



CITY OF ALEXANDRIA, LOUISIANA
MAYOR JACQUES M. ROY

Executive Summary

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

1. Introduction

The City of Alexandria receives annual grant allocations from 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 document, the City's Consolidated Plan, is the result of the planning process. The term of the Consolidated Plan will begin May 01, 2015 and end April 30, 2020. The contents of the plan are guided by the federal regulations set forth by HUD in 24 CFR Part 91. The plan includes the following sections:

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

housing and community development.

- Needs Assessment

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

- Market Analysis

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

- Strategic Plan

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

- FY2015 Annual Action Plan

The first year Annual Action Plan describes the resources available and the planned actions that the City will undertake in the first year of the plan, from May 01, 2015 to April 30, 2016.

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

After reviewing and analyzing the data gathered through the consultation, citizen outreach, needs assessment, and market analysis, the City developed a set of goals and strategies to make the best use of its limited resources to address its most pressing affordable housing, community development, and homeless problems. The City developed 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 10 affordable units, provide financial assistance to 10 homebuyers, and provide homebuyer education services to 90 households.

(2) Improve Condition of Existing Housing Stock

The City estimates it will assist 85 owner-occupied units with weatherization improvements and an additional 75 units through the Senior Minor Repair program.

(3) Eliminate Blighted Conditions

The City will fund three initiatives to address and eliminate blighted conditions within the City. First, the City will support code enforcement efforts to identify and cite blighted properties. The City will provide funding for the demolition and clearance of an estimated 60 blighted structures. Finally, the City will begin a new initiative called Succession Legal Services in an effort to reduce the number of properties that have a "clouded" title due to inheritance.

(4) 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. The City will also fund a program to help divert families and individuals from shelters by providing transportation assistance to alternative living arrangements. The City expects to assist an additional 85 homeless persons through this program.

(5) Improve Neighborhood Infrastructure

If funds are available, the City will use CDBG funds to provide new and improved infrastructure in its CDBG-eligible target neighborhoods. These areas include North Alexandria, South Alexandria, Central Business District, Lower Third, and Samtown/Woodside. At this time, funding is not available for this goal. If funded, the City estimates that 5,000 residents living in one of the CDBG-eligible target areas would benefit.

(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.

3. Evaluation of past performance

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

- Demolition and clearance of blighted properties is often identified as their highest priority by neighborhood residents. The City averages 10 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 Senior Minor Housing Repair program is a popular program that provides up to \$5,000 of rehabilitation to senior homeowners to address deferred maintenance. This program can help seniors maintain independent living.
- The Weatherization Program provides up to \$5,000 of weatherization to income eligible homeowners, including storm windows, attic insulation, caulking/sealing, and replacement of ill-fitting doors. The return on investment of this program is substantial. By lowering utility bills for homeowners, the housing cost is lowered dramatically.
- The Homebuyer Assistance Program has failed to produce the results expected. Current staff still sees a need for this program and will be changing the program design, including marketing efforts, to increase its effectiveness.

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.

4. Summary of citizen participation process and consultation process

CITIZEN PARTICIPATION

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

The City also convened a Citizen Advisory Group. The group members include residents from each target area as well a representative for different advocacy groups, including Elderly and Disabled, Youth, persons with HIV/AIDS, Mentally Disabled, and Homeless.

The City conducted a public hearing on February 04, 2015 to present the proposed plan to the City Council. Before the public hearing, the City published the proposed plan for citizen comment from January 22, 2015 to February 20, 2015.

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.

5. Summary of public comments

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

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

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

7. Summary

To develop this Consolidated Plan, the City analyzed the level of need through citizen outreach, consultations with service providers, and a review of needs-related data and the local market. The results of the needs assessment indicate the needs of the community have not significantly changed from the last five year plan. The most pressing needs continue to be a large number of blighted properties and substandard condition of housing, especially within the neighborhoods identified as CDBG target areas. As such, the resources available to the City through the programs covered by this plan, including the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Grant (HOME), will focus on the elimination of blighted properties and the improvement of the condition of existing housing stock. The City will also work to better serve its homeless populations and non-homeless populations with special needs.

Not all remains as it was five years ago. The amount of federal resources available to the City has been significantly reduced. The current levels of funding will force the City to focus its dollars on a smaller number of programs and projects. For example, given the current amount of funds available through the HOME program, the City does not see the value in funding a comprehensive housing rehabilitation program as only a few homes would be assisted. This plan assumes that funding will remain fairly stable for the next five years. However, if allocations continue to shrink, the City may be forced to further adjust its strategies and goals.

While federal resources have dwindled, the City has witnessed significant investment of local funds and private resources in some of the CDBG target areas, especially the Central Business District, in recent years. During the course of this five year plan, the City will look for ways to use its limited federal resources to leverage additional benefit in conjunction with these local and private investments.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Community Development
HOME Administrator		Community Development

Table 1 – Responsible Agencies

Narrative

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

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

The City reached out to public and assisted housing and service providers as part of the consultation process. The main purpose of the consultation process was to collect input from area stakeholders in terms of community needs and priorities. However, the City used the opportunity to better understand the nature and scope of services provided by the agencies and looked for new ways to partner. As a result, the City will work with the local public housing authority to explore the possibility of the PHA creating a subsidiary organization that will act as an affordable housing developer and possibly a CHDO. The City will also reach out to the Parish and discuss ways to integrate its Youthbuild program into the City's housing programs. Finally, the City will work with the Continuum of Care and local churches in an effort to address the lack of an emergency shelter for women.

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

The City met with the Executive Director and members of the Central Louisiana Homeless Coalition to determine priority homeless needs and discuss potential strategies for meeting those needs. The City participates in the Coalition on a regular basis. The City plans on funding the Continuum's efforts by passing State ESG funds to Continuum members and committing CDBG funds to the proposed day shelter. The City will also fund a social service program aimed at diverting homeless and near homeless persons away from the shelter system and into alternative living situations with families and friends.

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

The City does not receive ESG funds from HUD. The City does receive ESG funds from a State grant, which are passed on to the Shepherd Center to fund a rapid re-housing program. In the consultation with the Continuum of Care, the City explored the possibility of using CDBG and HOME funds to support programs and projects that could meet the needs of the local homeless population.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	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?	In person meeting with executive director of Inner City Revitalization
2	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?	In person meeting with executive director
3	Agency/Group/Organization	Region VI - Alexandria CLASS - Central Louisiana AIDS Support Services
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via phone and email regarding individuals and families living with HIV/AIDS.

4	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?	Met with Executive Director regarding current and upcoming homeless initiatives. Agreed to coordinate in the development of a day shelter for homeless. Agency also participates in the Citizen Advisory Committee on behalf of homeless service agencies.
5	Agency/Group/Organization	RAPIDES PARISH
	Agency/Group/Organization Type	Services-Employment Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via phone and email regarding economic development, job training, and potential coordination between Youthbuild, administered by the Parish, and the City's housing repair programs.
6	Agency/Group/Organization	THE SHEPHERD CENTER OF CENTRAL LOUISIANA
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Executive Director. City expects to continue to work closely with organization to administer homeless funds received from the state.
7	Agency/Group/Organization	LOUISIANA
	Agency/Group/Organization Type	Housing Service-Fair Housing Health Agency Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Childhood Lead Poisoning Prevention Program (LACLPPP) regarding lead paint data. Consulted with State Attorney General's office regarding fair housing services available to City residents.
8	Agency/Group/Organization	Rapides Parish School Board
	Agency/Group/Organization Type	Services-Children Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children 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?	Consulted via phone and email regarding needs and programs for homeless students attending school.

9	Agency/Group/Organization	ALEXANDRIA
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with a number of City departments, including zoning, community development, and Mayor's office staff.
10	Agency/Group/Organization	Central Louisiana Business Incubator
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consulted via phone and email.
11	Agency/Group/Organization	Acadiana Legal Service Corp.
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via phone and email.
12	Agency/Group/Organization	Central Louisiana Board of Realtors
	Agency/Group/Organization Type	Housing Service-Fair 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?	consulted via phone and review of information supplied by Board
13	Agency/Group/Organization	Greater New Orleans Fair Housing Action Center
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via phone and email. As a result of consultation, City will look to partner with agency to bring their services to Alexandria residents, including fair housing outreach, education, and possibly testing.
14	Agency/Group/Organization	The Rapides Foundation
	Agency/Group/Organization Type	Services-Health Foundation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	consulted regarding health needs, including Community Health Needs Assessment
15	Agency/Group/Organization	Volunteers of America - North LA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs 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?	Participated via the Citizen advisory commission on behalf of agencies that serve youth.

16	Agency/Group/Organization	CENLA AREA AGENCY ON AGING
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated via Citizen Advisory Committee on behalf of elderly and handicapped advocacy and service organizations.
17	Agency/Group/Organization	The Extra Mile
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated via Citizen Advisory Committee on behalf of mentally disabled.

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Louisiana Homeless Coalition	The Continuum of Care's goals, strategies, and policies are adopted by the City as it relates to the Strategic Plan's homeless goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2009 Revitalization Master Plan	City of Alexandria	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.
2014 ThinkAlex Resiliency Plan	City of Alexandria	In 2014, the city completed a community planning effort that included transportation, land use, housing, zoning, and a revision of the municipal development code. The goals of this Strategic Plan will be guided and influenced by the findings and recommendations of the the ThinkAlex plan.
2014 Comprehensive Economic Development Strategy	Kisatchie Delta Planning Development District	This plan used as a source of data used to determine priorities and needs related to economic development.

Table 3 – Other local / regional / federal planning efforts

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

The City consulted with Rapides Parish in regard to economic development needs and potential coordination of its Youthbuild program with the City's housing programs.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

As part of the planning process, the City conducted a number of public meetings and hearings in order to gauge the needs of the community, especially those of residents within the five identified target areas. 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. The citizen advisory committee meetings are posted on the official bulletin board of the City and published in the legal section of the official journal for the City. 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 conducted a public hearing on February 4, 2015 and presented the plan before the City Council. 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	URL (If applicable)
1	Public Meeting	North Alexandria CDBG Target Neighborhood	See Attachments	See Attachments	See Attachments	
2	Public Meeting	South Alexandria CDBG Target Neighborhood	See Attachments	See Attachments	See Attachments	
3	Public Meeting	Central Business District CDBG Target Neighborhood	See Attachments	See Attachments	See Attachments	
4	Public Meeting	Samtown/Woodside CDBG Target Neighborhood	See Attachments	See Attachments	See Attachments	
5	Public Meeting	Lower Third CDBG Target Neighborhood	See Attachments	See Attachments	See Attachments	
6	Newspaper Ad	Non-targeted/broad community	Publication of public comment period.	No Comments Received	No Comments Received	
7	Public Hearing	Non-targeted/broad community	See Attachments	See Attachments	See Attachments	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

As part of the planning process, the City conducted an analysis and review of HUD-sponsored data that summarizes housing needs for lower income households. The City also reviewed the needs of homeless populations, and persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents.

Both CDBG and HOME funds are focused on assisting individuals and households earning less than 80% of the area-median income, based on family size. These income limits are published on a yearly basis by HUD. For reference, the income limits for Federal Fiscal Year 2014 are included below.

FY2014 HUD Adjusted Income Limits				
Size of Household	1	2	3	4
Extremely Low Income 0-30% of Area Median Income	Less than \$11,670	Less than \$15,730	Less than \$19,790	Less than \$23,850
Low Income 30-50% of Area Median Income	\$11,671 - \$17,500	\$15,731 - \$20,000	\$19,791 - \$22,500	\$23,851 - \$24,950
Moderate Income 50-80% of Area Median Income	\$17,501 - \$27,950	\$20,001 - \$31,950	\$22,501 - \$35,950	\$24,951 - \$39,900

FY2014 Income Limits by Household Size

It is important to note that these income limits are significantly higher than other means-tested programs that often rely on poverty or percentage of poverty. Quite often there are stigmas and stereotypes that are incorrectly associated with the beneficiaries of these programs. While the programs can and often do focus on the lowest incomes, such as the homeless and those at risk of homeless, the programs can also help households usually considered “middle class”. Based on the current income limits and median earnings, the following occupations would qualify for assistance: cashiers (\$18,036)

and retail salespersons (\$21,702), firefighters (\$32,073) and police officers (\$28,545), Nursing Assistant 21,561, and plumbers (\$39,057).

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

Summary of Housing Needs

HUD received a special tabulation of data, Comprehensive Housing Affordability Strategy (CHAS), from the U.S. Census Bureau specifically designed to help jurisdictions with the development of the Consolidated Plan. HUD uses some of these data in allocation formulas for distributing funds to local jurisdictions. Part of this data set addresses quality of housing stock and estimates the number of units that have housing problems. HUD considers a unit to have a housing problem if it meets one of the following criteria.

- Overcrowded: A unit that has more than one person per room is considered overcrowded.
- Cost Burdened: A unit where the household pays more than 30% of its income on housing costs has a cost burden. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- Without complete kitchen or plumbing facilities

In addition to the data sets provided by HUD, the City consulted local service providers, city staff, and residents of its target areas regarding the condition of housing stock. The condition of the housing stock in the City is considered to be fair for the most part, but there are a large number of homes in substandard condition. Some of the homes are suitable for rehabilitation while some units are beyond repair, especially in the CDBG target areas. For the purpose of this document, units are considered to be in "standard condition" when the unit is in compliance with the local building code, which is based on the International Building Code. Units are considered to be in "substandard condition but suitable for rehabilitation" when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit.

The City's population has stabilized and does not expect to grow through annexation. The population increase experienced in 2006 (see graph below) was related to persons relocating from other parts of the state devastated by hurricanes and storms.

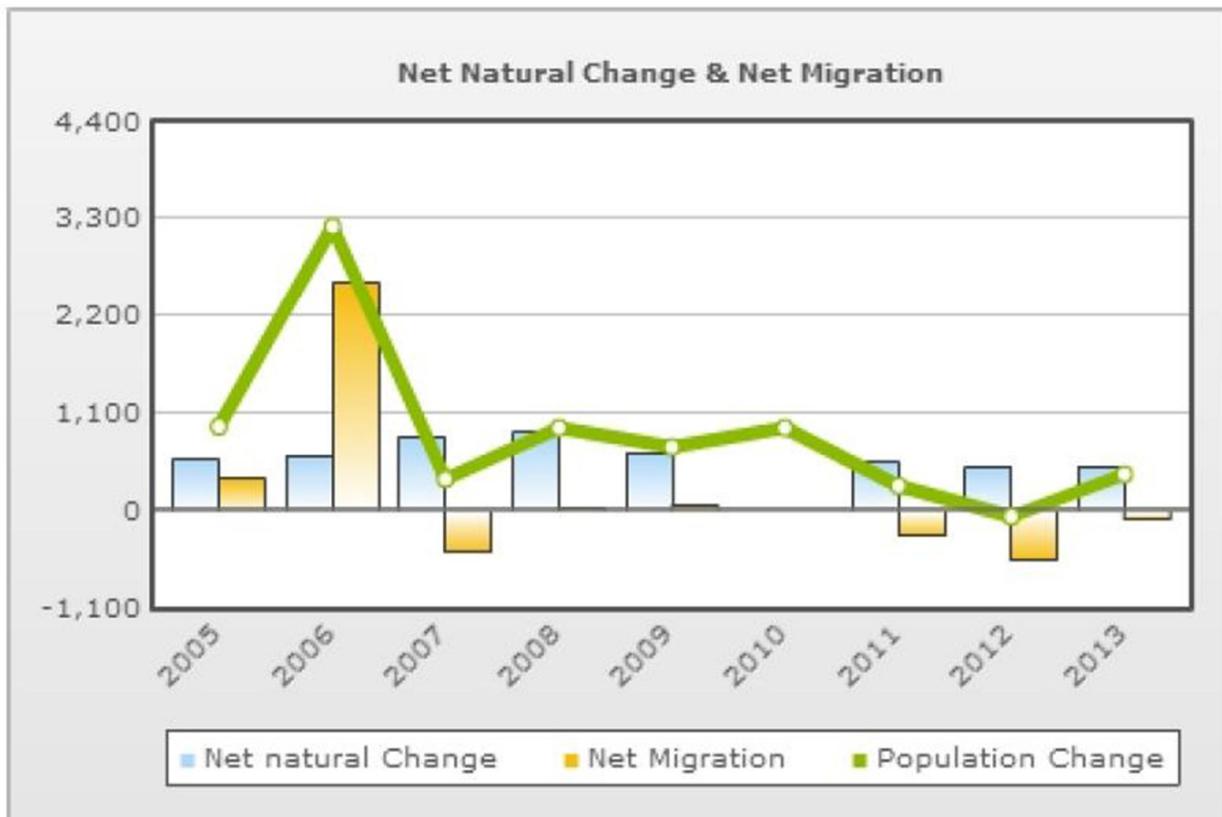
The most recent comprehensive planning effort, ThinkAlex, recommended that future growth should be focused on increasing population densities in existing neighborhoods. This would entail a shift from single-family detached housing to more mixed used and attached housing offerings.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	46,342	47,749	3%
Households	17,822	17,237	-3%

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Median Income	\$26,097.00	\$35,810.00	37%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)



Data Source: U.S. Census Bureau Population Estimates

Population Trends 2005-2013

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,080	2,765	2,895	1,445	8,050
Small Family Households *	810	715	1,000	605	3,625
Large Family Households *	230	330	420	110	490
Household contains at least one person 62-74 years of age	323	425	515	290	1,730
Household contains at least one person age 75 or older	165	510	425	195	950

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger *	660	531	689	258	678
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Key Points

- 45% of total households at or below 80% AMI (majority in 50-80% AMI category)
- 39% of total households are considered to be small family households; the highest amount of these households are at or above 100% of AMI while 15% are within the second highest income category at 50-80% AMI range.
- 9% of total households are large family households; 62% of these households are at or below 80% AMI with a majority of the households in the 50-80% AMI range at 27%.
- 19% of households contain at least one person 62-74 years of age; 38% of these households are at or below 80% AMI, 53% are at or above 100% AMI, with the second highest category, the 50-80% AMI, at 16% of the total amount of households;
- 13% of households contain at least one person age 75 or older; 49% of these households are at or below 80% AMI with 22% of them at 30-50% AMI; 42% are at or above 100% AMI
- 16% of households has one or more children 6 yrs old or younger; 67% of these households are at or below 80% AMI with 24% of them at 100% AMI and 50-80% AMI, and 23% at 0-30% AMI

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	44	70	0	189	8	19	0	0	27
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	35	10	10	75	0	0	35	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	145	95	0	270	14	10	40	0	64
Housing cost burden greater than 50% of income (and none of the above problems)	1,055	795	294	10	2,154	220	260	175	10	665
Housing cost burden greater than 30% of income (and none of the above problems)	130	545	790	175	1,640	105	285	295	175	860

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	85	0	0	0	85	64	0	0	0	64

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

Key Points

- 100% of the households that are substandard is at or below 80% of the AMI for renters and owners, with a majority (40%) at or below the 30% or below category for renters and 70% of households identifying as substandard are 30-50% AMI.
- 87% of renter households are severely overcrowded, 47% are within the 30-50% AMI category. 100% of the severely overcrowded households are owner households in the 50-80% AMI category
- 100% of the overcrowded renter households are at or below 80% AMI with 54% of those households are within the 30-50% AMI; 100% of the overcrowded owner households are at or below 80% AMI with 63% of the households in the 50-80% AMI category
- Nearly all of the severely cost burdened renter households (99.5%) are at or below 80% AMI with the highest category, 0-30% AMI, at 49%. Of the owner severely cost burdened households, 40% of the households are at the 50-80% AMI and secondly, at 33% is the 30-50% AMI category.
- A majority of the renter households that are considered to be cost burdened are in the 50-80% AMI category at 48% with the 30-50% AMI category at 33%; 80% of the owner households are cost burdened and are at or below 80% AMI, with the majority of the households in 50-80% AMI income category (34%) and following is the 30-50% AMI category at 33%.

