feedback from the Executive Director of the Central Louisiana Homeless Coalition to determine priority homeless needs and discuss potential strategies for meeting those needs. The City currently works with the CoC by providing non-federal funding to support the CoC's Coordinated Access Program and drop-in center, which is used to provide direct services to unsheltered homeless, especially the chronically homeless. In addition, the City provides matching funds to CoC Rapid Rehousing project for families and victims of domestic violence. Lastly, the Mayor has accepted the Mayor's Challenge to end homelessness among veterans and supports the efforts of the CoC and its collaborating partners to meet the goal of ending veteran homelessness.

Continuum of Care Consultation – Program Design

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

The City does not receive ESG funds from HUD.

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	INNER CITY REVITALIZATION CORP
Agency/Group/Organization Type	Housing Services - Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
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

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?	Consulted with Board staff

Agency/Group/Organization	Central Louisiana Coalition to End Homelessness
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
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.

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: Continuum of Care

Lead Organization: Central Louisiana Homeless Coalition

Overlap: The Continuum of Care's goals, strategies, and policies are adopted by the City as it relates to the Strategic Plan's homeless goals.

Name of Plan: 2009 Revitalization Master Plan

Lead Organization: City of Alexandria

Overlap: In the 2009 Revitalization Master Plan, the City identified a number of neighborhoods in need of revitalization. The proposed actions called for removal of blighted properties, reclamation of vacant and abandoned properties, and the development of new housing.

The goals and strategies of this Strategic Plan continue to address the same issues identified in the 2009 Revitalization Master Plan.

Name of Plan: 2014 ThinkAlex Resiliency Plan

Lead Organization: City of Alexandria

Overlap: In 2014, the city completed a community planning effort that included transportation, land use, housing, zoning, and a revision of the municipal development code. The goals of this Strategic Plan will be guided and influenced by the findings and recommendations of the ThinkAlex plan.

Name of Plan: 2014 Comprehensive Economic Development Strategy

Lead Organization: Kisatchie Delta Planning Development District

Overlap: This plan used as a source of data used to determine priorities and needs related to economic development.

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(I))

The City provided other public entities an opportunity to provide input on the proposed Action Plan. In some cases, the City must work closely with other public entities when both organizations are supported the same project, as is the case with the City's current HOME project, Sugarhouse Road Phase III, which is jointly funded with the Louisiana Housing Corporation.

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 neighborhood meeting on November 10, 2016 in order to gauge the needs of the community, especially those of residents within the five identified target areas. The meeting was attended by 36 community members who provided input to City staff and completed a survey regarding the needs of their neighborhoods. The five target areas are:

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

In addition to the public meetings, the City also convened a Citizen's Advisory Committee. All meetings are held in accessible locations. The committee includes two representatives from each of the five target areas, plus one representative for each of the five following constituencies: Elderly/Handicapped, Youth, Persons with HIV/AIDS, Mentally Disabled, and Homeless.

The City discussed the Annual Action Plan and HUD-funded programs at a January 12, 2017 meeting of the Citizen Advisory Committee. The Community Development Departments will present the plan before the City Council **on May 2, 2017**. Before the public hearing, the City published a notice stating the plan was available for review and a thirty day comment period. The results of the community meetings, including a summary of all comments and input received, is included as an attachment to this plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Newspaper Ad re: Neighborhood Meeting	CDBG Target Neighborhoods	See Attachments	See Attachments	See Attachments
2	Nov 10, 2016 Public Meeting	CDBG Target Neighborhoods	See Attachments	See Attachments	See Attachments
3	Jan 12, 2017 Citizen Advisory Committee	Non-Targeted	See Attachments	See Attachments	See Attachments
4	Newspaper Ad re: Public Comment Period	Non-Targeted	See Attachments	See Attachments	See Attachments
5	Public Comment Period	Non-Targeted	See Attachments	See Attachments	See Attachments
6	May 2, 2017 Public Hearing/ City Council	Non-Targeted	See Attachments	See Attachments	See Attachments

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2		Narrative Description
			Annual Allocation:		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	Annual Allocation:	414,238	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in low-income neighborhoods, and public services that benefit low-income and special needs households.
			Program Income:		
			Prior Year Resources:		
			Total:	414,238	
			Expected Amount Available Remainder of Con Plan	825,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	Annual Allocation:	176,414	This program is designed exclusively to create affordable housing for low-income households.
			Program Income:		
			Prior Year Resources:		
			Total:	176,414	
			Expected Amount Available Remainder of Con Plan	350,000	

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

City will satisfy match requirements of the HOME program through 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 funding a program to address the legal complexities that arise when properties are transferred through inheritance, which can result in additional blighted properties.

