

# 2024-2025 DRAFT Annual Action Plan

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Community Development Block Grant  
and HOME Investment Partnership Act Programs



*Prepared for submission to the U.S. Dept. of HUD*  
by the City of Alexandria, Community Development Department  
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On June 25, 2024

Annual Action Plan  
2024

# Executive Summary

## AP-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 planning process, called the Consolidated Plan, began on May 1, 2020 and will end on April 30, 2025. A full copy of the Consolidated Plan is available for review at the City's Community Development Department webpage. The contents of the plan are guided by the federal regulations set forth by HUD in 24 CFR Part 91, which includes Process, Needs Assessment, Market Analysis, and Strategic Plan. As part of this Consolidated Plan, the City has also verified the "target areas", Attachment H, for slum and blight area designation.

Each year, the City prepares an Annual Action Plan that describes the projects and activities it will undertake to carry out the strategies outlined in the Consolidated Plan. This document is the fifth year Annual Action Plan, covering the period from May 1, 2024 to April 30, 2025.

The CDBG and HOME PY2023 amounts below were allocation awards announced by HUD on February 27, 2023. The City received PY2023 funds 9 months after our program start date, therefore, will have large balances to reallocate to the PY2023. See Attachment D. Our recent Substantial Amendment justified the reallocation of funds due to non-performance. A total of \$438,511 in CDBG and \$2,181,532 in HOME will be reallocated to PY2024 activities.

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.

The draft Annual Action Plan will be published for the 30-day comment period started on May 17, 2024. See Attachment A. The comment period will expire on June 17, 2024 and a public meeting will be held on June 12, 2024 for additional comments. See Attachment B. Final adoption by City Council in a public hearing will be held on June 25, 2024. See Resolution #yy-2024, Attachment C.

2. Summarize the objectives and outcomes identified in the Plan

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

N/A

3. Evaluation of past performance

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

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

Evaluation Past Performance

- The City acknowledges that 90% of the housing stock in the target areas are built pre-1978 and have significant Lead Based Paint (LBP) hazards. In 2020, the City was awarded a \$3,000,000 Lead Remediation Grant to focus on interim controls and abatement of LBP units so that later Rehab Activities would be able to serve a larger pool of LMI housing. However, in mid-2024, the City opted out of participation in the remainder of the grant and the balance of funds will be rescinded to HUD. The reason was that there were interpretations being made by the GTR that were not aligned with the regulations and guidance provided, causing significant time delays in having to rebid job, missing critical benchmarks and frustrating Contractors and housing occupants. Contractors were solicited five different times and only 1 Contractor elected to participate, however, he said that he would not continue the work on additional homes. Additionally, two key City staff people resigned causing a shortage of experience to complete the goals of the grant.
- In 2022-2024, the City was working with a Developer to use \$1,200,000 in HOME funds to provide gap financing for a PRIME 2 NOFA award through Louisiana Housing Corporation. The intention was to build 64 new affordable rental housing units, however, the deal was not executed due to the City Council's concern for liability exposure to the City. Additionally, the

City is still working through issues with Bethel Apartments where not all 90 of the affordable units are in a condition to be occupied and the HAP subsidy funding is in jeopardy.