Housing Problem by Income Level



Housing Problems by Income Level

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,190	1,030	475	20	2,715	245	280	245	10	780
Having none of four housing problems	320	770	1,165	585	2,840	180	680	1,005	830	2,695
Household has negative income, but none of the other housing problems	85	0	0	0	85	64	0	0	0	64

Table 8 – Housing Problems 2

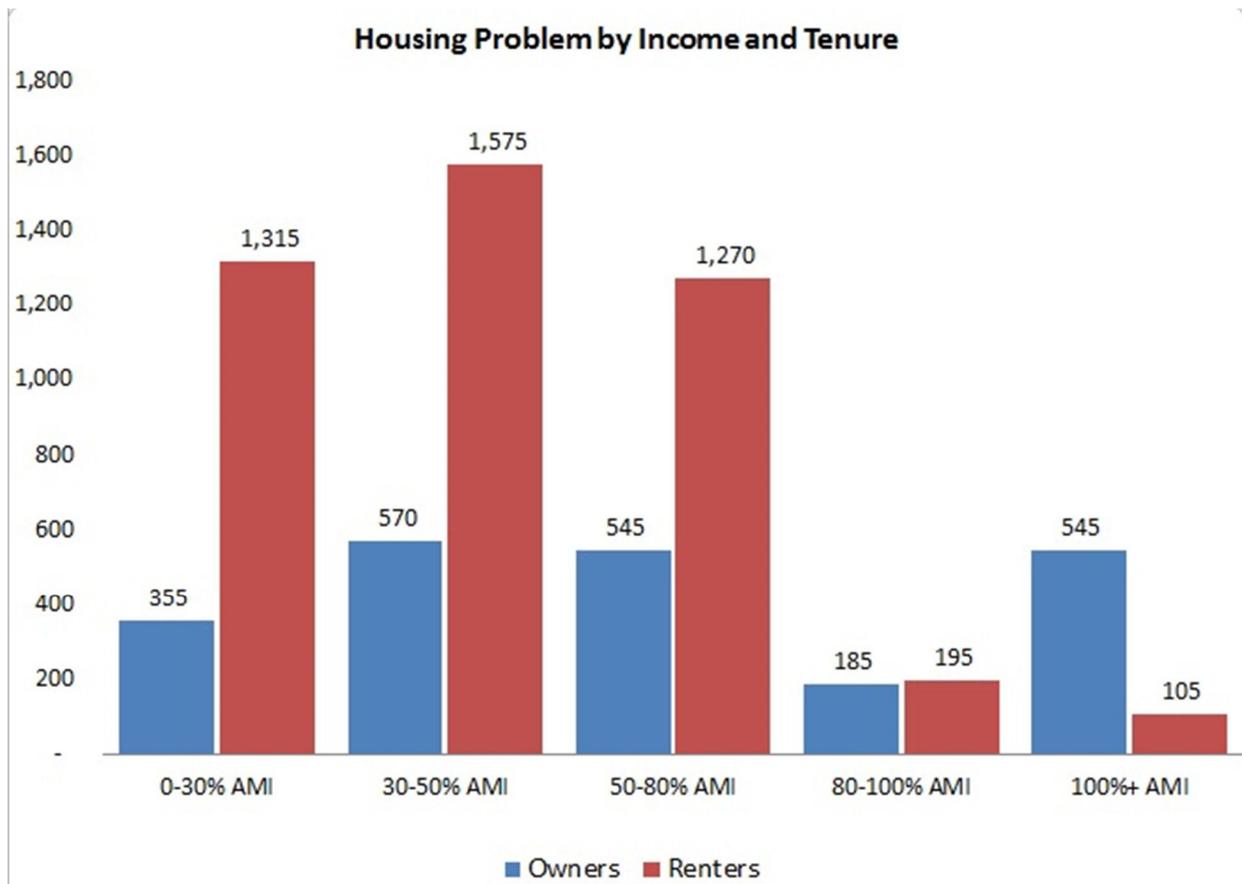
Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	615	445	419	1,479	75	165	240	480
Large Related	165	210	195	570	14	44	60	118
Elderly	173	286	199	658	150	254	129	533
Other	359	565	364	1,288	114	84	50	248
Total need by income	1,312	1,506	1,177	3,995	353	547	479	1,379

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:



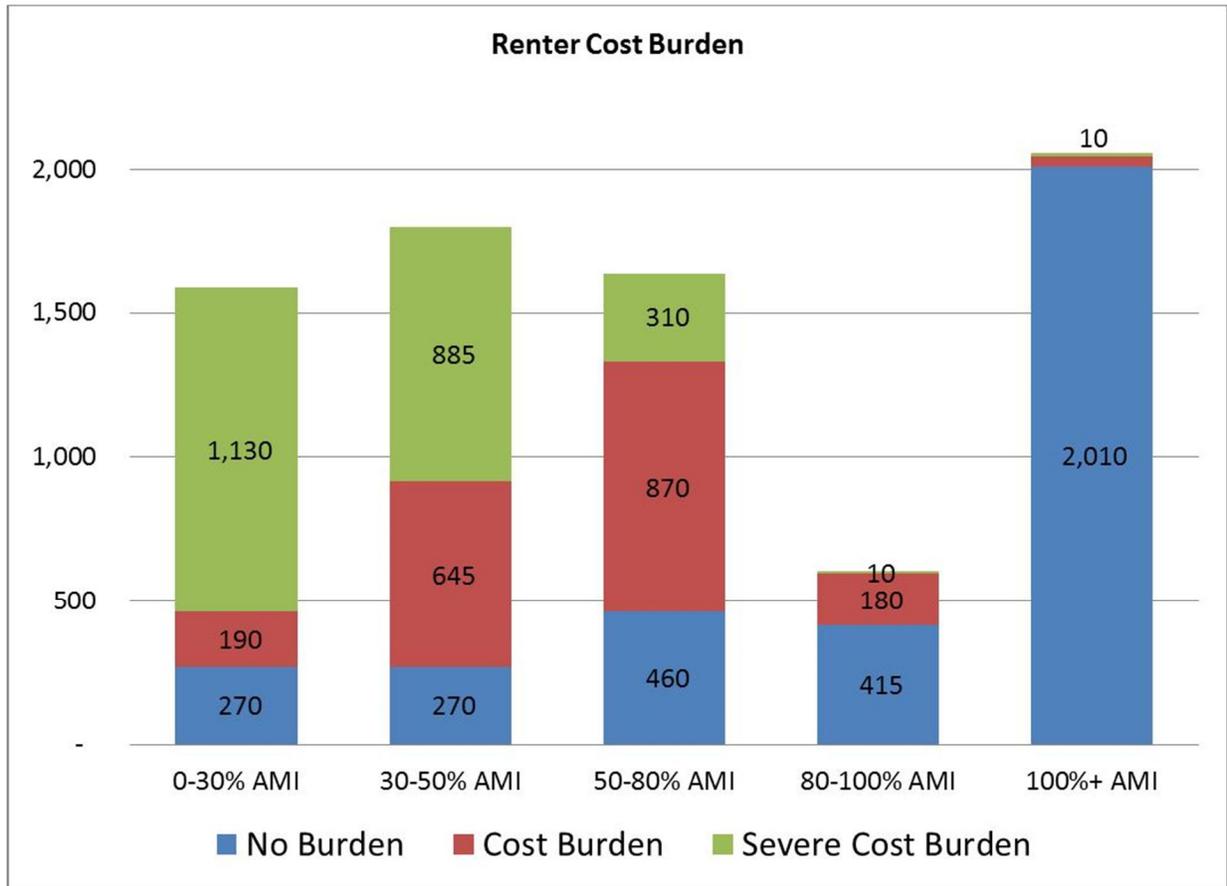
Housing Problems by Income and Tenure

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	515	215	169	899	45	85	75	205
Large Related	155	100	20	275	14	44	45	103
Elderly	123	205	40	368	95	100	25	220
Other	335	350	84	769	90	40	35	165
Total need by income	1,128	870	313	2,311	244	269	180	693

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS



Renter Cost Burden

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	44	150	60	0	254	14	0	50	0	64
Multiple, unrelated family households	10	30	45	0	85	0	10	25	0	35
Other, non-family households	0	0	0	10	10	0	0	0	0	0
Total need by income	54	180	105	10	349	14	10	75	0	99

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

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

In the tables above, single-person households are included in the “Other Households” category. A total of 1,288 “Other” low and moderate income renters experience a housing problem, while 248 low and moderate income owners experience a housing problem. Of those, sixty percent of the renters and sixty six percent of owners have a severe housing problem where more than half of their income is used for housing. Single-person households with severe cost burdens are at high risk of homelessness if there is any disruption in income.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Domestic Violence is a pattern of behavior used to establish power and control over another person through fear and intimidation, often including the threat or use of violence. Other terms for domestic violence include battering, relationship abuse, spousal abuse, or family violence. National advocates cite

that one in four women will experience domestic violence during their lifetime. According to the most recent Point in Time Homeless count, there were 17 homeless persons who identified themselves as victims of domestic violence. It is expected that this number is low and there are more victims of domestic violence who were not identified by the count, given that the City does not currently have an emergency shelter designated for victims of domestic violence and that the number is low compared to state and national statistics for victims of domestic violence.

What are the most common housing problems?

Of the HUD-defined needs, cost burden is by far the most common housing problem, accounting for 94% of the housing problems. From a broader perspective, the overall condition of aging stock throughout the City, but especially within the City's identified target areas, is the most common housing problem.

Throughout the community meetings, the consultations, and other outreach efforts such as ThinkAlex planning process, housing was cited as a major concern. Residents cited the need to address boarded-up homes being used by drug dealers and invited the criminal element to operate in such structures along the commercial corridors and within the neighborhoods. The rehabilitation, renovation, and replacement of older homes were considered a very high priority among the residents. Affordable housing, and increased housing assistance resources, particularly for senior citizens, was deemed a major need for the community.

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

As would be expected, lower income households, especially renters, experience cost burdens more often than higher incomes. The chart below depicts the number of housing problems within the City based on tenure and income. Renters in the three lowest income categories account for sixty-two percent of the total HUD-defined housing problems within the City (6,660).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Based on the HUD-provided data above, there are 670 family households earning less than 30% of the area median income that pay more than 50% of their income toward housing. These households are at imminent risk of homelessness as any disruption of income could lead to eviction. An additional 504 renter households at higher income levels experience a severe cost burden and may be at risk of homelessness. In the tables above, low-income individuals are included in the "Other Households" category. 335 "Other" renter households earning less than 30% of are median income are at risk of homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

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

Households with a severe cost burden, where more than half of household income is used to pay for housing, is the most common characteristic associated with instability and increased risk of homelessness. When so much income is necessary to maintain housing, any disruption in income, through loss of employment, sickness, or disability, could lead to eviction or foreclosure. In addition to cost burden, the age and substandard condition of some housing units within the City can lead to homelessness if the conditions pose an immediate threat to health and safety and the owner of the property is unable to pay for the corrections.

Discussion

The lack of diversity in the housing market was noted as an issue during the ThinkAlex comprehensive planning process. In addition, many elderly homeowners were judged to be “over-housed empty nesters” who are unable to maintain their properties. The elderly may prefer to remain in their homes given the limited availability of housing alternatives.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As defined by HUD, a disproportionate housing need exists for a specific racial or ethnic group if the percentage of that racial or ethnic group's households within a particular category of need is 10% or higher than the jurisdiction as a whole. For example, if 80% of low-income Hispanics suffered a cost burden, whereas only 60% of all low-income households within the jurisdiction encountered a cost burden, then low-income Hispanics would be considered to have a disproportionately greater need (80% - 60% > 10%).

The following tables provide disproportionate need by income level and type of housing problem. For the purpose of this discussion, the statistics only include households that experience one of the HUD-defined housing problems, including lack of complete kitchen or bathroom, overcrowding, and a housing cost burden greater than 30% of income. These numbers do not include substandard housing due to age and deferred maintenance.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,070	390	200
White	529	230	59
Black / African American	1,490	145	140
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,105	644	0
White	604	240	0
Black / African American	1,460	384	0
Asian	25	0	0
American Indian, Alaska Native	0	20	0
Pacific Islander	10	0	0
Hispanic	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,825	1,380	0
White	520	590	0
Black / African American	1,245	745	0
Asian	4	34	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	40	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	414	1,070	0
White	144	369	0
Black / African American	264	675	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Based on the information above, the following populations were identified to have disproportionately greater need: Extremely-low Income (0-30% AMI) Asian and Hispanics; Low Income (30-50% AMI) Asian and Pacific Islander; and Moderate Income (50-80% AMI) Hispanic and Other Race. It should be noted, however, that the population of all of these identified income-race categories were less than 60 households, making it difficult to extrapolate any meaning from the differences in levels of need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As defined by HUD, a disproportionate housing need exists for a specific racial or ethnic group if the percentage of that racial or ethnic group's households within a particular category of need is at least 10% higher than found for the category as a whole.

The following tables provide disproportionate need by income level and type of severe housing problem. For the purpose of this discussion, the statistics only include households that experience one of the HUD-defined severe housing problems, including lack of complete kitchen or bathroom, more than 1.5 persons per room, and a housing cost burden greater than 50% of income. These numbers do not include substandard housing due to age and deferred maintenance.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,780	690	200
White	459	300	59
Black / African American	1,295	340	140
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,320	1,425	0
White	440	400	0
Black / African American	845	1,005	0
Asian	25	0	0
American Indian, Alaska Native	0	20	0
Pacific Islander	10	0	0
Hispanic	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	2,610	0
White	250	870	0
Black / African American	345	1,655	0
Asian	0	38	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	10	30	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	74	1,415	0
White	24	489	0
Black / African American	50	890	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on the information above, the following populations were identified to have disproportionate need: Extremely-low Income (0-30% AMI) Asian and Hispanics; and Low Income (30-50% AMI) Asian and Pacific Islander. It should be noted, however, that the population of all of these identified income-race categories were less than 60 households, making it difficult to extrapolate any meaning from the differences in levels of need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As defined by HUD, a disproportionately greater housing need exists for a specific racial or ethnic group if the percentage of that racial or ethnic group's households within a particular category of need is at least 10% higher than found for the category as a whole.

The following tables provide disproportionate need by income level and level of cost burden. If a household's housing cost is greater than 30% of income, the household has a cost burden, which is one of the HUD-defined housing problems. If housing cost is greater than 50% of income, the household is considered to have a severe cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,909	3,239	3,383	210
White	5,970	915	1,120	59
Black / African American	4,450	2,205	2,210	150
Asian	174	24	25	0
American Indian, Alaska Native	74	0	0	0
Pacific Islander	0	0	10	0
Hispanic	125	55	18	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Based on the information above, Black/African American households have a disproportionately greater need when looking at both levels of cost burden. Roughly half (49%) of Black/African American households have a cost burden or severe cost burden, compared to 37% of the jurisdiction as a whole. Pacific Islanders also have a disproportionate need, but the small size of that population make it difficult to draw any meaningful conclusion.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Overall, the minority populations other than Black/African American are too small to draw any meaningful conclusion regarding disproportionately greater housing needs. While the Black/African American population does not have a disproportionate need when looking at the individual income levels, that population does have a disproportionate need when looking at cost burden across all income levels. This is partially due to the fact that the City has an African American majority. This means that the needs of the jurisdiction as a whole are weighted to mirror those of African American population.

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

The discussion above is focused mainly on HUD-defined housing problems with a strong focus on cost burden. It does include the physical condition of housing units occupied by each race-income combination.

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

Within the City, a large percentage of housing units that are substandard due to age and deferred maintenance are located in the CDBG target areas, which are predominantly low-income and have higher concentrations of African American households.

NA-35 Public Housing – 91.205(b)

Introduction

HUD requires the City to coordinate with public housing agencies (PHAs) that share jurisdiction with the City when preparing its plan. It is important for the City and PHAs to coordinate their strategies and approaches to assisted housing. The City consulted with the Alexandria Public Housing Authority and used the HUD-provided data to assess the need of public housing residents and housing voucher holders.

In most cases, the federal resources available to the City and the public agency are not co-mingled. Public Housing agencies, including the City's Alexandria Housing Authority, receive HUD funds that are not included in this plan. The AHA receives an annual allocation from the Capital Fund for capital and management activities, including modernization and development of new public housing. HUD also provides funding to the AHA to administer a housing choice voucher program (formerly Section 8). This program provides housing assistance payments to local landlords on behalf of eligible tenants to provide decent, safe, and sanitary housing for very low income families at rents they can afford. Housing assistance payments are generally the difference between the local payment standard and 30 percent of the family's adjusted income.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	318	709	0	694	15	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,447	11,263	0	11,279	10,508	0
Average length of stay	0	0	4	5	0	5	0	0
Average Household size	0	0	3	2	0	2	1	0
# Homeless at admission	0	0	0	4	0	0	4	0
# of Elderly Program Participants (>62)	0	0	40	88	0	87	1	0
# of Disabled Families	0	0	62	229	0	219	10	0
# of Families requesting accessibility features	0	0	318	709	0	694	15	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	16	53	0	52	1	0	0
Black/African American	0	0	300	654	0	640	14	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	2	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Based on consultation with the Alexandria Public Housing Authority, there is not a significant need for accessible units. The Authority's current focus is on general repair and maintenance.

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

Alexandria Public Housing Authority is working on removing its current "troubled" status designation. Since the change in leadership the public housing authority has made great strides in increasing its occupancy rates and addressing deferred maintenance, including the replacement of 70% of roofs and 30% of AC units.

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

The needs of public housing residents and voucher holders are less than those of the population at large given that their cost burden is eliminated through public housing assistance.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

As part of the planning process, the City reviewed and analyzed information on the homeless population within its jurisdiction. The main source of homeless information is the local Continuum of Care (CoC), called the Central Louisiana Homeless Coalition. This organization is an umbrella group of 30 agencies and service providers that joined together to create a unified approach to serving the homeless needs of Central Louisiana. Each year, the Coalition receives over \$640,000 to address homelessness.

This section includes information on the number, type, and nature of homelessness within the CoC's jurisdiction. The Continuum of Care (CoC) undertakes an annual survey of the homeless population called a Point in Time Count (PiT) and is the source of most of the information below. It should be noted that HUD has a specific definition of homelessness and only those that meet this definition are included below. HUD's definition of homeless includes:

- An individual who lacks a fixed, regular, and adequate nighttime residence;
- An individual who has a primary nighttime residence not designed as a regular accommodation, including a car, park, or bus or train station;
- An individual or family living in a homeless shelter, including hotels and motels;
- An individual or family who will imminently lose their housing via eviction and lacks the resources or support networks needed to obtain other permanent housing; and

- Unaccompanied youth and homeless families who have experienced a long-term period without living independently in permanent housing, have experienced persistent instability, and can be expected to continue in such status.