Discussion

The size of both the CDBG and HOME allocations continue to decrease. Over the course of the last Consolidated Plan (2010-2014), the CDBG allocation was reduced from \$719,375 to \$465,911. Over the same period, the HOME program allocation was reduced from \$450,489 to \$195,228.

At the time of this writing, HUD has yet to announce the FY2017 CDBG and HOME allocations. Based on guidance provided in CPD Notice 16-18, all proposed project budgets are set to a percentage of the allocation amounts. The amounts listed below may change based on the actual allocations announced by HUD. The amounts listed below are estimates based on previous year’s allocations. In other words, the percentages listed below will not change, but the estimated amounts will change once HUD announces the actual allocations.

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HOME Estimate		165,000
Total		570,000
USES - CDBG	Percent	Estimate
Code Enforcement	11%	45,000
Demolition / Clearance	69%	279,000
Administration	20%	81,000
TOTAL		405,000
USES – HOME	Percent	Estimate
Major Rehabilitation	75%	123,750
CHDO Development	15%	24,750
Administration	10%	16,500
TOTAL		165,000

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Create New Affordable Housing	Affordable Housing	CDBG Target Areas City Wide	Affordable Housing	CDBG: \$0 HOME: \$24,750	Homeowner Housing Added: 1 Household Housing Unit
Housing Rehabilitation	Affordable Housing	CDBG Target Areas City Wide	Affordable Housing	CDBG: \$75,000 HOME: \$123,750	Homeowner Housing Rehabilitated: 3 Household Housing Unit
Elimination of Blighted Properties	Non-Housing Community Development	CDBG Target Areas City Wide	Non Housing Community Development	CDBG: \$324,000 HOME: \$0	Buildings Demolished: 30 Buildings Units Inspected: 50 Units
Administration & CHDO Operating	Administration	City Wide	All	CDBG: \$81,000 HOME: \$16,500	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Create New Affordable Housing
	Goal Description	Funds will be provided to a qualified developer to develop or rehabilitate affordable housing. An amount not less than 15% of the HOME allocation must be provided to a Community Housing Development Organization (CHDO). Eligible uses of the funds include acquisition, construction costs, and related soft costs. The City expects that the funds will assist in the development of one new affordable unit.
2	Goal Name	Homebuyer Assistance
	Goal Description	The City will not budget additional funds to Homebuyer Assistance.
3	Goal Name	Housing Rehabilitation
	Goal Description	The City will use HOME funds to bring 3 owner occupied units up to code standards.
4	Goal Name	Elimination of Blighted Properties
	Goal Description	The City will use CDBG funds to evaluate and demolish vacant, substandard structures that have a blighting effect on City neighborhoods. The vast majority of these funds will be focused on properties within the CDBG Target Areas. The City estimates that it will inspect 50 units and demolish 30 substandard properties.

5	Goal Name	Reduce Homelessness
	Goal Description	The City will use local funds to support the operations of the new Homeless Resource Center.
6	Goal Name	Improve Public Services
	Goal Description	In this program year, the City will not budget additional federal funds for public services. The City has some unused Credit Counseling funding from the FY2016 allocation that may be used in FY2017.
7	Goal Name	Administration & CHDO Operating
	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 4 low income families will be provided affordable housing as defined by HOME 24 CFR 91.215(b) as a result of funds made available in FY2017. This includes three owner-occupied rehabilitations and the development of one new owner-occupied unit.

AP-35 Projects – 91.220(d)

Introduction

At the time of this writing, HUD has yet to announce the FY2017 CDBG and HOME allocations. Based on guidance provided in CPD Notice 16-18, all proposed project budgets are set to a percentage of the allocation amounts. The amounts listed below may change based on the actual allocations announced by HUD. The amounts listed below are estimates based on previous year's allocations. In other words, the percentages listed below will not change, but the estimated amounts will change once HUD announces the actual allocations.