## Evaluation Past Performance II

- Housing Rehabilitation continues to be a high priority demand. The City will operate two separate programs, one Minor Rehab Program funded through CDBG and the second as Major Rehab Program funded through HOME. Both will address single family, owner occupied homes to assist with roofing, electrical, plumbing or carpentry work for deferred maintenance repairs. The CDBG Minor Rehab Program is designed to fund up to \$15,000 per home on minor rehabilitation for properties outside of the floodplain and \$10,000 for houses in the floodplain since the NFIP increased the minimum limit on improvements that are not required to carry flood insurance. It shall be noted that any improvements over \$5,000 requires lead testing and abatement unless scope of work is below deminimis levels and/or exempted, for example, roof replacements. The HOME Major Rehab Program plans to increase maximum investment to \$100,000 per unit. The reason for the increase is the HOME program requires that the entire structure must be brought up to code, tested for lead base paint hazards and any with lead based paint found must be abated. This requires a specialty certified Abatement Contractor to perform this type of work, alongside a licensed Residential Contractor, which forces the costs to increase. The program does not have enough funding to lift houses out of the floodplain, if applicable, therefore, those structures shall be excluded from participation. Additionally, LMI families typically do not have excess income to afford flood insurance on the life of the property, if repairs were considered.
- Code Enforcement has been very successful in meeting the programs intent of stimulating property owners to take interest in the condition and appearance of their homes and surrounding areas. The City will inspect approximately 75 houses again this year. Through complaints and follow-up letters, property owners are either rehabbing properties or demolishing them with personal funds and those results are making a positive impact in neighborhoods.
- Demolition and clearance of blighted properties is typically the highest priority among neighborhood residents. The City uses CDBG funds to pay for soft costs, and occasionally hard costs, for demolition. This activity improves the neighborhood to encourage redevelopment, reduces fire hazards, reduces opportunity for personal injury and reduces crime in the area. Due to the volume of abandoned property, the City annually contributes local funds to add to the demolition efforts, especially the hard cost expenses. This has cleaned main corridors and turned dilapidated, hazardous structures into clean, grassy lots to help clean-up our City.
- While there are immeasurable benefits of demolition of the blighted structures, the next step is to identify a re-use of the property. Unfortunately, the City has had a difficult time in the past in acquiring "heir properties" where more than one party has an interest in the property and/or the original owners are deceased, which creates a "clouded title" issue. This is problematic for

potential investors, heirs of the property or even the City who might be interested in securing ownership in effort to plan a re-use. This has been a significant hindrance.

- The City continues to contact local Contractors and organizations to consider creating a new Community Housing Development Organization for the area. In the past year, the City has received some interest from a local non-profit to discuss the potential to become a CHDO. We are hopeful that the actual development of the CHDO will occur soon to make use of the CHDO set aside funds available through the HOME Program.

#### 4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

##### CITIZEN PARTICIPATION

During the development of the Consolidated Plan, the City has focused the use of its funds in its five designated target neighborhoods, identified as Slum & Blight Area 1. As such, the City held a neighborhood meeting on Nov. 8, 2023 for residents of the target areas to discuss potential uses of funds, recent accomplishments, current priority needs, and how to best use future allocations. See Attachment E. The target areas include North Alexandria, Central Business District, Samtown/Woodside, Lower Third, and South Alexandria.

The City also convened a Citizen Advisory Committee meeting on Jan. 11, 2024 to review the proposed PY2024 Annual Action Plan. See Attachment F. The group members include residents from each target area as well a representative for different advocacy groups, including Elderly and Disabled, Youth, persons with HIV/AIDS, Mentally Disabled, and Homeless.

The City follows its Citizen Participation Plan (CPP) for all community outreach, which was amended in PY2020-2024 Consolidated Plan, in accordance with HUD-provided guidance. A summary of all comments and feedback received through the public participation process has been 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

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

See Attachments B.

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

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

7. Summary

This fifth year Annual Action Plan is consistent with the information presented in the Consolidated Plan and its recent amendment. The most pressing needs in the City continues to be the large number of blighted properties and substandard condition of housing, especially within the neighborhoods identified as Slum & Blight Area 1. As such, the resources available to the City through the programs covered by this plan, including the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Grant (HOME), will focus on the elimination of blighted properties and the improvement of the condition of existing housing stock. The City will also work to better serve its homeless populations and non-homeless populations with special needs.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

### 1. Introduction

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

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 affordable and assisted housing and service providers, including local non-profits, the Alexandria Public Housing Authority, and local developers. The purpose of this outreach was to inform the agencies of opportunities to contribute to the plan and to increase coordination between service providers, as well as collect input from area stakeholders in terms of community needs and priorities.

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

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

The City received input and feedback from the Executive Director of the Hope House, who acts as the lead member for the Continuum of Care (CoC), to determine priority homeless needs and discuss potential strategies for meeting those needs.

The Community Development Administrator, Shirley Branham, is on the Board of Directors form the CoC. The Hope House is completing four (4) new construction affordable houses in a pocket neighborhood to provide housing for female and children victims of abuse. Units should be ready to occupy in summer of 2024.



The Salvation Army, a Continuum of Care member, is addressing homeless persons and those at risk of homelessness through street outreach efforts and permanent housing options. They are also under construction on a new congregate shelter that should be fully occupied by summer 2024.

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

The City does not receive ESG funds from HUD. Members of the Continuum of Care work independently and collectively to address community needs.