It is surmised by local service providers that there is a large number of families that are missed by the count, but who would normally be considered homeless. For example, the local school district estimates 600 school children in the area are homeless. However, if these children are "doubled-up" with friends or family, they may not be considered homeless under HUD's definition.

It should also be noted that the CoC is a regional approach and covers eight parishes within Central Louisiana. However, most of the homeless needs are found in Alexandria. For the purposes of the plan, given Alexandria's role as the central city within the region, the data presented below is for the entire CoC jurisdiction, rather than the City by itself.

In addition to the homeless, the City reviewed information on the near-homeless or at risk of homelessness. The at-risk of becoming homeless population is defined as when an individual or family faces immediate eviction and cannot identify another residence or shelter. This group lives on the edge of homelessness constantly. One minor emergency, an unexpected bill, or even a temporary loss of employment can create a situation in which the mortgage or the rent cannot be paid and eviction or foreclose can occur. This population is divided into six categories.

- families at-risk
- domestic violence victims
- at-risk youth
- persons with mental illness
- persons with alcohol and substance abuse problems
- persons with health problems

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	30	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	13	98	0	0	0	0
Chronically Homeless Individuals	9	19	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	3	2	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	2	3	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Continuum of Care Consultation
Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

CHRONIC HOMELESS

A chronically homeless person is an unaccompanied homeless individual with a disabling condition who has been (1) continuously homeless for a year or more OR (2) has had at least four episodes of homelessness in the past three years.

FAMILIES WITH CHILDREN

Families with children accounts for one of the main homeless populations within Alexandria. As mentioned above, the population counted as part of the point in time count does not reflect the total need within the community. There is a large number of families with children in the area who may be "doubled-up" with friends or relatives. The school district estimates there are 600 children who meet their definition of homeless.

UNACCOMPANIED YOUTH

The CoC works with the school board homeless liaisons to identify youth who are homeless. There currently is no housing or shelter program in place for this population, as the CoC is only beginning to see this as an issue, when in the past it was rare that we encountered unaccompanied youth. The CoC is engaging the local faith-based community to assist with providing services to this population. Goodwill Industries has recently joined the CoC in providing services to this population. Services include outreach and engagement, employment opportunities, job readiness training, and supportive services. Shelter placement is rare for unaccompanied youth, since most often case workers are able to find a friend or relative to take the youth in.

VETERANS

When a veteran comes in seeking services, the first referral is to VASH and/or SSVF. The CoC has included in its policies for coordinated assessment, that any veteran who is ineligible for services from the Veteran's Administration must receive priority placement for services at other locations throughout the CoC. This includes shelter stays, rapid rehousing programs, and permanent housing placements.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

Based on the information from the homeless count, all thirty homeless families with children were sheltered. However, it is assumed that there is a large homeless or near homeless population within the City that is not reflected in the homeless count. School district officials estimate that approximately 600 children attending Rapides Parish schools meet their definition of homeless. According to the 2011-2013 ACS, poverty is concentrated in families with children, especially those living in single parent households. Sixty-one percent of families experiencing poverty, or 1,261 households, were female householders with children and no husband present.

The need of housing assistance for veterans is much lower. The Continuum of Care expects to end veterans homelessness by the end of 2015.

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

Data not available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the latest Point in Time counts, there was a total of 128 sheltered homeless and 13 unsheltered homeless. Of the sheltered homeless, 98 persons (77%) were in "adult only" households while 30 persons (23%) were in families with children. Nineteen of the sheltered clientel were considered "chronic homeless".

Of the unsheltered homeless, all thirteen individuals were adults, nine of whom were considered "chronic". As mentioned above, it is assumed that there is a large population of "near-homeless" within the City that are not captured by the point in time count.

Discussion:

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

Introduction:

This section provides descriptions and estimates of persons who are not homeless but require supportive housing. This includes:

- the elderly and frail elderly,
- persons with disabilities (mental, physical, developmental),
- persons with alcohol or other drug addiction, and
- persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

For the purpose of this plan, HUD defines elderly households as those where the head of household is at least 62 years old. According to the most recent Census estimate (2011-2013 ACS), there are 8,967 persons in Alexandria over the age of 60. According to the HUD CHAS data, there are 5,528 households with at least one elderly person. Forty-three percent of these households are income-eligible (earning less than 80% of the area median income). The frail elderly are defined as those persons over 75 years of age who require some assistance in the performance of daily activities, such as cooking, dressing, bathing, household management or eating. According to the National Institute on Aging, roughly forty percent of those over 75 meet the definition of frail elderly. Using HUD's CHAS data as a basis, this would mean there are approximately 898 frail elderly households within the City.

Persons with Physical/Developmental Disability

According to the 2011-2013 ACS, approximately 22% of the City population (10,054) is considered to have a disability

Of this population, 9% are under 18, 59% are working age, and 32% are 65 and older. Ambulatory difficulty was the most common disability reported, accounting for 59% of the total (5,939 residents). Ambulatory difficulty was more prevalent in the working age group (57%) and the elderly (77%). Approximately 4,253 residents have a cognitive difficulty due to a physical, mental, or emotional problem.

Persons with Mental Illness

The Mental Health Clinic of Central Louisiana, located in Pineville, provides outpatient mental health services to approximately 1,600 adult and child clients with serious mental illness within the region. While there is not a reliable data source that estimates the number of persons with mental illness within the community, those with severe mental illness often become homeless and are served by the local homeless agencies.

Persons with Drug or Alcohol Addiction

Similar to those with mental illness, persons recovering from drug or alcohol addictions require intensive case management in order to return to independent living.

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

Elderly/Frail Elderly

The cost of maintaining a home rises with age of the house, yet incomes of elderly households are often fixed. Many elderly persons prefer to remain in their current homes than to downsize. As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical, and social service resources. The frail elderly are likely to need housing assistance and require in-home or institutional assistance for daily living. Also, they benefit from programs for the aging, such as senior centers, transportation services, and feeding programs.

Overall, the elderly accounted for 16% of rental households with a cost burden and thirty-nine percent of owners with a cost burden. Through the consultations and citizen outreach process, the City documented that while cost burden may not affect a large number of senior households, those on fixed incomes did not have sufficient funds to pay for rehabilitation of their homes.

Persons with Physical/Developmental Disability

The ideal housing situation for the developmentally disabled is one that integrates the person into the community while still providing the supportive services needed. Options include supervised apartments, supported living housing, skill development homes, and family care homes. An emerging problem for agencies serving these populations is the limited capacity to adequately serve the increasing number of older individuals with developmental disabilities. The number of persons in this population group has increased mainly due to the aging of the U.S. population. Persons with developmental disabilities often have multiple physical disabilities which create the need for additional services.

Other Special Needs Populations

The housing and supportive services needs of persons with mental illness and those with substance abuse issues are similar. There is also a degree of overlap between these two populations. Those that suffer from both mental illness and drug and alcohol addiction are considered "dually diagnosed". Those most affected by mental illness, substance abuse, or both, end up in the homeless continuum of care. Both populations require intensive case management in conjunction with other supportive services, often for long periods of time. For those able to progress to independent living, ongoing counseling and support for caregivers can help prevent relapse and regression. For some in this population, permanent supportive housing (PSH) is the only viable long term housing option as the client is not able to sustain independent living.

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

According to numbers published by the State Department of Health and Hospitals, there were 468 persons living with HIV and 439 persons living with AIDS at the end of 2014 in the Alexandria region, which includes Avoyelles, Catahoula, Concordia, Grant, La Salle, Rapides, Vernon, and Winn Parish (region 6). Persons living with HIV/AIDS were more likely to be men (70%), African American (68%), and older than 40 (62%). In 2013, 86 persons were newly diagnosed with HIV and 29 persons were newly diagnosed with AIDS.

Central Louisiana AIDS Support Services, Inc. (C.L.A.S.S.) provides services to those with HIV/AIDS within Alexandria. According to this advocacy group, the delivery of services to the HIV population is always changing and unpredictable. When demand for a particular service is greater than predicted, CLASS has the ability to adjust its provision of service to accommodate this increase. Per the consultation, CLASS expects its current case load will remain about the same, or increase slightly; there will be an increased demand on services at the agency due to the changes in the delivery of health care that are being implemented through the Affordable Care Act, the closure of Huey P. Long Medical Center and a reduction in services offered by the Louisiana Office of Public Health; and that there will be no additional resources available to care for any increased demand on services.

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

From the community development perspective, public facilities include a number of different types of facilities, including but not limited to Neighborhood Centers, Recreational Facilities, and Fire Station/Equipment, as well as those dedicated to a specific clientele such as Senior Centers, Handicapped Centers, Homeless Facilities, Youth Centers, and Child Care Centers.

In neighborhood meetings, the need for homeless shelters was discussed, including a battered women's shelter and a transitional shelter. There is no emergency shelter for women. As a result, clients are often bussed to Lafayette. There are two transitional shelters serving the City, but one is located in Leesville and transportation is an issue. The need for emergency shelter for women was echoed in discussions with members of the Continuum of Care. The homeless service providers also expressed the need for a day shelter where homeless people can go during the day and obtain supportive services such as job training.

How were these needs determined?

To determine public facility needs, the City consulted City staff, local service providers, and held a number of public meetings in its target neighborhoods. Staff also assessed the needs detailed in the City's five-year Capital Plan, which describes the funding needs for public facilities including Public Enterprise, Drainage, Streets, Police, Fire, Parks and Recreation, Utilities, Water, Wastewater, and Transit. Staff also consulted with staff within the City and reviewed recent studies and reports.

Describe the jurisdiction's need for Public Improvements:

From the community development perspective, public improvements include a variety of needs, including but not limited to Street and Sidewalks, Parking, Water/Sewer, and Flood Drainage. In neighborhood meetings, one of the most oft cited need related to street and streetscape improvements, including street repair, street lighting, installation of speed bumps, and covered benches at bus stops.

The need for improved street lighting and sidewalks was also cited in discussions with City staff and a review of recent studies and reports, including a City initiative to lower crime called SafeAlex. The City is currently making required repairs to levees along the river. Upon completion, the flood maps should be updated and revised. Based on the levee improvements and new flood maps, it is possible that neighborhoods along the river, especially the Lower Third, will still require additional drainage improvements.

How were these needs determined?

To determine public facility needs, the City consulted City staff, local service providers, and held a number of public meetings in its target neighborhoods. Staff also assessed the needs detailed in the City's five-year Capital Plan, which describes the funding needs for public facilities including Public Enterprise, Drainage, Streets, Police, Fire, Parks and Recreation, Utilities, Water, Wastewater, and Transit.

Describe the jurisdiction's need for Public Services:

From the community development perspective, public services include any new or improved service, including but not limited to youth, senior, employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, and recreation. Based on consultations with local service providers and neighborhood meetings, the following were identified as public service needs:

- Utility Bill Assistance
- Dental Assistance
- HIV/AIDS Assistance
- Crime Prevention / Additional police patrols
- Additional trash pick-up/neighborhood cleanups, including the removal of abandoned vehicles
- Better bus service
- Youth Activities, including tutoring, recreation opportunities, and after school programs
- Homeless supportive services
- Crime Prevention

How were these needs determined?

To determine public service needs, the City consulted City staff, local service providers, and held a number of public meetings in its target neighborhoods. Staff also assessed the needs detailed in recent studies and reports, including ThinkAlex, SafeAlex and SPARC.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

HUD requires the City to analyze current housing market conditions in order to best determine how the available federal funds can have the greatest amount of impact in terms of helping income-eligible owners and renters. This includes identifying the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. It also includes an examination of housing stock available to serve persons that HUD considers to be non-homeless with special needs which may require supportive services in conjunction with housing, such as elderly and frail elderly households, persons with disabilities and persons with HIV/AIDS and their families.

Alexandria's housing stock is predominantly single-family units organized into well-established neighborhoods. Much of the city was developed in the early and mid-20th century. The older housing stock is clustered closer to the city's center while most new development occurs closer to the fringes of the City. The number of units has remained close to the same since 2000 as older units are demolished and newer units are built. According to Census estimates, the total number of units in 2013 (19,850) is slightly less than the total in 2000 (19,894).

Alexandria was relatively unaffected by the wild housing price swings encountered by most of the nation during the last housing bubble. While vacancy rates are within healthy ranges, several neighborhoods struggle with blighted and abandoned properties, especially in the five areas identified by the City in its 2009 revitalization plan. The plan determined that one fourth of the lots in the target areas were either dilapidated or vacant.

Moving forward, the City plans to move away from sprawl and toward higher density, mixed-used development that preserves or enhances existing neighborhoods. In 2013, the City completed the ThinkAlex Resiliency Plan, a comprehensive master planning effort aimed at land use planning, housing, transportation, and development. The plan will serve as the basis for how the City guides future development. One of the main goals called for is a more diverse housing stock that includes multi-family and mixed use housing options. Such developments will provide options for denser living that would allow residents to live within walking distance of services, retail and institutions.

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

Introduction

Alexandria's housing stock consists primarily of single-family homes. Seventy-eight percent of all units within the city are single-family. The remaining twenty-two percent consist of 2-to-9 unit multifamily structures (15%), structures with more than 10 units (5%), and mobile homes (2%). Owner-occupied housing is almost exclusively single-family (98%). Excluding mobile homes, there are only 112 owner units within the city that are not single family. Rental housing was relatively more diverse. Single family homes account for more than half (55%) of the rental housing stock. 2-to-9 unit multifamily accounted for 32% of the rental stock while the remaining units were in multifamily structures with more than 10 units (10%) and mobile homes (3%).

NEW SUPPLY

The number of building permits is a good measure of the new housing supply within a community. Over the last ten years, the City had 1,665 housing starts as measured by Census estimates. While the City did not experience the same highs and lows of the last housing bubble, the trend in the number of housing starts paralleled much of the nation. The number of permits within the City peaked at 239 in 2007, then dropped to 131 in 2008. Almost all units built from 2004 to 2008 were single family units.

In the past five years, the City has added a total of 921 units. Fifty-five percent of these units were single-family homes. Since 2008, the number of single family starts has averaged 100 per year. The marked difference between 2004-2008 time span and 2009-2013 timespan are the number of multifamily starts. From 2004-2008, there were only an estimated 8 multifamily units started. Since 2008, an estimated 415 multifamily units, 45% of all units, have been permitted.

A considerable portion of the units started in the last five years, close to 20 percent, can be attributed to developments that received Low Income Housing Tax Credits. Hideaway Crossing (75 units), The Gates at Riverchase (56 units), the Goldonna subdivision (37 units), and Riverbend Phase IV (20 units) were all completed since 2010.

The number of housing starts in the Parish outside of the City mirrored the national housing bubble much more closely. The number of permits peaked at 668 in 2006 and dropped to 287 in 2007. From 2004 to 2008, the balance of the parish was averaging 458 housing starts annually. Since 2009, that number has dropped to 195. The housing built outside of the city is almost exclusively single family.

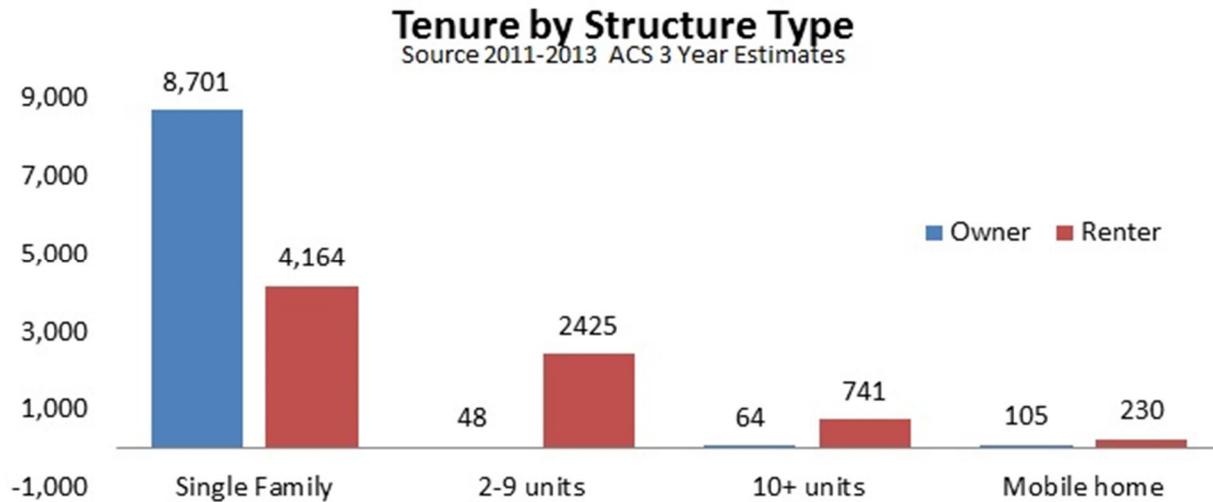
All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,871	72%
1-unit, attached structure	463	2%
2-4 units	2,063	10%
5-19 units	2,131	10%

Property Type	Number	%
20 or more units	592	3%
Mobile Home, boat, RV, van, etc	425	2%
<i>Total</i>	<i>20,545</i>	<i>100%</i>

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

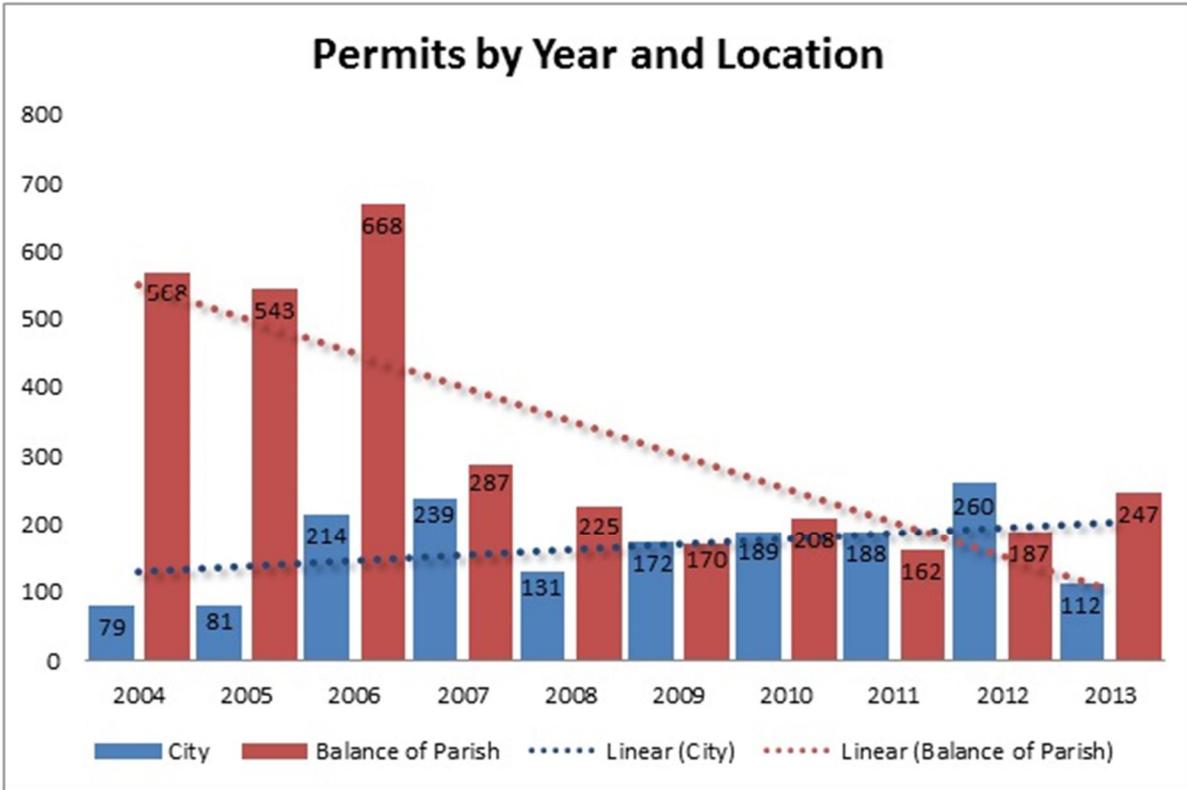


Tenure by Structure Type

Alexandria	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Single Family	79	81	214	231	123	128	99	96	117	66	1,234
Two Family	0	0	0	0	0	44	18	18	22	38	140
Three and Four Family	0	0	0	8	0	0	0	0	0	0	8
Five or More Family	0	0	0	0	8	0	72	74	121	8	283
Total	79	81	214	239	131	172	189	188	260	112	1,665
Balance of Parish	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Single Family	566	541	668	287	225	170	204	158	187	231	3,237
Two Family	2	2	0	0	0	0	4	4	0	16	28
Three and Four Family	0	0	0	0	0	0	0	0	0	0	0
Five or More Family	0	0	0	0	0	0	0	0	0	0	0
Total	568	543	668	287	225	170	208	162	187	247	3,265

Source: U.S. Census Bureau

Permit Activity City and Balance of Parish



Permits by Year and Location

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	153	2%
1 bedroom	130	1%	1,399	18%
2 bedrooms	1,426	15%	3,112	40%
3 or more bedrooms	7,991	84%	3,026	39%
<i>Total</i>	<i>9,547</i>	<i>100%</i>	<i>7,690</i>	<i>99%</i>

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

There are 27 affordable housing developments subsidized via the Low Income Housing Tax Credit program that total 1,057 units. In addition, there are currently four HUD-subsidized housing developments within the City, including England Apartments, Our Lady's Manor, Bethel, and Volunteers of America Living Center. Our Lady's Manor and the VOA Living Center were funded with Section

202/811 funds and therefore target elderly and disabled tenants. These four developments total 309 affordable units.