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USES – HOME	Percent	Estimate
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CHDO Development	15%	24,750
Administration	10%	16,500
TOTAL		165,000

Projects

#	Project Name
1	CDBG Program Administration
2	CDBG Minor Housing Repair
3	CDBG Demolition/Clearance
4	HOME Housing Rehabilitation
5	HOME Program Administration
6	HOME CHDO Development

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 and HOME allocations.
- The limitations imposed by the federal programs.

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

AP-38 Project Summary

1	Project Name	CDBG Program Administration
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Administration & CHDO Operating
	Needs Addressed	Affordable Housing, Homeless, Non Homeless Special Needs, Non Housing Community Development, and Public Housing
	Funding	CDBG: \$81,000
	Description	Provide oversight, management, monitoring and coordination of federal CDBG funds received from HUD
	Target Date	4/30/2018
	Estimated Benefit	Not applicable.
	Location Description	Not applicable.
	Planned Activities	21A CDBG General Administration (24 CFR 570.206); General Administration is exempt from meeting a national objective.
2	Project Name	CDBG Minor Housing Repair Program
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$0 (the City may use funds from previous program years)
	Description	CDBG will fund minor housing repairs for senior homeowners and weatherization.
	Target Date	4/30/2018
	Estimated Benefit	0 low-income homeowners.
	Location Description	CDBG Target Areas City Wide
	Planned Activities	14A: Single-Unit Residential Rehabilitation (24 CFR 570.202) LMH: Low Mod Housing (LMH) national objective (24 CFR 570.208(a)(3))

3	Project Name	CDBG Demolition/Clearance
	Target Area	CDBG Target Areas. A few properties may be outside of the target areas.
	Goals Supported	Elimination of Blighted Properties
	Needs Addressed	Non Housing Community Development
	Funding	CDBG: \$279,000
	Description	Demolition and clearance of vacant, abandoned, and deteriorated structures in order to eliminate specific conditions of blight or physical decay in Low Mode Area benefit 5 Target Neighborhoods
	Target Date	4/30/2018
	Estimated Benefit	Removal of 30 blighted and abandoned properties. All of the residents living within the vicinity of the formerly blighted property will receive a benefit.
	Location Description	CDBG Target Areas. A few properties may be outside of the target areas.
	Planned Activities	Clearance/Demolition (24 CFR 570.201(d)) Low Mod Area (LMA) 24 CFR 570.208(a) and for properties outside of the Target Areas Slum Blight Spot (SBS) 570.208(b)(2)
4	Project Name	HOME Housing Rehabilitation
	Target Area	CDBG Target Areas
	Goals Supported	Improve Condition of Housing Stock
	Needs Addressed	Affordable Housing
	Funding	HOME: \$123,750
	Description	Funds will provide assistance to income eligible homeowners to address deferred maintenance issues in order to bring their home up to code compliance.
	Target Date	4/30/2018
	Estimated Benefit	3 housing units
	Location Description	To be determined
	Planned Activities	Housing Rehabilitation

5	Project Name	HOME Program Administration
	Target Area	City Wide
	Goals Supported	Improve Condition of Housing Stock
	Needs Addressed	Affordable Housing
	Funding	HOME: \$16,500
	Description	Provide oversight, management, monitoring and coordination of federal funds received from the Department of HUD.
	Target Date	4/30/2018
	Estimated Benefit	Not applicable.
	Location Description	Not applicable.
	Planned Activities	General Administration of the HOME grant.
6	Project Name	New Housing Development
	Target Area	City Wide
	Goals Supported	Create New Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$24,750
	Description	Funds will be provided to a qualified CHDO or for-profit housing developer to develop new affordable housing units within the City. At least 15% of the HOME allocation must go toward CHDO projects.
	Target Date	4/30/2020
	Estimated Benefit	1 low income household
	Location Description	to be determined
	Planned Activities	The City expects the funds will be used for Acquisition/New Construction or Acquisition/Rehabilitation.

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.