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

Table 2 – Agencies, groups, organizations who participated

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

3	Agency/Group/Organization	Louisiana Department of Health and Hospitals
	Agency/Group/Organization Type	Housing Service-Fair Housing Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Childhood Lead Poisoning Prevention Program (LACLPPP) regarding lead paint data.
4	Agency/Group/Organization	ALEXANDRIA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with a number of City departments, including zoning, community development, and Mayor's office staff to understand housing and economic development goals.
5	Agency/Group/Organization	The Extra Mile
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Louisiana Homeless Coalition	The Continuum of Care goals, strategies, and policies are adopted by the City as it relates to the Strategic Plan homeless goals
2014 ThinkAlex Resiliency Plan	City of Alexandria	The city completed a community planning effort that included transportation, land use, housing, zoning, and a revision of the municipal development code.
2014 Comprehensive Economic Development Strategy	Kisatchie Delta Planning Develop. District	This plan used as a source of data used to determine priorities and needs related to economic development.
2019 Strategies for Addressing VAD in COA	Center for Community Progress	Strategies for Addressing Vacant, Abandoned and Deteriorated Properties in COA: Series of onsite investigation and data analysis to help the City revise existing policies to better made blight and the tax adjudication process.
2019 Transition Plan	City of Alexandria	The City held meetings to prioritize strategies and methods to address: blight and the dilapidated appearance of neighborhoods; crime; panhandling; streamline processes; downtown economic development; and aging infrastructure.
2020 Revitalization Master Plan Addendum	City of Alexandria	2009 J-Quad Revitalization Master Plan, amended in 2020, identified a number of neighborhoods in need of revitalization. The proposed actions called for removal of blighted properties, reclamation of vacant and abandoned properties, and the development of new housing. The goals and strategies of this Strategic Plan continue to address the same issues identified in the Revitalization Master Plan.
2020 Housing Needs Assessment	Louisiana Housing Corporation	LHC published a comprehensive needs assessment of Rapides Parish that was used to determine the demand for and types of affordable housing needed.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2021 Brownfield Revitalization Plan	Studio Main, LLC	A study of abandoned and vacant Brownfield properties was performed to propose ideas for re-use that would also stimulate economic development.
2022 Transition Plan	City of Alexandria	City of Alexandria The City's new incoming Mayor held meetings to prioritize strategies and methods to address: blight and the dilapidated appearance of neighborhoods; crime; panhandling; streamline processes; downtown economic development; and aging infrastructure.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

## AP-12 Participation – 91.105, 91.200(c)

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

As part of the planning process, the City conducted a Citywide public meeting on Nov. 8, 2023 in order to gauge the needs of the community, especially the neighborhood residents within the five identified target areas. The meeting was attended by twelve (12) community members. We also handed-out surveys to all Neighborhood Presidents, Churches and local groups. Eleven (11) residents provided input to City staff and completed a survey regarding the needs of their neighborhoods. The results of the community meetings, including a summary of all comments and input received, are included as Attachment E.

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 on Jan. 11, 2024. All meetings are held in accessible locations. The committee includes one representative from each of the five target areas, plus one representative for each of the five following constituencies: Elderly/Handicapped, Youth, Persons with HIV/AIDS, Mentally Disabled, and Homeless. The City discussed the Annual Action Plan and HUD-funded programs at this meeting. See Attachment F.

The draft Annual Action Plan will be published for the 30-day comment period started on May 17, 2024. See Attachment A. The comment period will expire on June 17, 2024 and a public meeting will be held on June 12, 2024 for additional comments. See Attachment B. Final adoption by City Council in a public hearing will be held on June 25, 2024. See Resolution #yy-2024, Attachment C.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Slum & Blight Area 1	For Neighborhood Meeting. Published Oct 18 & 29, 2023.	Attachment E No comments received.	All comments were given consideration.	
2	Flier	Slum & Blight Area 1	For Neighborhood Meeting. Distributed Oct 1, 2023 to neighborhood groups, churches and community centers	Attachment E No comments received.	All comments were given consideration.	
3	Public Meeting	Non-targeted/broad community	For Neighborhood Meeting. Nov 8, 2023 w/ 25 attendees.	Attachment E No comments received.	All comments were given consideration.	
4	Phone calls & emails	Non-targeted/broad community  Citizens Advisory Committee	For Citizens Advisory Committee. Notifications on Dec 11, 2023 and Jan 8, 2024. Meeting held on Jan 11, 2024.	Attachment F. No comments received.	All comments were given consideration.	
5	Newspaper Ad	Non-targeted/broad community	For Annual Action Plan. Published May 17 & June 5, 2024.	Attachment A No comments received.	All comments were given consideration.	
6	Public Meeting	Non-targeted/broad community	For Annual Action Plan. June 12, 2024 w/ 0 attendees.	Attachment B No comments received.	All comments were given consideration.	