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

There are 27 affordable housing developments subsidized via the Low Income Housing Tax Credit program that total 1,057 units. The majority of these units were placed into service after 2004 meaning that their affordability period will not expire until after the term of this plan. Lawson Heights, Chateau De Ville, and Hickory Hills, totaling 304 units are past their initial affordability period.

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.

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

According to a recent study (ThinkAlex), the current estimated shortage is 12 rental units and 105 owner units. Over the next five years, the study estimated a need for 1,325 additional owner units and 700 rental units. These are based on the assumption that a net increase of 1,184 new households will move into the City. While it is estimated that there is enough housing units to meet the needs of the current population, the condition of many of the units is considered to be substandard.

Describe the need for specific types of housing:

The City recently completed a resiliency plan entitled ThinkAlex (www.ThinkAlex.org) that provided recommendations for transportation, land use, housing, zoning, and a revision of the municipal development code. The ThinkAlex plan recommends that the City works toward providing a greater mix of housing stock at higher densities. This recommendation is aligned with the City's current focus to grow within its existing boundaries as opposed to annexation.

Discussion

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

Introduction

Housing demand is directly related to the local economy and the perceived quality of life of the community. The primary indicators for demand for owner-occupied housing are the number of sales and change in sales price. In June 2014, the Central Louisiana Board of Realtors reported that 775 homes were for sale. Based on 129 sales, the absorption rate is 6 months. This is considered healthy for a market.

The greatest amount of activity in terms of total listings, sales, and new listings were at the lowest price points in the market. There were 227 homes priced under \$100,000. This represents thirty percent of the market. Fifty-seven percent of the market were priced at less than \$160,000. In October 2014, there were a total of 192 active listings within Alexandria. The median asking price was \$111,000. Most units (84%) included 3 or more bedrooms and the average size was approximately 1,500 square feet.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	70,700	117,400	66%
Median Contract Rent	313	504	61%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,041	52.6%
\$500-999	3,383	44.0%
\$1,000-1,499	243	3.2%
\$1,500-1,999	0	0.0%
\$2,000 or more	23	0.3%
<i>Total</i>	<i>7,690</i>	<i>100.0%</i>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Key Points

An informal review of the Alexandria rental market in October 2014 found 32 listings, ranging in price from \$400 to \$1,571. The average asking rent was \$802. The offerings were a mixture of single family homes and apartment complexes. Half of the units (16) were two bedrooms. There was also 9 1-bedrooms, 6 3-bedrooms, and one 4-bedroom.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	310	No Data
50% HAMFI	1,445	872
80% HAMFI	4,300	2,227
100% HAMFI	No Data	3,174
<i>Total</i>	<i>6,055</i>	<i>6,273</i>

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Key Points

A minimum wage earner, earning \$7.25 per hour, must work approximately 72 hours per week every year to afford a two bedroom apartment set at Fair Market Rent. Alternatively, a household must include 1.8 minimum wage earner(s) working 40 hours per week year-round to make the two bedroom FMR affordable. Monthly Supplemental Security Income (SSI) payments for an individual average \$721. At this amount, \$216 in monthly rent is affordable. The one-bedroom FMR is \$540 or 76% of the renter's income, leaving very little funds (\$162) for other needs such as food and transportation.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	531	540	657	891	1,022
High HOME Rent	531	540	657	854	934
Low HOME Rent	460	492	591	682	761

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Key Points

HUD developed Fair Market Rents (FMR) as an estimate of local rental rates by bedroom size for use within their programs. The FMR is an estimate of the 40th percentile rent. This is the rent at which 40 percent of the rental housing units can be rented. Currently in Alexandria, the Fair Market Rent (FMR) for a two-bedroom apartment is \$680. To afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,267 monthly or \$27,200 annually.

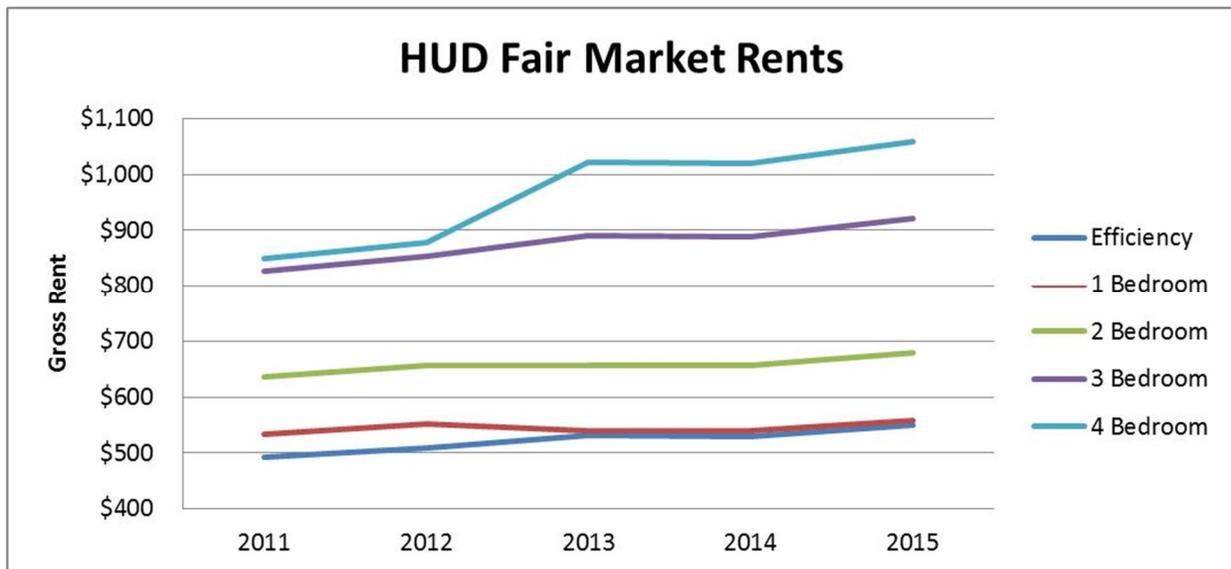
Assuming a 40-hour work week, 52 weeks per year, and this level of income translates into an affordable Housing Wage of \$13.08. In Alexandria, the mean (average) hourly wage is \$17.52.

The graph below shows the FMR by bedroom size in Alexandria, 2011-2015. FMR for zero-bedroom, one-bedroom, two-bedroom, three-bedroom and four-bedroom rentals has increased steadily over the last several years. 4 bedroom units incurred the largest rate of increase, rising 24% over the last five years. All smaller units saw more modest increases ranging from 7 to 12%.

Unit Size	FY2011	FY2012	FY2013	FY2014	FY2015
Efficiency	\$493	\$509	\$531	\$530	\$549
1 Bedroom	\$533	\$551	\$540	\$539	\$559
2 Bedroom	\$635	\$656	\$657	\$656	\$680
3 Bedroom	\$826	\$853	\$891	\$889	\$922
4 Bedroom	\$850	\$878	\$1,022	\$1,020	\$1,058

Source: U.S. Department of Housing and Urban Development (HUD)

Trends in Fair Market Rents Table



Trends in Fair Market Rents Graph

Is there sufficient housing for households at all income levels?

The Alexandria housing market has a balanced dynamic in that there is sufficient supply to meet demand. The vacancy rate for rental housing is slightly high at 8.8% but still below the 10% threshold, which reflects an oversupply problem in the rental market. A healthy vacancy rate is typically between 5% and 8%.

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

Overall, homeownership within Alexandria is within reach and affordable to most income levels. Given the median sales price of \$111,000 and the assumptions below*, a family earning \$29,000 could afford

to buy the median priced home. This income qualifies as moderate income for any household with two or more persons. Two minimum-wage workers earning working full-time throughout the year gross roughly \$29,000.

*This calculation assumes a first mortgage at 5% for 30 years, 5% downpayment, total closing costs of approximately \$3,350 and annual taxes and insurance of approximately \$1,600.

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

HOME rents and fair market rents are comparable to area median rent. Existing rent levels are not expected to impact the City's overall strategy to produce affordable housing.

Discussion

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

Introduction

Much of the city was developed in the early and mid-20th century. The older housing stock is clustered closer to the city's center while most new development occurs closer to the fringes of the City. The number of units has remained close to the same since 2000 as older units are demolished and newer units are built. According to Census estimates, the total number of units in 2013 (19,850) is slightly less than the total in 2000 (19,894). The condition of the housing stock in the City is considered to be fair for the most part even though much of the housing stock was built before 1980. Rehabilitation and upgrading are constant needs in many neighborhoods.

Much of the most deteriorated housing stock is located in the CDBG target areas. In January 2009, the City adopted a Revitalization Master Plan in accordance with Louisiana's Parish Redevelopment Law. The purpose of the report was to document existing conditions in blighted areas within the City and to set the stage to address the revitalization needs of those areas. The blighted area in question was divided into five neighborhoods (see map below), including:

- North Alexandria Neighborhood (A-B)
- Business District Neighborhood (C)
- Lower Third Neighborhood (D)
- South Alexandria Neighborhood (E)
- Samtown/Woodside Neighborhood (F)

As part of the study, the City commissioned a survey to evaluate the 8,839 parcels of land within the blighted areas. The survey documented that the majority of parcels in the area suffered from disinvestment:

- 1,030 structures, only 15.5% of all, were considered to be in standard condition with no sign of structural damage or deferred maintenance;
- 3,869 residential buildings, 44% of all parcels, were in need of minor repairs that displayed an obvious need for some degree of deferred maintenance;

- 1,249 residential buildings, 14% of all parcels, were in need of major repairs that exhibited obvious, costly maintenance needed to address major systems such as roofs, foundations, and the structural integrity;
- 468 buildings were considered dilapidated, where the structure had the appearance of being unfit for human habitation and in a condition wherein the repairs would cost more than the value of the repaired home; and
- 2,223 of the parcels, 25% of all parcels, were vacant lots. A large number of these vacant lots and some properties with structures are also a part of the inventory of tax foreclosure properties transferred to the City or properties awaiting Sheriff's sale.

These figures show that in the Target Area, home maintenance is being deferred, and nearly two-thirds of the housing stock is in need of minor or major repairs, or needs to be demolished. Additionally, over 25% of the parcels are vacant lots.

Definitions

For the purposes of this plan, units are considered to be in "standard condition" when the unit is in compliance with the local building code, which is based on the International Building Code. Units are considered to be in "substandard condition but suitable for rehabilitation" when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,154	23%	4,054	53%
With two selected Conditions	41	0%	391	5%
With three selected Conditions	3	0%	11	0%
With four selected Conditions	0	0%	6	0%
No selected Conditions	7,349	77%	3,228	42%
<i>Total</i>	<i>9,547</i>	<i>100%</i>	<i>7,690</i>	<i>100%</i>

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,043	11%	884	12%
1980-1999	1,678	18%	1,695	22%
1950-1979	5,433	57%	3,686	48%
Before 1950	1,393	15%	1,425	19%
<i>Total</i>	<i>9,547</i>	<i>101%</i>	<i>7,690</i>	<i>101%</i>

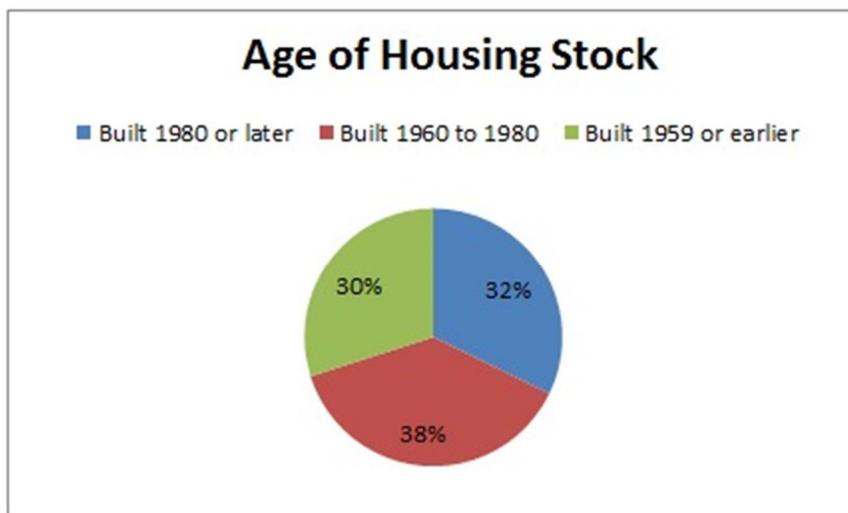
Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Key Points

The median age of housing stock within a community can be used to measure growth and indicate the condition of housing. While older housing is not necessarily in poor condition, older homes are more likely to be in need of rehabilitation and obsolescent in terms meeting current housing preferences. The construction of new units and the demolition of older units have the effect of reducing the median age.

Given the slow pace of new construction, the housing stock within the City is aging. Since 2000, the City is adding approximately 134 new units per year. In 2013, the median age of housing within the City was forty-two years old. This represents an increase of eight years from a median age of 34 years in 2000. The housing stock within the City is slightly older than that of the Parish as a whole (36 years), Louisiana (35 years), and the nation as a whole (37 years). Approximately one-third (32%) of housing is less than 35 years old, 38% of units are between 35 and 55 years old, and 30% of units are older than 55 years. There is not a significant difference in the age of owner and renter occupied housing.



Age of Housing Stock

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,826	71%	5,111	66%
Housing Units build before 1980 with children present	408	4%	739	10%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Key Points

Housing built before 1979 may contain lead-based paint. According to the 2006-08 American Community Survey (ACS), there are approximately 15,839 housing units in Alexandria that were built before 1980. This accounts for almost 80% of all housing units. Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. 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. Lead poisoning is considered to be the most serious environmental threat to children's health.

Today, 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 Section of Environmental Epidemiology and Toxicology (SEET) conducts surveillance of lead and other environmental hazards for the state and requires by law that healthcare providers report all cases of poisoning. The Louisiana Department of Hospitals and Health released a report in 2011 through its Louisiana Healthy Homes and Lead Poisoning Prevention Program. Rapides Parish had 1.7% of 12% of the population of children 6 years or younger with elevated lead levels (blood lead level greater than 10 micrograms per deciliter). Race and gender information could not be obtained at the Parish level.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

There is a level of need for housing rehabilitation for both owner and rental housing in the City, especially for housing located in the CDBG target areas. This need has been documented by the 2009 Revitalization study and also repeated in consultations and public meetings with neighborhood groups.

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

Housing built before 1980 can be used as a proxy for housing that potentially contain lead-based paint hazards as lead-paint was banned in 1979. Based on the information above, there are 6,826 owner-occupied units and 5,111 rental units with potential lead-based paint threats.

Discussion

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

Introduction

As part of the planning process, the City assessed the number and condition of public housing developments and other assisted housing within the City.

Totals Number of Units

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Alexandria Housing Authority administers 10 developments with a total of 590 units. In addition to the physical housing stock, the AHA also receives funding from HUD for 1,114 housing choice vouchers (Section 8) that provide low income renters subsidies for housing of their own choosing. Based on information published by HUD, inspection scores were posted for only the five developments listed below. It should also be noted that the most recent inspection scores published are from 2007.

As part of the assessment, the City conducted onsite inspections of public housing developments. The conditions of some units, especially at Sycamore, required substantial renovation and were not livable.

Executive leadership for the Housing Authority was changed in 2012. After years of mismanagement, the Housing Authority is headed in the right direction. This is evidenced by recent improvements to the Authority's properties, including the replacement of 70% of the roofs and 30% of the AC units. As a result, the agency has fewer vacancies and has been able to move from a deficit to a surplus.

Public Housing Condition

Public Housing Development	Average Inspection Score
Fairway Terrace	73.77
Carver Village	84.37
Wooddale-Sycamore	60.04
Green Meadow	65.95
Miracle, Wonderwood, Phoenix	70.56

Table 38 - Public Housing Condition

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

As mentioned above, the AHA is addressing its most significant rehabilitation needs, including roofs and AC, using its Capital Funds. Some units toured during the planning process, especially those at Sycamore, were in need of substantial rehabilitation and at the time were not habitable.

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

The AHA has developed a capital spending plan to address the needs of its physical housing stock. According to its most recent PHA plan, the AHA will also implement measures to accomplish three broad goals:

- deconcentrate poverty by creating a greater mix of incomes within the developments;
- implement security improvements such as starting neighborhood watch organizations, better site lighting, and community policing; and
- provide or attract supportive services to improve resident employability.