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: CHDO Development and HOME Housing Rehabilitation. 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	4
Special-Needs	0
Total	12

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	3
Acquisition of Existing Units	0
Total	4

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

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 closely 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, including an allocation through the Capital Fund Program, which will be used to repair, renovate and/or modernize the public housing developments. Included below is information received from the Alexandria Housing Authority through the consultation process and action planned in conjunction between the City and the Housing Authority.

Consultation

The Alexandria Housing Authority (AHA) is the largest provider of affordable housing that targets very low income residents. The income targeting for Public Housing and the Section 8 program administered by the Alexandria Housing Authority is 30% of the Area Median Income.

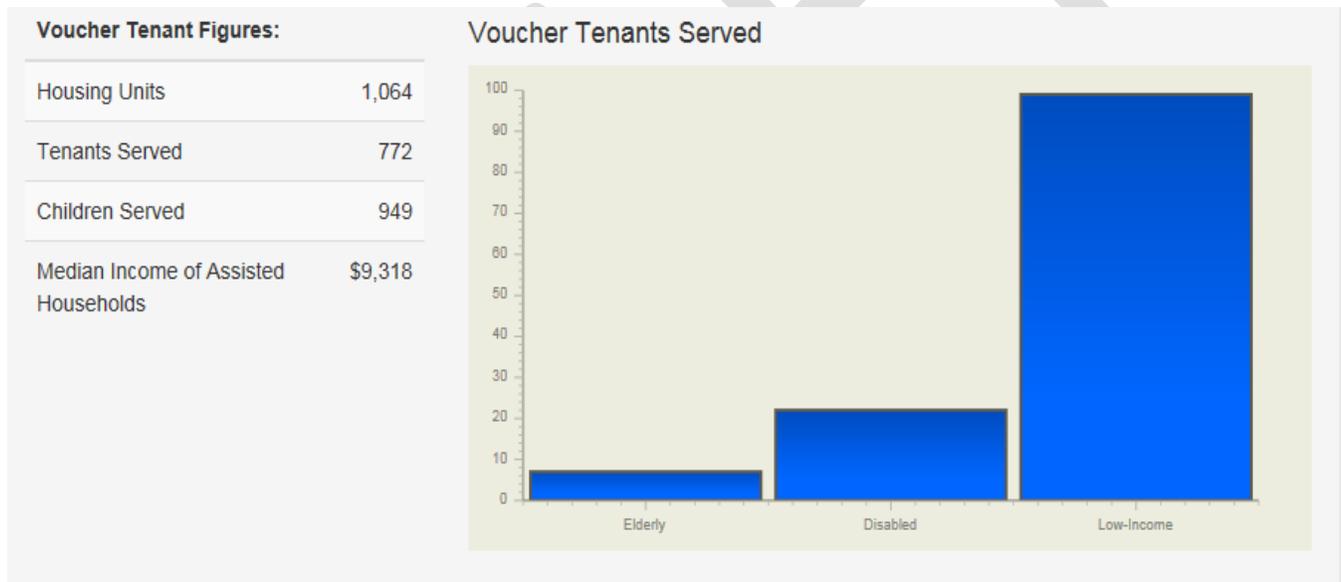
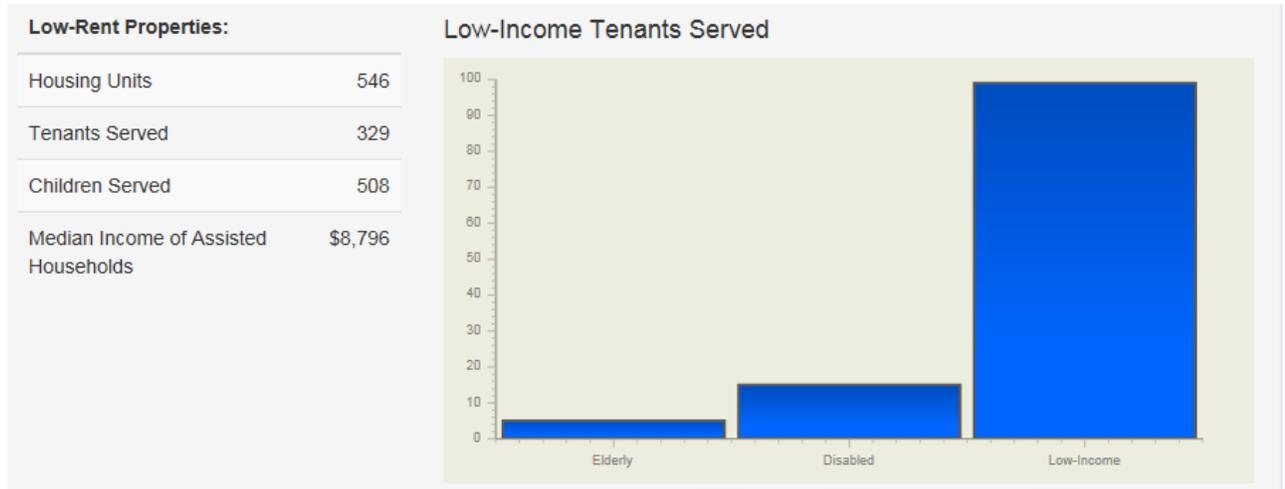
The most pressing needs in the City continue to be a large number of blighted properties and substandard condition of housing. The City supports the AHA efforts to address the physical condition of the existing AHA property as well as remove blighted properties through the Rental Assistance Demonstration (RAD) program. With funding reduced the AHA is unable to meet their backlog of physical needs due to the reduced financial support from the US Department of Housing and Urban Development (HUD). The City will also 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 AHA efforts to project base Section 8 and leverage RAD meets the City's Consolidated Plan efforts to remove blight, rehabilitate existing developments, as well as construct new affordable housing. 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 AHA will continue to develop new affordable housing across the City as it demolishes blighted properties and newly constructions replacement housing. The AHA will also focus on rehabilitation of existing affordable housing developments.