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)
7	Public Meeting	Non-targeted/broad community	For Annual Action Plan. June 25, 2024 w/ City Council & televised.	Attachment C. <b>No</b> comments received.	All comments were given consideration.	

Table 4 – Citizen Participation Outreach

## Expected Resources

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

Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	494,573	0	438,511	933,084	0	CDBG funds will be used for improvements in low-income neighborhoods with housing rehab and addressing slum and blight that benefit low-income and special needs households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Homeowner rehab	269,116	26,308	2,181,532	2,476,956	0	This program will be used for rehabilitation of single family homes occupied by low-moderate income families. Funds in the amount of 15% will be allocated to Community Housing Development Organizations (CHDO's).
Other	public - federal	Admin and Planning Homeowner rehab Other	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

From 2015 through 2022, the City received 100% match reduction. However, in 2023 and 2024 the City will be required to provide a 50% match for the current fiscal year. In late 2023, the City reviewed prior year Match logs and determined that a total of \$282,888.99 of Match was contributed in 2014 and was submitted to the HUD Field Office for review, however, we received no response. This Match was also not noted in the prior years Annual Action Plans or CAPER's. This correction is being documented here as a "credit balance" to be used as needed in future HOME match requirements. In addition, the PR33 from IDIS will also be updated accordingly for match credit balance. See Attachment I.

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

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

## Discussion

The CDBG actual allocation was \$494,573. The following activities are planned and budgeted as: Housing Program Delivery for CDBG & HOME at \$54,343; Homeowner Minor Rehabilitation at \$278,898; Demolition and Clearance at \$22,223; Code Enforcement at \$40,195 and \$98,914 for Planning & Admin. The HOME actual allocation was \$269,116. The following activities are planned and budgeted as: Homeowner Major Rehabilitation at \$201,837; CHDO at \$40,368 and Planning & Admin at \$26,911. Any remaining funds from prior year activities will also be reallocated to these programs.

While all funding is appreciated and much needed, these minimal amounts restrict the types of programs that the City can offer and/or use to entice outside Developer participation. Leveraging funds is an option, however, the exposure and risk involving sub-recipients and liability in general, deters interest in participation. Decreasing regulations, revising Entitlement jurisdiction criteria and quantity, increasing award allocations and removing earmarked funds (like CHDO 15% budget requirement) would go a long way to provide jurisdictions with more ability to meet the intent of how these funds were designed to be spent.

## 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	1A. Provide for Owner Occupied Housing Rehab	2020	2024	Affordable Housing	Slum & Blight Area 1	Preserve & Develop Communities	CDBG: \$582,174 HOME: \$2,231,327	Homeowner Housing Rehabilitated: 80 Household Housing Unit
2	2. Address Slum & Blight	2020	2024	Affordable Housing	Slum & Blight Area 1	Preserve & Develop Communities	CDBG: \$104,377	Buildings Demolished: 10 Buildings Housing Code Enforcement/Foreclosed Property Care: 75 Household Housing Unit

Table 6 – Goals Summary

#### Goal Descriptions

1	Goal Name	1A. Provide for Owner Occupied Housing Rehab
	Goal Description	The City will fund two repair programs: Minor Rehab (CDBG) to make minor repairs to 30 units and Major Rehab (HOME) to make substantial repairs to 80 units for deferred maintenance. This includes using CDBG funds for program delivery costs and pre-award costs associated with CDBG Minor Rehab and HOME Major Rehab as allowed in 24 CFR 570.206.

2	Goal Name	2. Address Slum & Blight
	Goal Description	<p>The City will use CDBG funds to evaluate vacant, substandard structures to incentivize owners to bring the structures into code compliance. The vast majority of these funds will be focused on properties within the Slum &amp; Blight Area 1. The City estimates that Code Enforcement will inspect 75 units to deter further deterioration.</p> <p>The City will fund Demolition/Clearance. The City will use CDBG funds to evaluate and demolish vacant, substandard structures that have a blighting effect on City neighborhoods. The vast majority of these funds will be focused on properties within the Slum &amp; Blight Area 1. The City estimates that it will demolish 10 substandard properties.</p>

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The action plan must provide a description of the activities the jurisdiction will undertake during the next year to address priority needs and objectives. This description of activities shall estimate the number and type of families that will benefit from the proposed activities, the specific local objectives and priority needs (identified in accordance with § 91.215) that will be addressed by the activities using formula grant funds and program income the jurisdiction expects to receive during the program year, proposed accomplishments, and a target date for completion of the activity.