Discussion:

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

Introduction

As part of the planning process, the City evaluated the existing inventory of facilities, housing, and services that meet the needs of homeless persons.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	8	0	30	145	0
Households with Only Adults	44	18	65	135	0
Chronically Homeless Households	0	0	0	153	0
Veterans	1	0	24	140	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:
Continuum of Care Consultation
Data Source Comments:

Summary of all beds reported by Continuum of Care:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	12	38	109	0	147	10	8	n/a	25	0
Emergency Shelter	1	8	44	0	52	10	8	n/a	1	0
Transitional Housing	11	30	65	0	95	n/a	n/a	n/a	24	0
Permanent Housing	58	145	135	0	280	n/a	n/a	153	140	0
Permanent Supportive Housing*	58	145	135	0	280	n/a	n/a	153	140	0
Grand Total	70	183	244	0	427	10	8	153	165	0

CoC beds reported by Program Type:

Emergency Shelter for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Salvation Army	Salvation Army Shelter	0	0	14	0	10	8	32	n/a	0	0
The Pentecostals of Alexandria	Mercy House	0	0	6	0	0	0	6	n/a	0	0
The Pentecostals of Alexandria	Grace House	0	0	16	0	0	0	16	n/a	0	0
Vernon Parish Community Action Council	New Beginnings emergency S	1	8	8	0	0	0	16	n/a	1	0
Total		1	8	44	0	10	8	70	n/a	1	0

CoC Inventory 01

Transitional Housing for Mixed Populations									Subset of Total Bed Inventory		
Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Hope House of Central Louisiana	Hope House Shelter	10	25	5	0	n/a	n/a	30	n/a	0	0
Total		10	25	5	0	n/a	n/a	30	n/a	0	0

Transitional Housing for Adult Individuals									Subset of Total Bed Inventory		
Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Alexandria/VA	Bridge House	0	0	12	0	n/a	n/a	12	n/a	12	0
Salvation Army	Extended Transient Program	0	0	25	0	n/a	n/a	25	n/a	11	0
Vernon Parish Community Action Council	AC Dowden Memorial Shelter	1	5	17	0	n/a	n/a	22	n/a	1	0
Volunteers of America	Transitional Shelter	0	0	6	0	n/a	n/a	6	n/a	0	0
Total		1	5	60	0	n/a	n/a	65	n/a	24	0

Permanent Supportive Housing for Adult Individuals									Subset of Total Bed Inventory		
Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Alexandria Housing Authority	VASH-AHA	13	35	22	0	n/a	n/a	57	23	35	0
Cenla Chemical Dependency Council	Louisiana Intergrated Treatme	4	7	13	0	n/a	n/a	20	14	0	0
Innecity Revitalization	Olive House PSHP	0	0	20	0	n/a	n/a	20	20	0	0
Rapides Housing Authority	VASH-RHA	36	86	69	0	n/a	n/a	155	68	105	0
Volunteers of America	Supportive Housing Program	3	9	10	0	n/a	n/a	19	19	0	0
Volunteers of America	Bonus SPH	2	8	1	0	n/a	n/a	9	9	0	0
Total		58	145	135	0	n/a	n/a	280	153	140	0

CoC Inventory 02

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

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

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The facilities that create the Continuum of Care are listed in the table above.

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

Introduction

This section provides descriptions of the facilities and services available to persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, and persons with HIV/AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and frail elderly These households face a unique set of problems. For owners, the cost of maintaining a home rises with age of the house, yet incomes of elderly households are often fixed. Emotional and an emotional comfort to remain in a familiar setting. This makes it difficult to relocate. As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical, and social service resources. The elderly in the very low- and low-income households are likely to be the most vulnerable to homelessness because of cost burden for housing and fixed incomes. The frail elderly are likely to need housing assistance and require in-home or institutional assistance for daily living. Also, they benefit from programs for the aging, such as senior centers, transportation services, and feeding programs.

Persons with Physical/Developmental Disability

Preferred housing for the developmentally disabled provides for a housing choice and integrates the developmentally disabled into the community. Options include supervised apartments, supported living housing, skill development homes, and family care homes. An emerging problem for agencies serving these populations is the limited capacity to adequately serve the increasing number of older individuals with developmental disabilities. The number of persons in this population group has increased mainly due to the aging of the U.S. population. Persons with developmental disabilities often have multiple physical disabilities which create the need for additional services.

Persons with Mental Illness

Persons with Drug or Alcohol Addiction

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

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

Locally, hospitals are beginning to reach out to CoC providers in advance of someone being discharged so that proper assessments can take place before the person is discharged. The CoC can assist the hospital 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.

In terms of mental health, Volunteers of America has been designated by the CoC as the agency that provides linkages between the mental health system and the homeless system. Volunteers of America has several programs that are not CoC-funded that link persons to resources available to ensure housing stability, and 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.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City plans to continue to administer programs that will service non-homeless special needs populations, particularly elderly households. This includes the Senior Minor Repair Program and the Senior Vision Care. In the first year of the Consolidated Plan, the City estimates assisting 15 elderly homeowners with minor home improvements and 55 seniors through the Senior Vision Care Program. The City expects the Senior Minor Repair Program to continue for all five years of the plan. The continuation of the vision program will depend on its success and remaining demand after the first year. Funds in subsequent years may be reprogrammed to other services that address the needs of special needs populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See the narrative above for the response to this question.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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.

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

Introduction

Alexandria's economy is defined in large part through its role as a central, regional hub for the central region of Louisiana (Cenla). As a regional center for retail shopping, health care, and government for 400,000 residents in the region, the City is dependent on its largest employment base, Educational Services, Health Care, Social Assistance, which accounts for 36.4% of employment. While the economy has recently suffered because of this role through the loss of government positions, overall it has a positive effect. For example, recent investments at three health care facilities totaled more than \$150 million. Retail trade (13%) is the second largest sector of the local economy. Conversely, only 5% of employed Alexandrians work in "Natural resources, construction, and maintenance occupations, compared to the 11% regionally, 12% statewide, and 9% nationally.

There are 36,751 working age adults within the City according to the 2013 ACS. Of those, 54% were part of the labor force. This ratio is low compared to the state and national percentages. Median household income in the City (\$34,197) was significantly lower than the parish (\$39,657), state (\$43,856), and national (\$52,176) medians.

According to the Louisiana Economic Outlook, there have been five straight years of employment losses. State data sources reported similar numbers, including a loss of 300 jobs from June 2013 to June 2014. Alexandria is the only area in the state to lose a significant amount of employees in the past year. The losses in employment were in Trade, Transport, Utilities and in Government. The closing of a publicly funded hospital in 2014 accounts for a portion of the government job decline. Numbers from the US Bureau of Labor Statistics tell a slightly different story. Since 2004, almost every private sector of the local economy has added jobs, while government has shed approximately 1,500 jobs.

Over the next two years, the Louisiana Economic Outlook estimated that the Alexandria MSA will add 700 jobs. Average wages have steadily increased for both Rapides Parish and the state of Louisiana over the past thirty years. The State, however, seems to have outpaced the Parish in the past several years. The State also outpaced the total salary growth of the Parish after the national recession between 2008 and 2012.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	172	179	2	1	-1
Arts, Entertainment, Accommodations	1,611	3,102	14	12	-2
Construction	578	1,736	5	7	2
Education and Health Care Services	3,472	7,875	30	30	0
Finance, Insurance, and Real Estate	598	1,655	5	6	1
Information	169	496	1	2	1
Manufacturing	884	1,415	8	5	-3
Other Services	477	1,053	4	4	0
Professional, Scientific, Management Services	772	1,750	7	7	0
Public Administration	0	0	0	0	0
Retail Trade	1,995	5,253	17	20	3
Transportation and Warehousing	268	420	2	2	0
Wholesale Trade	423	1,725	4	6	2
Total	11,419	26,659	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	20,568
Civilian Employed Population 16 years and over	18,921
Unemployment Rate	8.01
Unemployment Rate for Ages 16-24	21.40
Unemployment Rate for Ages 25-65	4.45

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	3,728
Farming, fisheries and forestry occupations	723
Service	2,917
Sales and office	4,873
Construction, extraction, maintenance and repair	661
Production, transportation and material moving	420

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,899	87%
30-59 Minutes	1,891	10%
60 or More Minutes	497	3%
<i>Total</i>	<i>18,287</i>	<i>100%</i>

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,551	223	2,490
High school graduate (includes equivalency)	4,420	442	2,487
Some college or Associate's degree	5,149	309	1,464

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,717	89	519

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	84	148	185	660	811
9th to 12th grade, no diploma	831	1,129	557	1,585	943
High school graduate, GED, or alternative	1,812	2,001	1,930	3,439	2,128
Some college, no degree	682	1,528	1,242	2,717	1,222
Associate's degree	61	267	423	745	122
Bachelor's degree	113	1,154	1,013	1,415	844
Graduate or professional degree	0	426	481	836	547

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	12,955
High school graduate (includes equivalency)	20,166
Some college or Associate's degree	24,020
Bachelor's degree	42,467
Graduate or professional degree	54,063

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Educational Services, Health Care, Social Assistance is the largest employment sector. It accounts for 36.4% of employment. At 13%, retail trade is the second largest sector of the local economy. The size of these sectors is partly due to the City's role as a regional center for health care, shopping, and education.

Describe the workforce and infrastructure needs of the business community:

There are 36,751 working age adults within the City according to the 2013 ACS. Of those, 54% were part of the labor force. This ratio is low compared to the state and national percentages. According to the Comprehensive Economic Development Strategy (CEDS) developed for the Kisatchie Delta region, basic literacy and high school completion are the primary skills needed by the workforce. This basic skill set is needed for even low-paying entry-level positions in the retail and service industries.

In terms of infrastructure, the City would benefit by improvements made to the port, including deepening the river from a 9-foot to a 12-foot channel to increase shipping traffic and making the port a true intermodal facility by securing rail access.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City is pursuing three large scale opportunities in the Central Business District target area:

The largest current opportunity in the targeted areas and one of the City's highest development priorities is the creation of the Central Louisiana Technical Community College's new campus downtown. The new campus will invest \$22 million into the downtown target area and is projected to generate long term investments in the surrounding area.

Also in the downtown area, the City is transferring ownership of the Alexander Fulton Hotel to private interests. Combined with upgrades and investments in the Hotel Bentley, the City should receive a boost from convention business.

Finally, the City plans on investing approximately \$8 million in improvements to the riverfront. The City expects to generate an additional \$32 million in private investment. The target area runs generally from the riverside park near Rapides Regional Medical Center to a small park south of the Purple Heart Memorial Bridge.

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

As mentioned above, the City's largest employment base is centered on retail and service industries. For entry level positions in these industries, workers only need basic skill sets. The CEDS study stated there is stereotype and stigma associated with the region's workforce as unskilled that has an adverse effect on the economy. Workforce Investment Boards, their service delivery operators, and area technical schools have added soft skills, such as work ethics, to their curricula in an effort to address widespread employer-identified issues.

Local community and technical colleges provide curricula for licensed practical nursing, nursing assistants, emergency medical technicians, mechanics, welders, machinists, carpenters, secretaries, and executive assistants. Welding had become a primary subject due to the labor demands of Union Tank Car, Hayes Manufacturing and others.

Much of the current demand for higher-paying manufacturing jobs requires skilled crafts trades. Millwrights and mechanical engineers are in strong demand to serve Dresser-Rand (Arrow) Industries in LaSalle Parish and their customer base of south Louisiana natural gas suppliers, as well as recently located Universal Plant Systems.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Central Louisiana Community Technical College System's "Center for Manufacturing Excellence" award should be of significant aid in responding to industry labor needs and redressing skill shortages.

Additionally, the Orchard Foundation, CLEDA, the Rapides Foundation, area Workforce Investment Boards, high schools, community technical colleges, Business and Career Solutions Centers, area chambers, and Kisatchie-Delta RPDD are engaged in partnership to advance the Cenla Work Ready Network with encouragement and use of WorkKeys Assessments, improved performance for achievement of higher levels on the National Career Readiness Certificate program by ACT, private sector utilization and commitment to provide preference to NCRC holders in employment and advancement, ultimately leading to a "fit" between job seekers and business and industry labor profiles.

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

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The regional CEDS strategy put forth a number of economic development initiatives in the areas of attracting private investment, entrepreneurship, governance, the environment, and educating the workforce. It is not expected that the federal funds covered by this plan will be used to fund these initiatives, the City will coordinate with the regional efforts and local stakeholders to connect its service populations with economic opportunities created by the CEDS.

Discussion

MA-50 Needs and Market Analysis Discussion

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

The City has identified five target areas that have a concentration of multiple housing problems. In January 2009, the City adopted a Revitalization Master Plan in accordance with Louisiana's Parish Redevelopment Law. The purpose of the report was to document existing conditions in blighted areas within the City and to set the stage to address the revitalization needs of those areas. The blighted area in question was divided into five neighborhoods, including:

- North Alexandria Neighborhood (A-B)
- Business District Neighborhood (C)
- Lower Third Neighborhood (D)
- South Alexandria Neighborhood (E)
- Samtown/Woodside Neighborhood (F)

The concentrations of housing problems has not changed since that study. The target areas still account for the majority of affordable housing and community development needs within the City.

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

The City of Alexandria is predominantly African American, while the surrounding region is predominantly White. Per the 2013 ACS, slightly more than one third (36%) of the parish population lived within the City. By comparison, almost seven out of ten (69%) African Americans in the parish lived within the City. Asian and Hispanic/Latino populations of the city are roughly the same size (873 and 849, respectively). The city contains over half (53.9%) of the Asian population of the metropolitan region (1,618) and only one one-fifth (19.5%) of the Hispanic/Latino population of the metropolitan region (4,349).

There are several significant geographic concentrations of minorities within Alexandria. Twelve block groups on the eastern side of the City, highlighted in green on the map below, has a population of 14,867. Ninety-one percent of this population is African American. This area straddles the interstate from downtown to the southeastern border of the City. While this area is home to 28% of the City population, it accounts for almost half (47%) of the African American population and only 5% of the City's White population. The concentration is more disparate when the area is compared to the Parish as a whole. The area accounts for 12% of the Parish population, yet it accounts for a third (34%) of the Parish's African American population and roughly 1% of the White population.

In addition, there is an area west of McArthur Drive, highlighted in yellow on the map below, that has a significantly lower percentage of minority households than the City as a whole. With a population of 12,154, eighty-two percent is White. This area is home to 22% of the City population, but it accounts for

43% of the City's White population and approximately 5% of the African American population. At the Census Block Group level, the White population for these 9 Block Groups range from 72% (Block Group 124.00-1) to 88% (Block Group 123.02-3).

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

As part of the study, the City commissioned a survey to evaluate the 8,839 parcels of land within the blighted areas. The survey documented that the majority of parcels in the area suffered from disinvestment:

- 1,030 structures, only 15.5% of all, were considered to be in standard condition with no sign of structural damage or deferred maintenance;
- 3,869 residential buildings, 44% of all parcels, were in need of minor repairs that displayed an obvious need for some degree of deferred maintenance;
- 1,249 residential buildings, 14% of all parcels, were in need of major repairs that exhibited obvious, costly maintenance needed to address major systems such as roofs, foundations, and the structural integrity;
- 468 buildings were considered dilapidated, where the structure had the appearance of being unfit for human habitation and in a condition wherein the repairs would cost more than the value of the repaired home; and
- 2,223 of the parcels, 25% of all parcels, were vacant lots. A large number of these vacant lots and some properties with structures are also a part of the inventory of tax foreclosure properties transferred to the City or properties awaiting Sheriff's sale.
-

Some of these areas, such as Lower Third, also lack neighborhood-level commercial business.

Are there any community assets in these areas/neighborhoods?

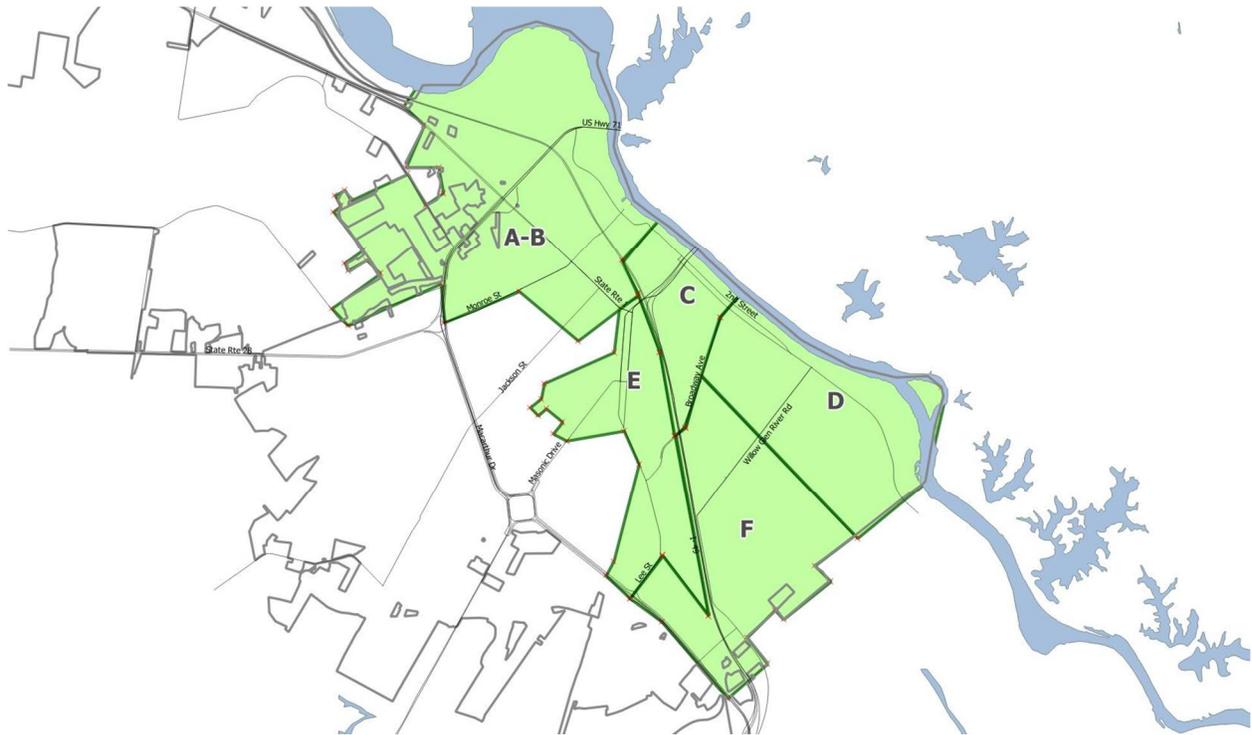
Moving forward, the City looks to grow through redevelopment rather than annexation. The locations of these neighborhoods and the availability of abandoned and vacant properties make them prime candidates for redevelopment.

Are there other strategic opportunities in any of these areas?