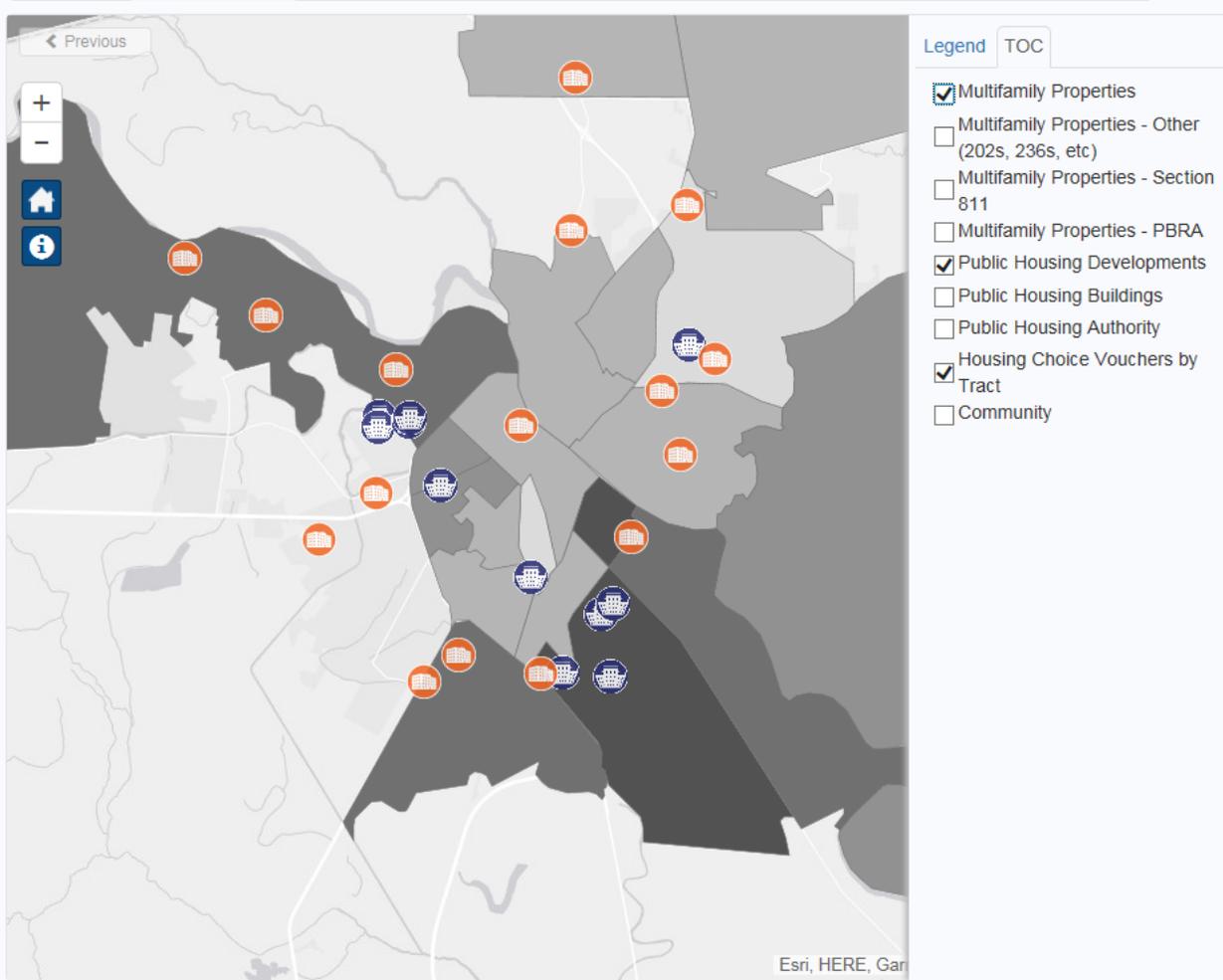
The City will also work to better serve its homeless populations and non-homeless populations with special needs. The City will partner with the AHA to outreach as additional rental funding becomes available. The AHA will continue to monitor the waitlist needs including the outreach and education for 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.