### Projects

#	Project Name
1	2024: CDBG Homeowner Minor Rehabilitation
2	2024: CDBG Demolition & Clearance
3	2024: CDBG Code Enforcement
4	2024: CDBG Housing Program Delivery for CDBG & HOME
5	2024: CDBG Program Administration
6	2024: HOME Major Rehabilitation
7	2024: HOME CHDO Development
8	2024: HOME Program Administration

Table 7 - Project Information

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

Description of reasons for allocation priorities and identifying obstacles for addressing underserved needs is not required in the development of the Annual Action Plan. These issues are addressed during the development of the strategic plan 91.215(a).

# AP-38 Project Summary

## Project Summary Information

1	Project Name	2024: CDBG Homeowner Rehabilitation
	Target Area	
	Goals Supported	1A. Provide for Owner Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Communities
	Funding	CDBG: \$278,898
	Description	Rehabilitation of affordable single-family owner-occupied units. Provide housing program delivery funds. While this project will typically be dedicated for low to moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition, urgent need clients are those that have a particular emergency situation but are over 80% AMI. The City has a reallocation of \$303,276 to add to this year's annual budget.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Provide repairs to 60 qualified, single family owner occupied units to assist with roofing, electrical, plumbing or carpentry work. Program designed to fund up to \$15,000 per home on minor rehabilitation for properties outside of the floodplain and \$10,000 for houses in the floodplain and \$5,000 for houses assumed to have lead base paint.
	Location Description	City wide, including Slum and Blight Area 1 (5TN)
Planned Activities	Rehab and program delivery as LMH Section 105(a)(4) 570.202 LMH – 24 CFR 570.208(a)(3) for 14A, 14F, 14H	
2	Project Name	2024: CDBG Demolition & Clearance
	Target Area	Slum & Blight Area 1
	Goals Supported	2. Address Slum & Blight
	Needs Addressed	Preserve & Develop Communities
	Funding	CDBG: \$22,223



	Description	Resources for the demolition and clearance of substandard, abandoned, and deteriorated structures in order to eliminate specific conditions of blight or physical decay. No reuse is proposed yet these structures affect the public health, welfare and safety of nearby properties. This process begins with the City Councils ordered Condemnation of the property, through demolition and abatement (if necessary), to filing a lien for costs incurred. Expenses may include staff salaries, postage, legal & recording fees, project management, Contractor fees, asbestos testing & air monitoring fees, etc. Address specific accomplishments will be noted as structures are removed. The City has a reallocation of \$14,149 to add to this year's annual budget.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program delivery, clearance or demolition of 10 substandard structures and hazardous contaminants. This activity will be used mostly provide program delivery funds for houses demolished and paid for with City general funds, however, some structures may also be demolished and removed.
	Location Description	
	Planned Activities	Demolition (SBA) for within TN per FR 570.208.b.2 SBA - 24 CFR 570.208(b)(1) for 04
3	Project Name	2024: CDBG Code Enforcement
	Target Area	
	Goals Supported	2. Address Slum & Blight
	Needs Addressed	Preserve & Develop Communities
	Funding	CDBG: \$40,195
	Description	Code enforcement efforts to investigate 75 structures to incentivize owners to rehab abandoned structures in Low Mod Area benefit 5 Target Neighborhoods.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Code enforcement in low to moderate income areas. Program designed to incentivize owners to rehab abandoned structures. The City has a reallocation of \$27,809 to add to this year's annual budget.
	Location Description	Low Mod Area benefit 5 Target Neighborhoods.