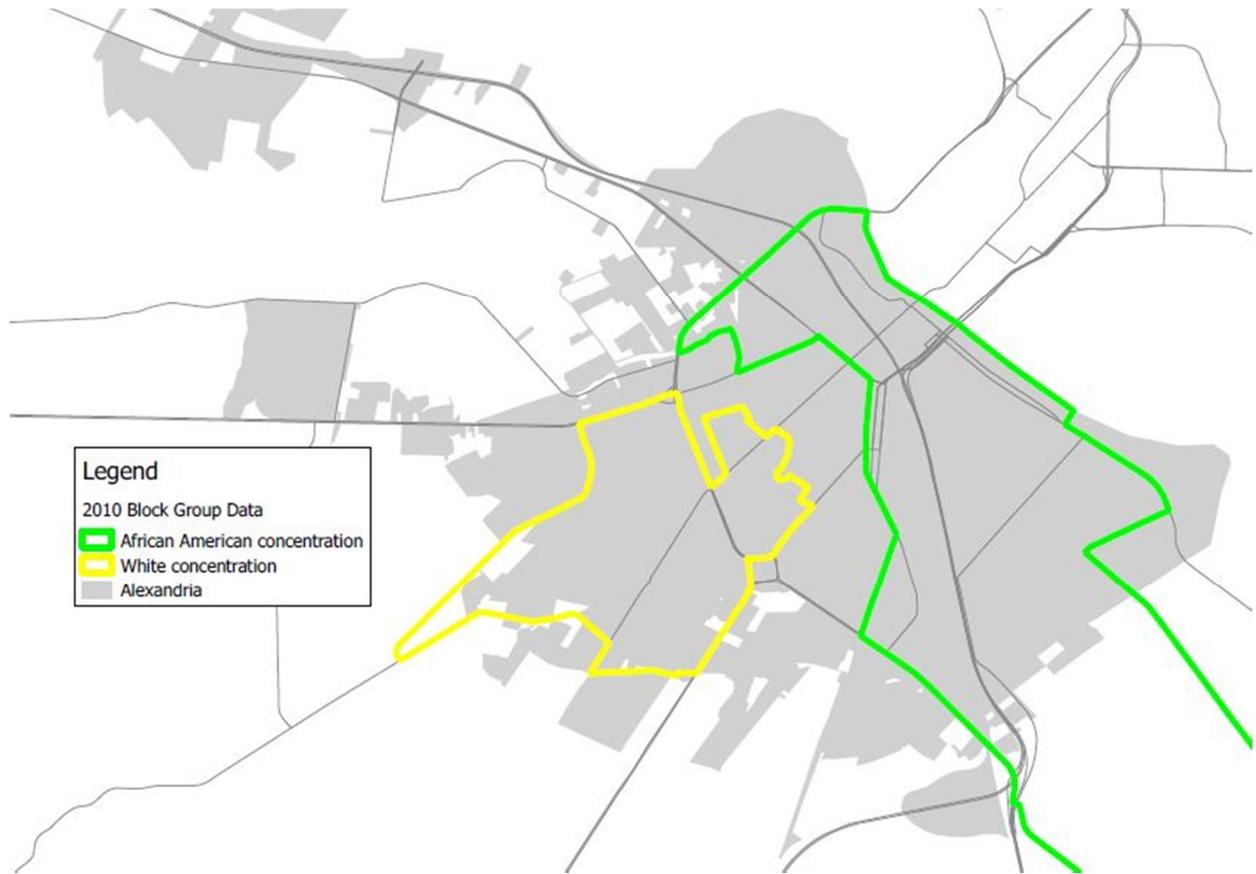
The City is pursuing three large scale opportunities in the Central Business District target area. The largest current opportunity in the targeted areas and one of the City's highest development priorities is the creation of the Central Louisiana Technical Community College's new campus downtown. The new campus will invest \$22 million into the downtown target area and is projected to generate long term investments in the surrounding area.

Also in the downtown area, the City is transferring ownership of the Alexander Fulton Hotel to private interests. Combined with upgrades and investments in the Hotel Bentley, the City should receive a boost from convention business.

Finally, the City plans on investing approximately \$8 million in improvements to the riverfront. The City expects to generate an additional \$32 million in private investment. The target area runs generally from the riverside park near Rapides Regional Medical Center to a small park south of the Purple Heart Memorial Bridge.



CDBG Target Areas



Racial Concentrations

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

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

AFFORDABLE HOUSING

The City estimates it will budget about half of its available resources to housing. The City will provide all of its HOME funds to its CHDO to subsidize the development of new affordable units. This is due in part to the small allocation of HOME funds. If the size of the HOME allocation increases, the City may revisit the use of HOME funds for comprehensive housing repair. CDBG funds will continue to fund the City's two housing rehabilitation programs, Weatherization and Senior Minor Repair.

ELIMINATION OF BLIGHT

Approximately twenty percent of available funds will be used for the elimination of blighted conditions. This includes Code Enforcement, Demolition/Clearance of Blighted Properties, and a public service called Succession and Legal Fees.

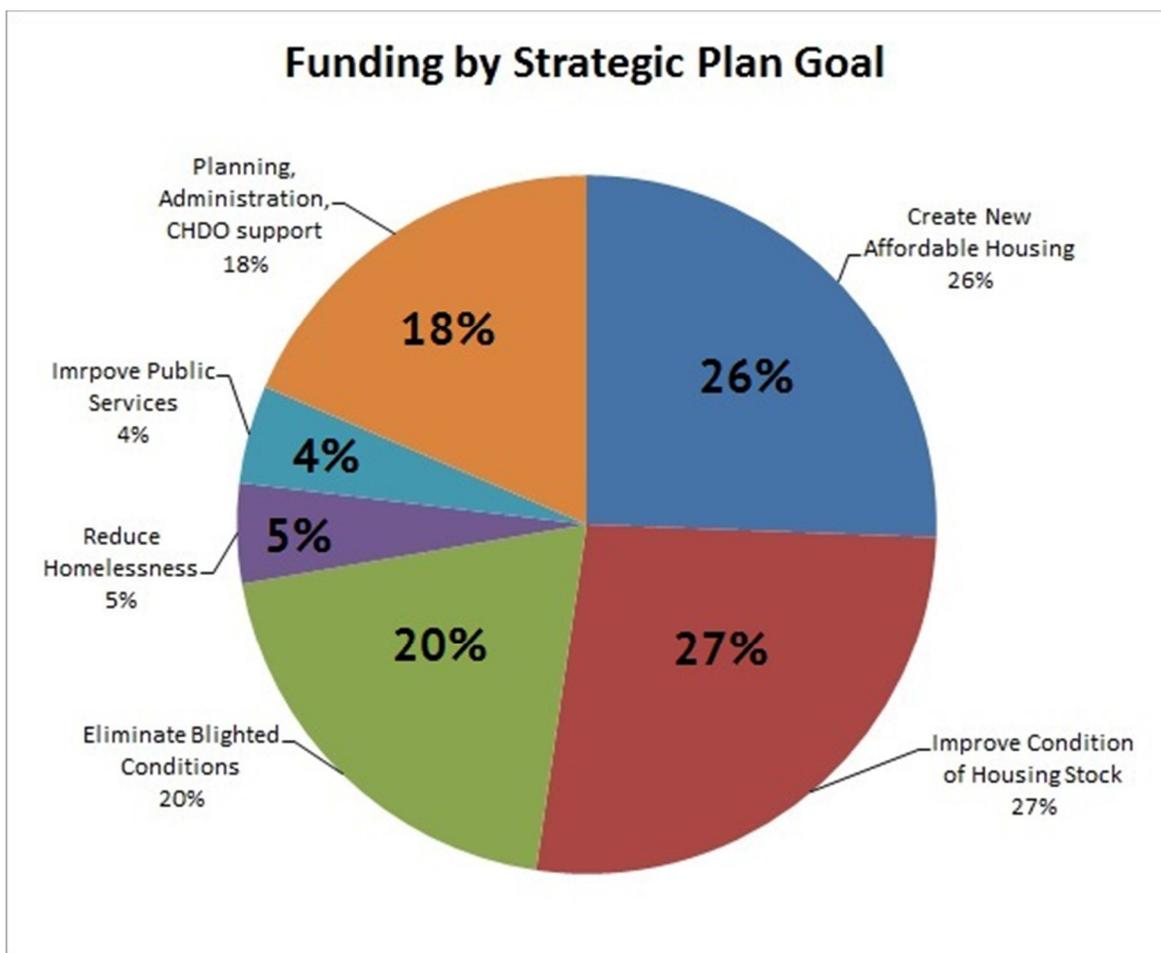
HOMELESS AND SPECIAL NEEDS

An additional ten percent of funds are budgeted for programs that serve homeless and special needs

populations. This includes the support of a new Homeless Resource Center, a service aimed at diverting homeless and near homeless away from the shelter environment and to alternative living arrangements.

The remainder of available funds will be used for planning, administration, and operating support for CHDO organizations who develop affordable housing within the City.

Staff estimates that 90% of funds will be used within the CDBG Target Area. While most of the programs administered by the City will be available on a City-wide basis, the target areas have higher levels of need. A description of the target areas are included in the Geographic Priorities section.



Funding by Goal

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CDBG Target Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	<p>The CDBG Target Area includes five neighborhoods listed below. For their associated boundaries, please refer to the map on the Geographic Priorities section.</p> <ul style="list-style-type: none"> • North Alexandria Neighborhood (A-B) • Business District Neighborhood (C) • Lower Third Neighborhood (D) • South Alexandria Neighborhood (E) • Samtown/Woodside Neighborhood (F)

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>As part of the Revitalization study, the City commissioned a survey to evaluate the 8,839 parcels of land within the CDBG target areas. While the study is somewhat dated, City staff feel that the situation in these neighborhoods is little changed from the time of the study.</p> <p>The survey documented that the majority of parcels in the area suffered from disinvestment:</p> <ul style="list-style-type: none"> • 1,030 structures, only 15.5% of all, were considered to be in standard condition with no sign of structural damage or deferred maintenance; • 3,869 residential buildings, 44% of all parcels, were in need of minor repairs that displayed an obvious need for some degree of deferred maintenance; • 1,249 residential buildings, 14% of all parcels, were in need of major repairs that exhibited obvious, costly maintenance needed to address major systems such as roofs, foundations, and the structural integrity; • 468 buildings were considered dilapidated, where the structure had the appearance of being unfit for human habitation and in a condition wherein the repairs would cost more than the value of the repaired home; and • 2,223 of the parcels, 25% of all parcels, were vacant lots. A large number of these vacant lots and some properties with structures are also a part of the inventory of tax foreclosure properties transferred to the City or properties awaiting Sheriffs sale. <p>These figures show that in the Target Area, home maintenance is being deferred, and nearly two-thirds of the housing stock is in need of minor or major repairs, or needs to be demolished. Additionally, over 25% of the parcels are vacant lots.</p>
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<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City's public participation and consultation process reaffirmed that the majority of need within the City is concentrated in the CDBG target areas. The citizen participation process included neighborhood meetings in each of the five neighborhoods included in the target area. Two representatives from each of the neighborhoods also sit on the Citizen Advisory Group. A summary of all comments received through these outreach efforts is attached to this plan.</p> <p>The level of need within the CDBG target areas was confirmed through the consultation process, especially in discussions with the public housing authority, Inner City Revitalization Corp, and the Central Louisiana Homeless Coalition.</p>
<p>Identify the needs in this target area.</p>	<p>As described above, the major needs of the target areas are in the areas of blight elimination and affordable housing. Residents in the area would like to see a reinvestment in the owner occupied housing (i.e. single family housing). Some areas, such as the Lower Third, also suffer from a lack of retail establishments. An increase in retail establishments would increase job opportunities and create a more livable neighborhood. In terms of infrastructure, drainage improvements, streetscapes and sidewalks were identified as needs during the planning process.</p>

	<p>What are the opportunities for improvement in this target area?</p>	<p>The City is pursuing three large scale opportunities in the Central Business District target area:</p> <p>The largest current opportunity in the targeted areas and one of the City's highest development priorities is the creation of the Central Louisiana Technical Community College's new campus downtown. The new campus will invest \$22 million into the downtown target area and is projected to generate long term investments in the surrounding area.</p> <p>Also in the downtown area, the City is transferring ownership of the Alexander Fulton Hotel to private interests. Combined with upgrades and investments in the Hotel Bentley, the City should receive a boost from convention business.</p> <p>Finally, the City plans on investing approximately \$8 million in improvements to the riverfront. The City expects to generate an additional \$32 million in private investment. The target area runs generally from the riverside park near Rapides Regional Medical Center to a small park south of the Purple Heart Memorial Bridge.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>Two of the largest barriers facing improvements to these areas are "heir properties" and potential flooding.</p> <p>Heir properties refer to properties that have been inherited by more than one family member where the deed transfer has not taken place correctly. As a result, more than one person has an interest in the property which makes it difficult to sell. A large number of properties within the target areas are heir properties with clouded title which makes it difficult for the City to acquire and redevelop them.</p> <p>The flood zone designation means that residents must carry flood insurance when receiving federal dollars for the improvement of their property. This prevents the City from investing large amounts of rehabilitation dollars into the housing stock in those areas as the flood insurance adds a large ongoing cost to the homeowner.</p>
2	<p>Area Name:</p>	<p>City Wide</p>
	<p>Area Type:</p>	<p>Local Target area</p>

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	This area includes the entire City of Alexandria.
Include specific housing and commercial characteristics of this target area.	The Market Analysis section of the plan describes the City's housing and commercial characteristics. Please refer to that section of the plan.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Not applicable.
Identify the needs in this target area.	Not applicable.
What are the opportunities for improvement in this target area?	Not applicable.
Are there barriers to improvement in this target area?	Not applicable.

General Allocation Priorities

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

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.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly
	Geographic Areas Affected	CDBG Target Areas City Wide
	Associated Goals	Create New Affordable Housing Homebuyer Assistance Housing Rehabilitation Administration & CHDO Operating

	Description	<p>The City will focus a large portion of its resources and efforts in addressing the affordable housing needs of homeowners within the City. Given its limited resources, the City feels it can make the greatest impact by providing small improvements, such as weatherization assistance, to existing owner housing stock. The City also recognizes for more affordable rental units in standard condition.</p> <p>There are 2,200 homeowners (23% of all owners) who have one of the four HUD-designated housing problems, including cost burden, overcrowding, incomplete plumbing, and incomplete kitchen. Cost burden is by far the most prevalent issue, accounting for 91% of the problems (a total of 2,005 households); the other three problems only account for 9% of the problems (a total of 195 households). Two-thirds of the problems are experienced by income-eligible owners earning less than 80% of area median income. In addition to cost burden-related problems, the condition of much of the owner-occupied housing stock within the City is substandard, especially within the CDBG target areas.</p> <p>There are 4,460 renters (58% of all renters) who have one of the four HUD-designated housing problems, including cost burden, overcrowding, incomplete plumbing, and incomplete kitchen. Cost burden is by far the most prevalent issue, accounting for 96% of the problems (a total of 4,265 households); the other three problems only account for 4% of the problems (a total of 195 households). Ninety-three percent of the problems are experienced by income-eligible renters earning less than 80% of area median income. In addition to cost burden-related problems, the condition of much of the single-family renter-occupied housing stock within the City is substandard, especially within the CDBG target areas.</p>
	Basis for Relative Priority	<p>The rehabilitation, renovation, and replacement of older homes were considered a very high priority among the residents. Affordable housing, and increased housing assistance resources, particularly for senior citizens, was deemed a major need for the community. Housing concerns were cited as a need in all meetings. Residents who participated in the community meetings felt that it was imperative to eliminate boarded-up homes as they attracted drug dealers and other criminal elements into the neighborhood.</p>
2	Priority Need Name	Homeless
	Priority Level	High

	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	CDBG Target Areas City Wide
	Associated Goals	Reduce Homelessness Administration & CHDO Operating
	Description	According to the latest Point in Time counts, there was a total of 128 sheltered homeless and 13 unsheltered homeless. Of the sheltered homeless, 98 persons (77%) were in "adult only" households while 30 persons (23%) were in families with children. Nineteen of the sheltered clientel were considered "chronic homeless". Of the unsheltered homeless, all thirteen individuals were adults, nine of whom were considered "chronic". As mentioned above, it is assumed that there is a large population of "near-homeless" within the City that are not captured by the point in time count.
	Basis for Relative Priority	Homelessness is designated as a high 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 two proposed uses of funding related to homelessness, the Homeless Resource Center and the Bus Ticket Program, will be able to use small amounts of funding to make large impacts.
3	Priority Need Name	Non Homeless Special Needs
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	CDBG Target Areas City Wide
	Associated Goals	Administration & CHDO Operating
	Description	Non-homeless special needs populations within the City, especially the elderly, are considered a high priority for funding under this Consolidated Plan. There are a large number of elderly homeowners throughout the City who live on fixed incomes and cannot afford even minor repair to their homes. The deferred maintenance on these properties can contribute to the overall deterioration of the neighborhood.
	Basis for Relative Priority	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.
4	Priority Need Name	Non Housing Community Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CDBG Target Areas City Wide
	Associated Goals	Elimination of Blighted Properties Improve Neighborhood Infrastructure Improve Public Services Administration & CHDO Operating

	Description	<p>The large number of blighted and abandoned properties is perhaps the most pressing community development need within the City, based on input from residents, the consultation process, and discussions with city staff. According to one recent study, dilapidated structures accounted for seven percent of all properties within the CDBG target areas, totaling 468 properties.</p> <p>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 streetscape and lighting, drainage improvements, and transit-related improvements such as benches at bus stops.</p> <p>Public Facilities and services related to homelessness or non-homeless special needs populations are discussed under those priorities.</p>
	Basis for Relative Priority	<p>As stated above, elimination of blighted properties is perhaps the most pressing community development need based on input from residents, the consultation process, and discussions with city staff. 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. The City considers these types of improvements to be high priority but will most likely continue to use non-federal funds unless the size of the allocations increase.</p>
5	Priority Need Name	Public Housing
	Priority Level	Low
	Population	Public Housing Residents
	Geographic Areas Affected	CDBG Target Areas City Wide
	Associated Goals	
	Description	<p>The public housing authority currently owns and operates 590 units of traditional public housing. In addition, the public housing authority administers 1,114 Housing Choice Vouchers. The public housing was designated as "troubled" but has made great strides since then by drastically reducing the number of vacant units and improving the condition of its units. The authority has also improved fiscal management. It has eliminated its budget deficit and is now operating with a surplus.</p>

	Basis for Relative Priority	Public housing is assigned a low priority relative to the other affordable housing and community development 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.
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Narrative (Optional)

The results of the needs assessment, citizen outreach, and consultation process indicate the needs of the community have not significantly changed from the last five year plan. The most pressing needs continue to be a large number of blighted properties and substandard condition of housing, especially within the neighborhoods identified as CDBG target areas. Other priority needs include affordable housing, including the addition of new affordable units and the rehabilitation of existing housing stock, homelessness, and non-homeless special needs populations, especially the elderly.

For each need described above, the City indicated a relative high priority or low priority. A high priority need is one that the City will focus its available time, effort, and resources to address. A low priority indicates that the resources available through this plan will not be used to address the need. It should be noted that a low priority need does not mean the need does not exist or the City will not take action to address that need. For example, public housing was designated as a low priority. However, the City will coordinate closely with the AHA to ensure the AHA meets their goals, but since the AHA receives adequate funding to meet its needs, the City will use its limited resources elsewhere.