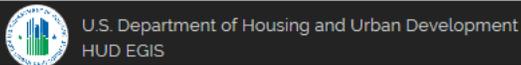


HUD PIH INVESTMENTS:	# of 2016 Units
Public Housing Low-Rent Properties	546 units
Housing Choice Voucher Program	1,064 units

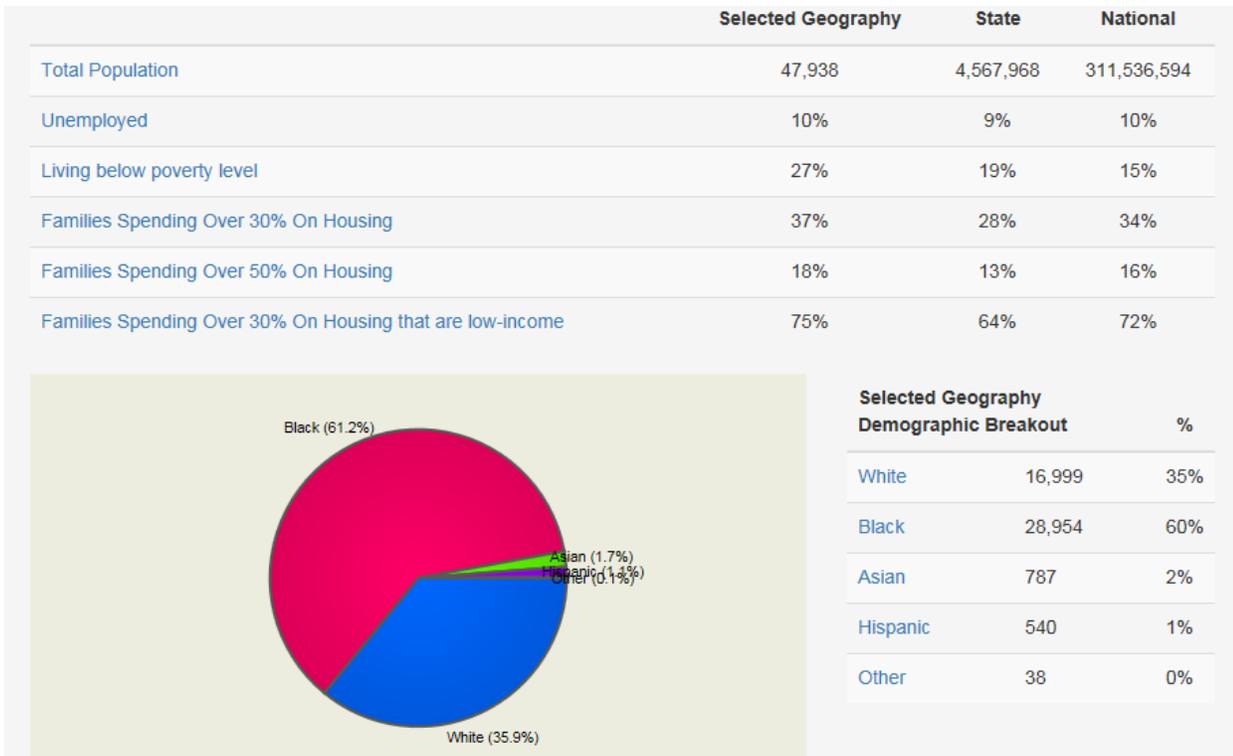
Locations of HUD Multi Family and Public Housing Developments. The AHA developments are part of the City's efforts to revitalize existing affordable housing and remove blighted properties.