	Planned Activities	LMA - 24 CFR 570.208(a)(1)
4	Project Name	2024: CDBG Housing Program Delivery for CDBG & HOME
	Target Area	City wide, including Slum and Blight Area 1 (5TN)
	Goals Supported	1A. Provide for Owner Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Communities
	Funding	CDBG: \$54,343
	Description	Funds to pay for the administration costs associated with housing rehabilitation to be funded under the HOME program.
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 35 families with incomes targeted at 60% and below the median area income will benefit from delivery costs. The City has a reallocation of \$75,526 to add to this year's annual budget.
	Location Description	City wide, including Slum and Blight Area 1 (5TN)
Planned Activities	Support of the HOME Program, eligible under 24 CFR 570.201(k).	
5	Project Name	2024: CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$98,914
	Description	Resources to provide general oversight, planning, management, monitoring and coordination of federal CDBG and HOME activities and funding. This may include staff time, office supplies, printing, advertising, vehicle & equipment leases, and general office operational costs. Meets National Objective: N/A. Federal Regulation: 570.201.k, 570.205 and 570.206.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The City will conduct planning and administrative activities including, but not limited to, programmatic and fiscal oversight of all funded activities.  21A-CDBG General Administration - 24 CFR 570.206; and possibly  21H CDBG Funding of HOME Admin – 24 CFR 570.201.k. General Administration is exempt from meeting a national objective.
6	Project Name	2024: HOME Major Rehabilitation
	Target Area	
	Goals Supported	1A. Provide for Owner Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Communities
	Funding	HOME: \$201,837
	Description	Rehabilitation of 25 affordable single-family owner-occupied units with a maximum investment of \$100,000 per unit. This activity shall include program delivery funds. The City has a reallocation of \$2,003,182 to add to this year's annual budget.  While this project will typically be dedicated for low to moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition, urgent need clients are those that have a particular emergency situation but are over 80% AMI.
	Target Date	4/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 25 moderate-income to low-income households will benefit from housing rehabilitation.
	Location Description	City wide, including Slum and Blight Area 1 (5TN)
	Planned Activities	Homeowner Rehabilitation.  92.205(a).
7	Project Name	2024: HOME CHDO Development
	Target Area	
	Goals Supported	1B. Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Communities
	Funding	HOME: \$40,368

	Description	Partner with local CHDO for projects and provide operating expenses. The City has a reallocation of \$149,698 to add to this year's annual budget. The 24 month expiration of a portion of that may also be converted to EN funds.
	Target Date	4/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 families with incomes at or below 60% of the median income will benefit from rehabilitation of structures to make affordable rental units available.
	Location Description	City wide, including Slum and Blight Area 1 (5TN).
	Planned Activities	Acquisition/Rehabilitation. 92.205(a)
8	Project Name	2024: HOME Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$26,911
	Description	Planning & Administration for all HOME activities. The City has a reallocation of \$28,652 to add to this year's annual budget.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City will conduct planning and administrative activities including, but not limited to, programmatic and fiscal oversight of all funded activities. 92.207

## 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 a minimum of 70% of its CDBG funds will be used in the five Slum & Blight Area 1:

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

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

### Geographic Distribution

Target Area	Percentage of Funds
Slum & Blight Area 1	70

Table 8 - 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

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	80
Special-Needs	0
Total	80

Table 9 - 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	0
Rehab of Existing Units	80
Acquisition of Existing Units	0
Total	80

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

### Discussion

The City plans to deliver housing assistance through its CDBG Minor Rehabilitation Program where repairs are capped at \$15,000 and through its Major Rehabilitation Program using HOME funds in an amount to be capped at \$100,000.

With this use of funds, the focus will be on assisting homeowners in maintaining their current housing thereby preventing these households from losing affordable homeownership opportunities within the City.

The City currently does not have a relationship with an CHDO. The City continues to contact local Contractors and organizations to consider creating a new Community Housing Development Organization for the area. The City hopes that the actual development of the CHDO will occur in PY2024 to make use of the CHDO set aside funds available through the HOME Program.

## AP-60 Public Housing – 91.220(h)

### Introduction

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

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

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

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

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

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

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

In addition, one resident is appointed to the Board of Commissioners. The AHA conducts periodic

customer satisfaction surveys as a means for residents to discreetly voice their concerns and to ensure that the best possible customer service is being provided by the agency.

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

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

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

## Discussion

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

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

The Alexandria Housing Authority has transitioned all of its units under the Rental Assistance Program and currently receives limited funding through the Capital Funds Program for units that have not completely cycled through.

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

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



that reside in the approved catchment area.