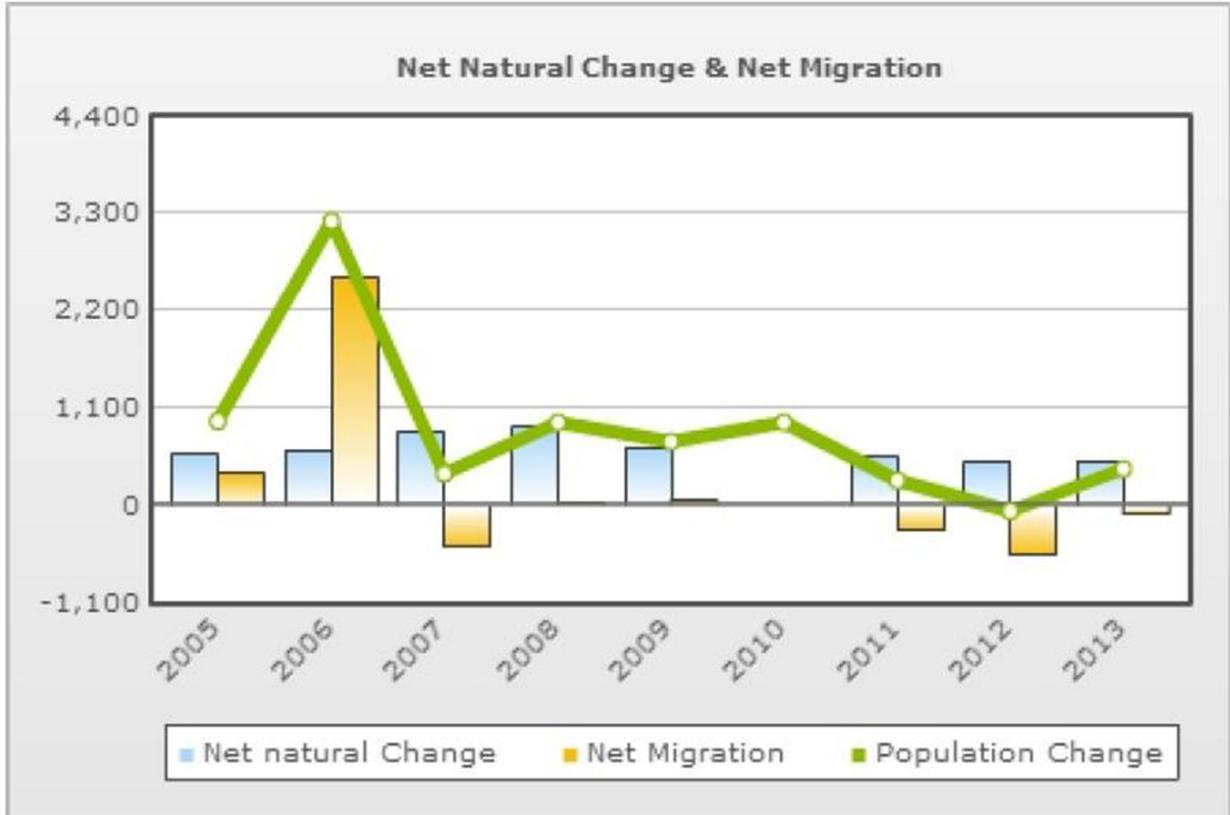
SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The cost of rental housing within the market is reasonable for most income levels, but it is too high for a number of residents within the City at the lowest incomes. A minimum wage earner, earning \$7.25 per hour, must work approximately 72 hours per week every year to afford a two bedroom apartment set at Fair Market Rent. According to the latest CHAS data, 1,128 extremely low income renter households and 870 low income renter households have a severe cost burden where more than half of their incomes go to toward housing costs. While this type of data supports the use of funds for tenant-based rental assistance, the City feels the funds are better used to improving the physical housing stock within the neighborhood.</p>
TBRA for Non-Homeless Special Needs	<p>Monthly Supplemental Security Income (SSI) payments, a common form of income for persons with special needs, for an individual average \$721. At this amount, \$216 in monthly rent is affordable. The one-bedroom FMR is \$540 or 76% of the renter's income, leaving very little funds (\$162) for other needs such as food and transportation. Based on this data, there is clearly a market-based need for tenant-based rental assistance for persons with special needs. As mentioned above, the City feels that from a strategic standpoint, physical improvements to existing housing stock make a greater impact on the neighborhoods than tenant based rental assistance.</p>
New Unit Production	<p>A review of the new housing starts in recent years reveals that a considerable portion of the units, close to 20 percent, were subsidized using affordable housing funds such as Low Income Housing Tax Credits. Hideaway Crossing (75 units), The Gates at Riverchase (56 units), the Goldonna subdivision (37 units), and Riverbend Phase IV (20 units) are all examples. This is a strong indicator that the market itself is not able to produce affordable housing units and new developments require subsidies.</p> <p>In regard to development for owner-occupied housing, there has been little activity in the CDBG target areas despite the wide availability of vacant lots for in-fill development. Current market conditions would allow for new in-fill development within these older neighborhoods, but market demand may not be sufficient.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	The age and condition of existing housing stock within the City clearly speaks to the need for rehabilitation. The City will use its limited funds to focus on minor rehabilitation in order to get the greatest impact in the community. While weatherization may not greatly enhance the outward appearance of the home, the monthly savings realized through weatherization will make the home much more affordable to the homeowner.
Acquisition, including preservation	In October 2014, there were a total of 192 homes listed for sale within Alexandria. The median asking price was \$111,000. Most units (84%) included 3 or more bedrooms and the average size was approximately 1,500 square feet. Overall, homeownership within Alexandria is within reach and affordable to most income levels. Given the median sales price of \$111,000 and using current mortgage rates and terms, a family earning \$29,000 could afford to buy the median priced home. This income qualifies as “moderate income” for any household with two or more persons. Two minimum-wage workers earning working full-time throughout the year gross roughly \$29,000. As such, the City will use a portion of its funds to make homeownership more affordable.

Table 49 – Influence of Market Conditions



Data Source: U.S. Census Bureau Population Estimates

Population Trends 2005-2013

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

Introduction

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG) 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, including 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 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	438,950	0	0	438,950	1,755,800	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	167,201	0	0	167,201	668,804	

Table 50 - Anticipated Resources

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

City will satisfy Match requirements of the HOME program through CHDO 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

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

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ALEXANDRIA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Alexandria Housing Authority	PHA	Public Housing	Jurisdiction
INNER-CITY REVITALIZATION CORPORATION	CHDO	Ownership Rental	Jurisdiction
Central Louisiana Coalition to End Homelessness	Continuum of care	Homelessness Rental	Region
THE SHEPHERD CENTER OF CENTRAL LOUISIANA	Non-profit organizations	Homelessness Rental	

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

The largest gap within the institutional delivery system is the lack of an emergency shelter for women. While no agency has stepped forward with a proposal to establish an emergency shelter for women, the

City discussed with the Continuum of Care and some of its members the possibility of working with the local network of churches to provide emergency shelter services on a “round-robin” basis using facilities in place for disaster responsiveness. The City will explore this possibility further in the course of the program year.

Currently, the City only has one active 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. As part of this planning process, the City consulted 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. The City will also explore the possibility of working with a non-profit organization or program such as Youthbuild to assist with its housing programs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	

Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

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

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system for the special needs and homeless population within the City has many strengths. The Continuum of Care is made up of a number of dedicated organizations that work well together. The fact that the Continuum is on track to end chronic homelessness and veterans homelessness in 2015 and all homelessness by 2020 is testament to those strengths.

The major gap in the local service delivery system for persons experiencing homelessness is the lack of emergency shelter for women. Overall, a lack of rental housing in standard condition that is affordable to households at or below 30% of median income could be considered another gap.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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

First, the City will work with the Continuum to explore alternative solutions to an emergency women's shelter. During discussions with homeless providers during the planning process, there was discussion of working with an interfaith group of churches to use space currently reserved for disaster response for emergency shelter on a "round-robin" basis where one church or organization would sponsor each month.

The City has identified a weakness in that there is only one qualified CHDO in its area. To address this, the City will reach out to organizations to gauge interest in becoming certified as a CHDO. Another option would be to sponsor the creation of a new CHDO. In its discussions with the public housing agency, the public housing agency expressed an interest in creating a subsidiary organization that might be able to serve as a CHDO.

In recent years, the City has struggled to find contractors willing to participate in its housing repair programs. Over the course of this plan, the City will explore potential ways to increase contractor interest, such as changing the bidding process, and ways to attract other qualified firms to provide rehab services. The City will reach out to the Parish Youthbuild program to see if Youthbuild could coordinate with some of the City's housing programs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create New Affordable Housing	2015	2019	Affordable Housing	CDBG Target Areas City Wide	Affordable Housing	CDBG: \$0 HOME: \$710,604	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
2	Homebuyer Assistance	2015	2019	Affordable Housing	CDBG Target Areas City Wide	Affordable Housing	CDBG: \$65,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Housing Rehabilitation	2015	2019	Affordable Housing	CDBG Target Areas City Wide	Affordable Housing	CDBG: \$810,000 HOME: \$0	Homeowner Housing Rehabilitated: 180 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Elimination of Blighted Properties	2015	2019	Non-Housing Community Development	CDBG Target Areas City Wide	Non Housing Community Development	CDBG: \$605,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted Buildings Demolished: 60 Buildings Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit
5	Reduce Homelessness	2015	2019	Homeless	CDBG Target Areas City Wide	Homeless	CDBG: \$90,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted
6	Improve Neighborhood Infrastructure	2016	2019	Non-Housing Community Development	CDBG Target Areas	Non Housing Community Development	CDBG: \$50,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4795 Persons Assisted
7	Improve Public Services	2015	2019	Non-Housing Community Development	CDBG Target Areas City Wide	Non Housing Community Development	CDBG: \$137,500 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 275 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Administration & CHDO Operating	2015	2019	Administration	CDBG Target Areas City Wide	Affordable Housing Homeless Non Homeless Special Needs Non Housing Community Development	CDBG: \$437,250 HOME: \$125,401	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Create New Affordable Housing
	Goal Description	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 is based on the assumption that HOME funding will remain fairly constant over the period of the plan.
2	Goal Name	Homebuyer Assistance
	Goal Description	The City will use available funds to help homebuyers with the purchase of their homes. The City will also support homebuyer education classes to ensure potential homebuyers are ready for homeownership. By increasing the homeownership rate, residents will have a greater stake in the quality of their neighborhoods.

3	Goal Name	Housing Rehabilitation
	Goal Description	<p>The City will continue to fund its two minor rehabilitation programs: the Senior Minor Repair Program and the Weatherization Program. Each program provides up to \$5,000 of assistance that is forgivable after five years.</p> <p>Senior Minor Repair can include a variety of work but prioritizes repairs that increase the health and safety of the unit. The goal of the Senior Minor Repair program is to assist senior homeowners to address deferred maintenance issues that could not otherwise afford to address and will allow the owner to maintain independent living within their home.</p> <p>Eligible improvements under the Weatherization Program includes storm windows, attic insulation, caulking/sealing, energy efficient bulbs, and the replacement of ill-fitting doors. The goal of the Weatherization Program is to help reduce the monthly operating cost of the home thereby making homeownership more affordable for the owner.</p>
4	Goal Name	Elimination of Blighted Properties
	Goal Description	<p>The City will fund three programs to eliminate blighted conditions within its jurisdiction: Demolition, Code Enforcement, Succession & Legal Services.</p> <p>CDBG will fund demolition and clearance of vacant, abandoned, and deteriorated structures in order to eliminate specific conditions of blight or physical decay. The City estimates it will be able to demolish 60 blighted properties through this program over the five year period.</p> <p>CDBG will fund a code enforcement program to address substandard vacant units within target areas to attempt to arrest the blighting influence these units have in neighborhoods. The City estimates that this program will address 150 blighted properties.</p> <p>CDBG funds will pay for legal services for income-eligible homeowners who own property with clouded title due to succession. This program will help remove obstacles to redevelopment 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.</p>

5	Goal Name	Reduce Homelessness
	Goal Description	<p>Over the course of the plan, the City will support the operation of a new day shelter called the Homeless Resource Center. The Center will 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 center is expected to serve 20 clients on an annual basis.</p> <p>CDBG funds will also subsidize transportation for homeless who need assistance in travelling to the homes of friends and family who are able to provide shelter. This program is aimed at diverting persons from the homeless shelter system directly into more stable housing. 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. The City estimates it will assist 80 homeless individuals through this program.</p>
6	Goal Name	Improve Neighborhood Infrastructure
	Goal Description	<p>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.</p>
7	Goal Name	Improve Public Services
	Goal Description	<p>The City expects to use available federal funding to create new or improved public services for low and moderate income persons within the City. The City's primary focus at the beginning of the plan will be to increase public services for the elderly population. Through the Senior Vision Care Program, the City will subsidize vision screening and the purchase of eye glasses for low income seniors.</p> <p>It should be noted that public services related to other, more specific Strategic Plan goals, such as the Bus Ticket Program (homeless) and th Succession Legal Fees Program (elimination of blighted properties) are not included under this goal as well.</p>

8	Goal Name	Administration & CHDO Operating
	Goal Description	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.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Over the course of the five year plan, the City estimates that it will subsidize the development of five to ten HOME-assisted units. The number of units will be dependent on the size of future HOME allocations and the type of housing projects undertaken by the CHDO.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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

Activities to Increase Resident Involvements

The Alexandria Housing Authority has policies and procedures currently in place to encourage active participation from residents. There are monthly resident council meetings held at each of the developments. Residents are invited to meet and greet, share their concerns and organize activities for their developments. One or more employees of the AHA are always present to answer questions and document the concerns of the residents. In addition, one resident is appointed to the Board of Commissioners. The AHA conducts periodic customer satisfaction surveys as a means for residents to discreetly voice their concerns and to ensure that the best possible customer service is being provided by the agency. In regard to homeownership, the AHA is planning to offer homeownership as an option through its Housing Choice Voucher Program.

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

Yes

Plan to remove the 'troubled' designation

The AHA was designated as troubled in 2011. After hiring a new executive director in 2012, the AHA has made great strides toward removing the troubled agency designation. The agency now operates with a surplus where before it was running a deficit. The agency made significant progress in reducing its vacancy rates and has also made progress in the rehabilitation and repair of its units. While the City will not be providing any federal funds to the AHA, the City will coordinate and work with the AHA over the course of the five year plan to ensure it continues on its path to the removal of the troubled designation.

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

Barriers to Affordable Housing

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.

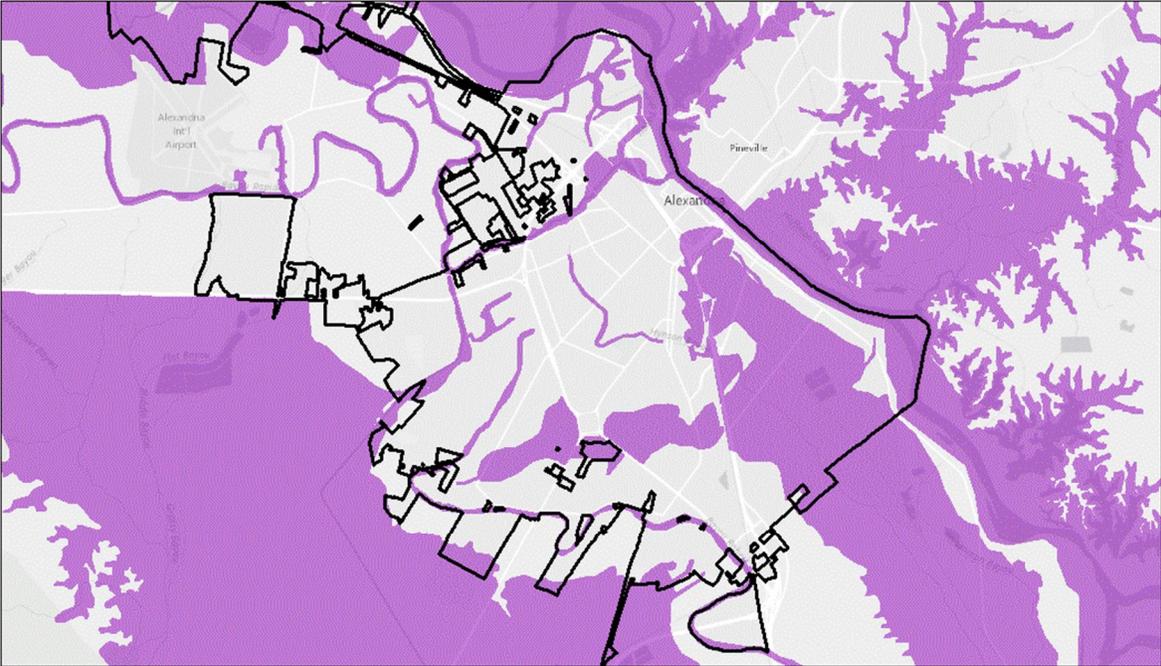
Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Beginning in the first year of this Strategic Plan, the City will fund a legal services program aimed at assisting current owners in the City with ensuring their homes do not have issues with clouded title upon sale or transfer. This should help prevent additional properties from becoming blighted and abandoned when the current residents transfer the property.

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 affects 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.

The map below details flood zones in purple.

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



100 year Flood Zones

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

The City, through the Continuum, will continue to support the existing emergency and transitional shelters in place. The City will also provide support to the new day shelter that will provide ongoing supportive services to homeless individuals. The City will also be funding a pilot project to divert households on the verge of homelessness away from the shelter environment to alternative living situations with friends and families.

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 can end chronic homelessness in the region by the end of 2015.

Locally, resources for homeless veterans are plentiful. Through the use of VASH and SSVF, the CoC believes it can end veteran homelessness by the end of 2015. 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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

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

1. Foster Care

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

2. Health Care

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

3. Mental Health

Volunteers of America has been designated by the CoC as the agency that provides linkages between the mental health system and the homeless system. Volunteers of America has several programs that are not CoC-funded that link persons to resources available to ensure housing stability, and also has three PSH CoC-funded programs that serve only those chronically homeless individuals/families who

have a mental illness. With mental illness the leading cause of homelessness locally, having a PSH program where beds are designated specifically for this population ensures that no mentally ill person leaving a mental health facility will be homeless.

4. Corrections

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

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

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

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

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

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

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

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

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

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

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

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

In terms of coordinating poverty reduction efforts and the affordable housing actions of this plan, the City will comply with the Section 3 requirements. The purpose of Section 3 is ensure that low and extremely low income persons, including those in poverty, benefit when the use of federal funds results in the creation of new job opportunities.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Expected Resources

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

Introduction

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG) 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, including 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 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	438,950	0	0	438,950	1,755,800	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	167,201	0	0	167,201	668,804	

Table 54 - 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 CHDO 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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create New Affordable Housing	2015	2019	Affordable Housing	CDBG Target Areas City Wide	Affordable Housing	CDBG: \$0 HOME: \$141,120	Homeowner Housing Added: 2 Household Housing Unit
2	Homebuyer Assistance	2015	2019	Affordable Housing	CDBG Target Areas City Wide	Affordable Housing	CDBG: \$13,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Housing Rehabilitation	2015	2019	Affordable Housing	CDBG Target Areas City Wide	Affordable Housing	CDBG: \$162,000 HOME: \$0	Homeowner Housing Rehabilitated: 36 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Elimination of Blighted Properties	2015	2019	Non-Housing Community Development	CDBG Target Areas City Wide	Non Housing Community Development	CDBG: \$121,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted Buildings Demolished: 12 Buildings Housing Code Enforcement/Foreclosed Property Care: 30 Household Housing Unit
5	Reduce Homelessness	2015	2019	Homeless	City Wide	Homeless	CDBG: \$28,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 32 Persons Assisted
6	Improve Public Services	2015	2019	Non-Housing Community Development	City Wide	Non Housing Community Development	CDBG: \$27,500 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 55 Persons Assisted
7	Administration & CHDO Operating	2015	2019	Administration	City Wide	Affordable Housing Homeless Non Homeless Special Needs Non Housing Community Development	CDBG: \$87,450 HOME: \$25,080	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Create New Affordable Housing
	Goal Description	Funds will be provided to a qualified Community Housing Development Organization (CHDO) to develop or rehabilitate affordable housing. 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 two new affordable units.
2	Goal Name	Homebuyer Assistance
	Goal Description	The City will fund two projects to accomplish this goal. First, the City will provide funding for a homebuyer education class. Homebuyer education can help prepare buyers for the purchase, provide information on homeownership entails, and increase the likelihood that the buyer will maintain their home. In addition, the City provide funds directly to buyers in the form of a loan to make the home purchase more affordable. The City estimates helping two buyers with direct financial assistance.
3	Goal Name	Housing Rehabilitation
	Goal Description	The City will fund two homeowner repair programs: Weatherization and Senior Minor Repair.
4	Goal Name	Elimination of Blighted Properties
	Goal Description	The City will fund three programs aimed at meeting this goal: Code Enforcement, Demolition/Clearance, and Succession/Legal Fees.
5	Goal Name	Reduce Homelessness
	Goal Description	The City will fund two programs aimed at meeting this goal: operating support for the new Homeless Resource Center, and the Bus Ticket Program.
6	Goal Name	Improve Public Services
	Goal Description	In this program year, the City will provide funding to a program that provides vision screening and eye glasses for seniors within the City.