No details are available.



Housing Characteristics	Selected Geography	State	National
Home Ownership	54%	67%	65%
Renters	46%	33%	35%
Vacant Housing	15%	14%	12%



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 more closely with the public housing agency in the upcoming plan year. Some potential actions may include marketing of the homebuyer education and down payment assistance programs to public housing residents, posting job and employment opportunities at public housing developments to attract section 3-qualified residents, and continue discussions with the PHA regarding the creation of a subsidiary non-profit developer that could qualify as a CHDO.

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

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

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

In regard to homeownership, the AHA is planning to offer homeownership as an option through its Housing Choice Voucher Program.

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

As of March 30, 2015, the Alexandria Housing Authority is no longer considered a “Troubled” agency. The PHA received approval for its Rental Assistance Demonstration (RAD) program which will assist the agency in revitalizing its units. This program may receive up to \$13 million that will have a direct impact on the condition of the agency’s housing stock.

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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, Volunteers of America 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.

... 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.

... 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 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.

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 several programs that link persons to resources available to ensure housing stability, including three PSH 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.

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.

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

Introduction

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

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

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.

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. The City will work with existing non-profits in the area to qualify as a CHDO and explore the possibility of creating a new organization.

Actions planned to foster and maintain affordable housing

The HUD Section 8 Program provides a variety of financial assistance to developers and owners of rental properties in order to provide affordable housing opportunities. In exchange for mortgage assistance, the rental properties pledge to make a certain number of units affordable for contract period. Once the contract period is over, the project owner has no obligation to maintain the units as affordable and can rent the units at the market rate which would result in a loss of housing affordability within the City. Of the four HUD-assisted properties located within the City, only one property has a contract expiration date during the term of this Consolidated Plan. The property is owned and administered by the Volunteers of America. Therefore, the City fully expects the property to remain affordable. The affordability periods for the other three properties, England Apartments, Our Lady’s Manor, and Bethel, are not set to expire for another fifteen years.

Actions planned to reduce lead-based paint hazards

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, subrecipients 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 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 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 local institutional structure consists of the Community Development Department 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.

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

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

Monitoring

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

- Program performance

- Financial performance
- Regulatory compliance

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

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

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

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

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

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

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

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

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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. Specify the years covered that include this Annual Action Plan.	90.00%

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 an eligible buyer. Certified Community Housing Development Organizations (CHDO) will follow the same protocol but, will provide \$5,000 from their individual HOME set-aside in conjunction with interim financing to develop affordable housing units in targeted areas of the city. In addition, upon sale of the property, the CHDO will utilize funds from its HOME set-aside to provide a direct subsidy through a mortgage principal buy-down of up to \$25,000 on behalf of the homeowner. 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. The CHDO will use the same recapture provisions as outlined in this section for the City of Alexandria HOME Program.

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.

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

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

For the HOME program, describe eligible applicants, your process for soliciting and funding applications/proposals, and where information can be obtained. Does the city plan to limit the beneficiaries or give preferences to a particular segment of the low-income population in its HOME program, and if so, provide a description of the limitation or preference?

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 City's Rehabilitation Programs will be available from May 15th to May 19th, 2017. Persons interested in applying for the program can complete an application at the City's Department of Community Development.

The City has no plans to limit the beneficiaries or give preferences to a particular segment of the low-income population.