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

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

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

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

### Introduction

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

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

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

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

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

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

VOANLA's Homeless Outreach program (PATH) is responsible for conducting monthly street outreach events in locating homeless camps and "shelters" throughout the region. Upon locating them,

assessments are done to verify their needs and quickly assist in moving them through Coordinated Entry within the CoC for follow-up and housing options. This program also conducts monthly H2O events in which basic needs and services are provided to those experiencing homelessness wherein community providers are able to provide goods and services such as: food, clothing, hygiene items, haircuts, HIV/AIDS testing, VI-SPDAT assessments, and much more. VOANLA's housing programs are also geared toward moving clients out of homelessness and into either permanent supportive housing or rapid rehousing services. In both cases, case management services are provided to ensure self-sufficiency and greater independence.

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

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

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

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

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

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

chronic homelessness in the near future.

The CoC is also requesting additional rapid rehousing funds to serve literally homeless families. The CoC has a goal to end family homelessness by 2024.

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

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

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

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

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

1. Foster Care

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

## 2. Health Care

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

## 3. Mental Health

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

## 4. Corrections

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

## Discussion

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

### Introduction:

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

#### *Address Disproportionate Housing Problems and Economic Barrier*

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

#### *Address Lack of Safe, Affordable Housing*

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

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

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

return on residential investment

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

Discussion:

## AP-85 Other Actions – 91.220(k)

### Introduction:

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

### Actions planned to address obstacles to meeting underserved needs

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

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

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

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

### Actions planned to foster and maintain affordable housing

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



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

### Actions planned to reduce lead-based paint hazards

The City won the HUD Lead Hazard Reduction Grant in PY2020. The City then amended the Consolidated Plan to add the CDBG Lead Abatement Activity as an approved source of the required eleven (11%) match. However, in mid-2024, the City opted out of participation in the remainder of the grant and the balance of funds was rescinded to HUD. The reason was that there were interpretations being made by the GTR that were not aligned with the regulations and guidance provided, causing significant time delays in having to rebid job, missing critical benchmarks and frustrating Contractors and housing occupants. Contractors were solicited five different times and only 1 Contractor elected to participate, however, he said that he would not continue the work on additional homes. Additionally, two key City staff people resigned causing a shortage of experience to complete the goals of the grant.

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

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

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

### Actions planned to reduce the number of poverty-level families

According to the 2020 ACS 5-Year Estimates, the City as a whole has an overall poverty rate of 26.9%. In Alexandria, poverty rates vary throughout the City. Poverty is more highly concentrated in the eastern half of the city where some tracts report 40% of households in poverty. These areas tend to have a larger than average Black population and lower median household incomes. The poverty rate for

African Americans (38.2%) is nearly four times that of Whites (9.9%).

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

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

#### Actions planned to develop institutional structure

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

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

There is a need to develop and build the capacity of local organizations that could potentially qualify as a Community Housing Development Organization (CHDO) to carry out affordable housing development projects. Going forward, the City will actively seek out qualified agencies who could act as a CHDO. However, the City has not expended the 2020-2021 CHDO set-aside funds and will convert those to Entitlement funds for reprogramming as provided in XXX so that funds can be used more flexibly to meet immediate community needs.

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

As a result of the planning process that led to the development of this Consolidated Plan, the City has

reaffirmed its working relationships with some of the major service providers and planning efforts in the areas of affordable housing, community development, and homelessness. Over the course of the program year, the City will seek to build on existing relationships and establish new connections with community partners.

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

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

Discussion:

### Affirmative Marketing Plan

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

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

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

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

recipients to collect and maintain similar information.

### Minority Outreach Program

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

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

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

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

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

# Program Specific Requirements

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

### Introduction:

The CDBG and HOME programs have specific requirements to be met as part of a jurisdiction's Annual Action Plan submission. These requirements are addressed in this section of the Annual Action Plan.

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

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

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

The following recapture provisions will be included in contracts:

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

As of the date of this Agreement, the FY2024 HOME Homeownership Value Limit is \$190,000 for any existing single-family home being rehabilitated and \$251,000 for any newly constructed single-family home being developed. See Attachment G.

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

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

The following recapture provisions will be included in contracts:

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

Further, the actual sales price of any units developed shall be set at the fair market value of such unit(s) as determined by the appraisal required herein. If a specific buyer has not yet been

identified as of date the appraisal is approved by the City, at the City's option the appraisal shall be updated if it is more than six months old as such time as a buyer is identified.

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

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

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

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

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

N/A

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

N/A