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. Funds will also be made available to certified Community Housing Development Organizations (CHDOs) who are actively pursuing HOME-eligible affordable housing projects within the City.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will fund a total of 14 projects in the 2015 program year. Approximately half of the available funds will be used for affordable housing, twenty percent will be used for the elimination of blighted conditions, ten percent will address the needs of homeless and non-homeless special needs populations, and the remainder of the funds will be used for planning, administration, and operating support for non-profit developers who are actively pursuing affordable housing projects within the City.

Projects

#	Project Name
1	CDBG Program Administration
2	Code Enforcement
3	Weatherization Program
4	Senior Minor Housing Repair Program
5	Demolition/Clearance
6	CHDO Operating Funds
7	HOME Program Administration
8	Homebuyers Assistance Program (HAP)
9	Senior Care Vision Program
10	Succession and Legal Fees
11	Bus Ticket Program
12	Homeless Resource Center
13	Homebuyer Education
14	New Housing Development

Table 56 – 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. For example, HOME dollars must be used for affordable housing. Only 15% of CDBG funds can be used for public service activities.

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 awomen.

AP-38 Project Summary
Project Summary Information

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 Public Housing
	Funding	CDBG: \$87,450
	Description	Provide oversight, management, monitoring and coordination of federal CDBG funds received from dept of HUD
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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	Code Enforcement
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Elimination of Blighted Properties
	Needs Addressed	Non Housing Community Development
	Funding	CDBG: \$30,000
	Description	Continue a code enforcement program for substandard vacant units within CDBG target areas to attempt to arrest the blighting influence these units have in neighborhoods.
	Target Date	4/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	30 units inspected. All of the residents within the CDBG target area will receive an indirect benefit from increased code enforcement.
	Location Description	
	Planned Activities	Code Enforcement (24 CFR 570.202(c)) Low Mod Area (LMA) national objective (24 CFR 570.208(a)(1))
3	Project Name	Weatherization Program
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$87,000
	Description	CDBG will fund minor housing repairs that address weatherization issues.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	17 low-income homeowners
	Location Description	
	Planned Activities	14A: Single-Unit Residential Rehabilitation (24 CFR 570.202) LMH: Low Mod Housing (LMH) national objective (24 CFR 570.208(a)(3))
4	Project Name	Senior Minor Housing Repair Program
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$75,000
	Description	CDBG will fund minor housing repairs for senior homeowners.
	Target Date	4/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	15 low-income homeowners over the age of 65.
	Location Description	
	Planned Activities	14A: Single-Unit Residential Rehabilitation (24 CFR 570.202) LMH: Low Mod Housing (LMH) national objective (24 CFR 570.208(a)(3))
5	Project Name	Demolition/Clearance
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Elimination of Blighted Properties
	Needs Addressed	Non Housing Community Development
	Funding	CDBG: \$87,000
	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	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Removal of 12 blighted and abandoned properties. All of the residents living within the vicinity of the formerly blighted property will receive a benefit.
	Location Description	
	Planned Activities	Clearance/Demolition (24 CFR 570.201(d)) Slum Blight Spot (SBS) 570.208(b)(2)
6	Project Name	CHDO Operating Funds
	Target Area	City Wide
	Goals Supported	Create New Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$8,360
	Description	Funds will provide an operating subsidy to designated CHDOs actively pursuing affordable housing development in the City of Alexandria.
	Target Date	4/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	1 Non-profit Housing Developer (CHDO)
	Location Description	Not applicable
	Planned Activities	Operating Costs of a qualified CHDO organization.
7	Project Name	HOME Program Administration
	Target Area	City Wide
	Goals Supported	Create New Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$16,720
	Description	Provide oversight, management, monitoring and coordination of federal funds received from the Department of HUD.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	General Administration of the HOME grant.
8	Project Name	Homebuyers Assistance Program (HAP)
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$10,000
	Description	Provide assistance to low-income First Time Homebuyers to cover some closing cost when purchasing a new home.
	Target Date	4/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	2 income-eligible first-time homebuyers.
	Location Description	
	Planned Activities	Direct Homeownership Assistance (24 CFR 570.201(n)) Low Mod Housing (LMH) national objective (24 CFR 570.208(a)(3))
9	Project Name	Senior Care Vision Program
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Improve Public Services
	Needs Addressed	Non Housing Community Development
	Funding	CDBG: \$27,500
	Description	Funds will be used to provide vision screening and eyeglasses to needy seniors.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	55 seniors
	Location Description	Not applicable.
	Planned Activities	CDBG Public Services (24 CFR 570.201(e)) Limited Clientele national objective (24 CFR 570.208(a)(2)) Presumed Benefit (Elderly)
10	Project Name	Succession and Legal Fees
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Elimination of Blighted Properties
	Needs Addressed	Non Housing Community Development
	Funding	CDBG: \$4,000
	Description	Funds will be used to assist income eligible homeowners prepare for a clear title transfer of their property.

	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 Low-Income Persons
	Location Description	
	Planned Activities	CDBG Public Services (24 CFR 570.201(e)) that will satisfy the Limited Clientele national objective (24 CFR 570.208(a)(2))
11	Project Name	Bus Ticket Program
	Target Area	CDBG Target Areas City Wide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Homeless
	Funding	CDBG: \$3,000
	Description	Funds will be used to provide transportation to homeless or near homeless individuals and families in an effort to divert clients away from the shelter environment and into other housing situations with families and friends.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 homeless or near homeless persons
	Location Description	
	Planned Activities	CDBG Public Services (24 CFR 570.201(e)) Limited Clientele national objective (24 CFR 570.208(a)(2)) Presumed Benefit (Homeless)
12	Project Name	Homeless Resource Center
	Target Area	City Wide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Homeless
	Funding	CDBG: \$25,000

	Description	Funds will be used to support the operations of a new day shelter for homeless. The shelter will provide a place to go during the day for homeless populations and will provide services and facilities such as case management, supportive services, a mailing address, internet access, and showers and laundry. One of the primary aims of the center will be to help persons build income through employment or applying for disability, if applicable.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 homeless persons
	Location Description	
	Planned Activities	CDBG Public Services (24 CFR 570.201(e)) that will satisfy the Limited Clientele national objective (24 CFR 570.208(a)(2))
13	Project Name	Homebuyer Education
	Target Area	City Wide
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$3,000
	Description	Funds will be used to provide homebuyer education to income eligible residents looking to buy their home.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	18 Low-Income Households
	Location Description	Not applicable.
	Planned Activities	05U - Housing Counseling (24 CFR 570.201(e)) LMC - Limited Clientele national objective (24 CFR 570.208(a)(2))
14	Project Name	New Housing Development
	Target Area	City Wide
	Goals Supported	Create New Affordable Housing

Needs Addressed	Affordable Housing
Funding	HOME: \$142,120
Description	Funds will be provided to a qualified CHDO to develop new affordable housing units within the City.
Target Date	4/30/2017
Estimate the number and type of families that will benefit from the proposed activities	2 low income households
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
City Wide	10

Table 57 - 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.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In the program year, the City will invest its federal resources in four affordable housing programs: CHDO Development, Down Payment Assistance, Weatherization, and Senior Housing Minor Repair. 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	36
Special-Needs	0
Total	36

Table 58 - 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	2
Rehab of Existing Units	32
Acquisition of Existing Units	2
Total	36

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

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 award of \$1,100,931 through the Capital Fund Program, which will be used to repair, renovate and/or modernize the public housing developments.

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 downpayment 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

Since being designated a Troubled Housing Authority on September 19, 2011, the Agency has been working closely with HUD to develop and implement a recovery plan that should ultimately bring the AHA out of its current status. On July 1, 2012, a new Executive Director was hired by the board of commissioners. Under his direction, the staff has begun to take a look at each of the factors leading to the troubled agency status. With the assistance of HUD, the agency has been successful at pinpointing many of the issues that have lead to low PHAS (Public Housing Assessment System) scores. The

turnaround of the agency will take time and much effort but the AHA has already begun to see changes that will ultimately make the agency sustainable.

Discussion

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 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

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 day shelter that will provide ongoing supportive services to homeless individuals. The City will also be funding a pilot project to divert households on the verge of homelessness away from the shelter environment to alternative living situations with friends and families.

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 can end chronic homelessness in the region by the end of 2015.

Locally, resources for homeless veterans are plentiful. Through the use of VASH and SSVF, the CoC believes it can end veteran homelessness by the end of 2015. 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.

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

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

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

1. Foster Care

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

2. Health Care

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

mentally ill and/or substance abusers.

3. Mental Health

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

4. Corrections

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

Discussion

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

Introduction:

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 the current program year, the City will fund a legal services program aimed at assisting current owners in the City with ensuring their homes do not have issues with clouded title upon sale or transfer. This should help prevent additional properties from becoming blighted and abandoned when the current residents transfer the property.

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 affects of the federal requirement. Potential solutions include using the federal dollars to leverage additional assistance from local lenders, subsidizing the insurance premium with CDBG funds, and making bigger per-unit investments to address flood concerns.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

In recent years, the City has experienced several obstacles to meeting the underserved needs in its community.

One of the main obstacles encountered by the City in its efforts to revitalize its target neighborhoods is clouded title on vacant and abandoned properties. State law makes it difficult for the City to clear title on these properties, which is a vital first step in redeveloping the blighted properties into useful and valuable elements of the neighborhood. In the current program year, the City will fund a legal services program with the sole purpose of assisting low-income owners within the area to establish clear title and inheritance.

In regard to its housing repair programs, the City has encountered is the lack of available contractors willing to bid on jobs offered. The City limits the amount of assistance to each property to \$5,000. The City will consider new ways to attract the contractors to work with the program, such as bidding multiple properties at once. The City will also explore the possibility of partnering with the Parish Youthbuild program that may be able to provide additional work at a lower cost.

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.

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.

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

Actions planned to develop institutional structure

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

The largest gap within the institutional delivery system is the lack of an emergency shelter for women. While no agency has stepped forward with a proposal to establish an emergency shelter for women, the City discussed with the Continuum of Care and some of its members the possibility of working with the local network of churches to provide emergency shelter services on a "round-robin" basis using facilities in place for disaster responsiveness. The City will explore this possibility further in the course of the program year.

Currently, the City only has one active 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. As part of this planning process, the City consulted 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. The City will also explore the possibility of working with a non-profit organization or program such as Youthbuild to assist with its housing programs.

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

service agencies

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

- The City will continue to play an active role in the local Continuum of Care;
- The City will coordinate with the public housing authority by sharing information about their respective programs and identifying potential areas for partnership;
- The City will reach out to Rapides Parish and explore the possibility of partnering through the Youthbuild program.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

The City 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.

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

The 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.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

Discussion:

The City will utilize the HOME affordable homeownership limits for the area provided by HUD. For Federal Fiscal Year 2014, the limit for an existing 1-unit property is \$161,000 and the limit for a new 1-unit property is \$195,000.

For the current program year, all HOME funds will be provided to the City's designated CHDO to subsidize the development of new affordable units. The CHDO was selected by the City based on its experience and capacity to develop affordable housing. Potential beneficiaries of the HOME-funded units will be income-eligible homebuyers (at or below 80% of HUD adjusted area median income, based on family size) who qualify to purchase the HOME-assisted units. The units will be sold to the first qualified buyer who makes an acceptable offer for purchase.

Attachments

Attachment "A"

**City of Alexandria – Community Development
Needs of the Five Target Neighborhoods
FY 2015
December 19, 2014 – 10:00 AM**

North Alexandria Target Neighborhood

1. Weatherization
2. Senior Minor Repair
3. Senior Vision Care
4. Demolition/Code Enforcement
5. Homeless Resource Center
6. Homebuyer Assistance

Central Business District Target Neighborhood

1. Senior Minor Repair
2. Weatherization
3. Demolition/Code Enforcement
4. Senior Vision Care
5. Homebuyer Assistance
6. Homeless Resource Center

Samtown / Woodside Target Neighborhood

1. Demolition/Code Enforcement
2. Senior Minor Repair
3. Weatherization
4. Homebuyer Assistance
5. Senior Vision Care
6. Homeless Resource Center

Lower Third Target Neighborhood

1. Demolition/Code Enforcement
2. Senior Minor Repair
3. Weatherization
4. Homeless Resource Center
5. Senior Vision Care
6. Homebuyer Assistance

South Alexandria Target Neighborhood

1. Senior Vision Care
2. Senior Minor Repair
3. Homeless Resource Center
4. Demolition/Code Enforcement
5. Weatherization
6. Homebuyer Assistance

Attachment "B"

**City of Alexandria – Community Development
Target Neighborhood Needs
FY 2015**

December 19, 2013 – 10:00 AM

Rankings of the six (6) major projects funded by CDBG dollars, based on the scores obtained from the five (5) target neighborhoods: (Attachment "A")

1. Senior Minor Repair Program
2. Demolition / Code Enforcement
3. Weatherization Program
4. Senior Vision Care Program
5. Homebuyer Assistance Program
6. Homeless Resource Center (One Stop)

Attachment "C"

**City of Alexandria – Community Development
Proposed Revenue and Expenditures**

2015 Projected Entitlement Summary (Revenue based on the 2014 Grant Award)		
CDBG 2014 Grant	\$	465,911.00
HOME 2014 Grant		<u>195,228.00</u>
Total	\$	661,139.00
(Expenditures)		
Community Development Block Grant		
Administration (20% of CDBG Grant)	\$	93,182.00
Code Enforcement		30,000.00
Demolition/Clearance		92,577.00
Weatherization Program		92,576.00
Senior Minor Repair Program		92,576.00
Senior Vision Care Program		30,000.00
Homeless Resource Center		25,000.00
Homebuyers Assistance Program (HAP)		<u>10,000.00</u>
Total	\$	465,911.00
HOME Investment Partnership Funds		
Administration (10% of HOME Grant)	\$	19,522.80
Housing Development		136,659.60
CHDO Set-aside (15% of HOME Grant)		29,284.20
CHDO Operating Expense (5% of Home Grant)		<u>9,761.40</u>
Total	\$	195,228.00

Jacques M. Roy, Mayor
City of Alexandria

Date

Attachment "D"

**City of Alexandria – Community Development
Target Neighborhood Needs
FY 2015**

December 19, 2013 – 10:00 AM

Concerns the neighborhoods asked to be forwarded to City Council and the Mayor: (In no particular ranking order)

1. Sidewalks needed on Lincoln Road
2. Street repairs at intersection of Lincoln Road and Willow Glen River Road
3. Street repairs at Lillie Grimble Avenue off of Lincoln Road (dirt street needs to go)
4. Street repairs at Southland Street
5. Street repairs at Hudson Street as well as street lights
6. Fill in ditches on Jacks Drive
7. Speed bumps on Willow Glen River Road & Lincoln Road
8. Battered Women's Shelter
9. Utility Bill Assistance Program
10. Dental Assistance Program
11. Transitional Shelter for Homless
12. Assistance to those with HIV/Aids
13. Abandoned Cars in the Sametown / Woodside Neighborhood
14. Need for a Super Market in the Target Neighborhoods
15. Need for additional Police Patrol in the Target Neighborhoods
16. Covered benches at bus stops
17. Additional Trash pick-ups
18. Need additional bus runs
19. Youth Activities at the Martin Community Center
20. Tutoring / Recreation / Basketball for after school

Attachment "E"

City of Alexandria – Community Development
2014-2015 Citizen Advisory Committee Members

The following members are recommended by the Mayor to serve a two-year term that will expire on April 30, 2016.

North Alexandria Neighborhood A-B

Donald Lathan
1519 Monroe Street
Alexandria, LA 71301
Home: 448-8813

Allene G. VanOppen
90 Prospect Street
Alexandria, LA 71301
Home: 448-1975

Lower Third Neighborhood D

Delores Gates
415 Augusta Avenue
Alexandria, LA 71301
Home: 443-0132

G. G. Metoyer
910 Papin Street
Alexandria, LA 71301
Home: 442-6737

Samtown/Woodside Neighborhood F

Amy Cheney
3708 Bermont Street
Alexandria, LA 71302
Home: 442-6322

Bobby Jordan
3604 Tulane Avenue
Alexandria, LA 71302
Home: 443-5726

Representative for Elderly/Handicapped

Nell Deville, Executive Director
Cenla Area Agency on Aging
P.O. Box 13027
Office: 484-2260

Representative for Mentally Disabled

Herbie Flynn, Executive Director
The Extra Mike, Region VI
1264 S. Hampton Drive
Alexandria, LA 71303
Office: 484-6575

Business District Neighborhood C

Elder Leon Clayton, Sr.
750 Bogan Street
Alexandria, LA 71302
Home: 792-5626

Jannease Seastrunk
Red River Bank
1412 Centre Court
Alexandria, LA 71303
Office: 561-5814

South Alexandria Neighborhood E

Helen Johnson
2407 Houston Street
Alexandria, LA 71301
Home: 443-4787

Edna Pellerin
1534 Fenner Street
Alexandria, LA 71301
Home: 613-8959

Representative for Youth

Tracey Colson-Antee
Volunteers of America-North LA
Tracey.antee@voanorthla.org
3704 Coliseum Blvd
Alexandria, LA 71303
Office: 442-8026

Representative for Persons with AIDS/HIV

Laquasha Aught Turner, Case Manager
Central LA Aids Support Services
1785 Jackson Street
Alexandria, LA 71301
Office: 442-1010

Representative for Homeless

Kendra Gauthier, Executive Director
Central Louisiana Homeless Coalition
P.O. Box 1303
Alexandria, LA 71315
Office: 443-0500

Grantee SF-424's and Certification(s)

Appendix - Alternate/Local Data Sources

1	Data Source Name Continuum of Care Consultation
	List the name of the organization or individual who originated the data set. Central Louisiana Homeless Coalition
	Provide a brief summary of the data set. Information was provided during the consultation directly from the Executive Director.
	What was the purpose for developing this data set? The data set is required by the Continuum of Care and for planning efforts such as the Consolidated Plan.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The homeless population data mostly comes from the annual Point In Time Count. Homeless facility data is managed on a continuous basis by the CoC.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Current (2014).
	What is the status of the data set (complete, in progress, or planned)? completed.