

CITY OF ALEXANDRIA

Consolidated Annual Performance *And Evaluation Report*

CAPER PY 2023-2024 D R A F T



Prepared for Submission to the U.S. Dept. of HUD
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Adopted RESOLUTION #xxx-2024
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CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Goal 1A: Provide for Owner-Occupied Rehab

2023 Progress:

CmDv collected 119 applications for housing rehab assistance in FY2023-2024 on a first come, first serve basis. Under the CDBG Minor Rehabilitation Program, fourteen (14) units received a total of \$190,100 in assistance during the program year. ([Attachment A-1](#)). The City's one year goal was 20 houses, however, due to the number of qualified applicants and the amount of investment made in each, we ran out of money to meet that goal.

Under the CDBG Lead Remediation Program, CmDv collected 206 applications on a first come, first serve basis. testing and evaluating properties. There was lots of issues with HUD oversight on this program so we were slow to begin program implementation. The City's one year goal was 30 houses, however, only fourteen (14) units were remediated. ([Attachment A-2](#)). The City spent \$18,843.15 in CDBG funds as the match requirement for the grant, however, there was a total of \$170,951.24 of hard costs spent on these units.

Goal 1B: Increase Affordable Housing Opportunities

Developers resisted participation in the program, citing an unstable economy, high building materials costs, lack of labor force and the risk of potentially turning housing development projects into rental, in the event the house did not sell within nine (9) months of construction completion, as required by HUD regulations. After 2.5 years of outreach, the City did finally find one Developer who was able to secure the PRIME 2 NOFA award for a 64 unit, fortified gold, multi-family rental development. However, on 12/12/2023, the City Council did NOT vote in favor of entering contracts for the development. The Five Year Consolidated Plan (5YCP) was then amended to change our Program Activity to HOME Major Rehab for owner-occupied units instead. The City has started signing contracts with Homeowners and Contractors and expects to start construction by mid-2024.

The City expected to address 75 blighted structures, however, we performed 124 Code Enforcement inspections. ([Attachment A-3](#)). Of those complaints, 23 properties were demolished by their owners using personal funds.

Goal 2: Address Slum and Blight

The City's CDBG goal was to demolish ten (10) blighted structures. The City added General Fund money to demolish 6 residential units in effort to address the number of abandoned, vacant, dilapidated structures in the City. (*Attachment A-4*). The City also used CDBG money to fund program delivery soft cost expenses for the demolition activity. Louisiana Department of Environmental Quality (LDEQ) removed the NESHAP Exemption, thereby causing all structures to be tested for asbestos and if found, abated by a State Licensed Contractor. This change forced us to spend an average of \$7,500 more for each demolition, therefore, we could not achieve our goal of ten (10) structures.

The City, like municipalities all over the United States, is also working to understand the root of blight and abandonment so that we can design programs and activities to arrest the annual volume of vacant, dilapidated structures.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 24 CFR 91.520(g)
 Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year go

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A. Provide for Owner Occupied Housing Rehab	Affordable Housing	CDBG: \$445,295	Homeowner Housing Rehabilitated	Household Housing Unit	135	197	146%	50	28	28%
1B. Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$90,000	Housing Code Enforcement/ Foreclosed Property Care	Household Housing Unit	375	584	156%	75	124	165%
1B. Increase Affordable Housing Opportunities	Affordable Housing	HOME: \$1,292,330	New Construction Rental	Household Housing Unit	64	64	0%	64	0	0%
2. Address Slum & Blight	Affordable Housing	CDBG: \$60,000	Buildings Demolished	Buildings	50	137	274%	10	6	60%

Total have been manually edited based on internal reports not shown in IDIS because they are funded with City general fund money via City Ordinances.

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified. The City's priorities can be organized into the two categories listed below.

1. Occupied housing related priorities

Rehabilitation and deferred maintenance repairs has been a prioritized activity for CDBG funds for several consecutive years now. Through those programs, the City found that a significant portion of that housing inventory had environmental concerns that prevented or limited the amount of HUD investment that could be made. For example: houses were in the floodplain, were in locations that had significant drainage issues that caused localized flooding, they tested positive for lead hazards with evidence of mold, and did not meet the definition for safe, decent affordable housing because it lacked the necessary facilities. 124 Code Enforcement investigations were made on vacant, abandoned structures. The intent is to alert owners of deficiencies so the properties can be brought up to code and back into commerce.

2023: The City planned to build 64 new HOME funded affordable housing, however, due to City Council vote, the development project was not funded. The City reprogrammed the money for owner-occupied HOME Major Rehab in January 2024. The City collected and processed 119 applications and plans to make awards and sign contracts in mid-2024. The City used CDBG funds to run the Minor Rehab Program, assisting 14 owner-occupied units. CDBG also funded the Lead Remediation Program and assisted 14 units for the removal of lead hazards for safe occupancy of children under the age of six (6).

2. Non-occupied housing priorities

Elimination of blighted properties is the most pressing community need based on input from residents, the consultation process, and discussions with City staff. The defined Revitalization Target Neighborhood areas make up over 50% of the City and are subject to: chronic high vacancy rates in both commercial and residential structures, structure deterioration, abnormally low property values with over 25% of those homes values at 50% less than the Citywide median home value. The demand for abatement of blight far exceeds the available financing to provide those services. That number continues to change annually as older units fall further into disrepair due to the various economic challenges faced in this area.

2023: The City completed 6 blighted property demolitions within the Target Areas with City general funds and used CDBG funds for program delivery costs. The City will continue to fund this program and will work to identify reuse of the resulting vacant lots to alleviate the ongoing maintenance of the abandonment and absent owners.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1	0
Black or African American	27	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	28	0
Hispanic	0	0
Not Hispanic	28	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The table above represents the race and ethnicity of households that received a direct benefit.

The City also carried out removal of blight activities during the 2023 Program Year in our target areas. Target area activities do not require that jurisdictions report race and ethnicity of individuals living in these target areas nor annual income of households. However, target areas do require a low-income population of more than 51% of total residents.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$499,904	\$525,434.65
HOME	public - federal	\$356,229	\$64,755.93
Other	public - local	\$150,000	

Table 3 - Resources Made Available

Narrative

CmDv did not receive any CDBG program income over the \$25,000 threshold.

The City collected HOME program income for a total of \$26,308.08 in FY2023-2024. This PI was added in IDIS HOME EN account and will be spent prior to using any available HUD HOME funds. This brings the City's total available PI to \$305,414.33 ([Attachment B](#)).

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Slum & Blight Area 1	70	70	CDBG Funds spent on code enforcement, demolition, and housing rehab.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City spent 70% of the funding in the CDBG Target Areas. Funds were allocated and drawn to complete code enforcement actions and demolition of structures not meeting local building codes. It also assisted owner-occupied single family housing with deferred maintenance rehab.

Leveraging

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

In FY 2023-2024, the City of Alexandria was 50% exempted from match requirements, requiring a 12.5% match. However, we did not spend any HOME funds on anything other than HOME Admin due to the termination of the HOME Affordable Housing Development project. See the IDIS PR33 report attached ([Attachment C-1](#)).

In July 2016, the City clarified to HUD that there was \$234,199.23 spent on the Sugarhouse Road development in 2014 that was not allocated to our match balance and there was also a \$48,802 balance that was not carried forward from the 2013 previous year. This gives us a grand total of \$283,001.23 to date ([Attachment C-2](#)). These amounts were not recorded by the previous Administrator and were overlooked in the CAPER's since. This has been corrected as shown below. The City does not have a publicly owned land or property that was used to address the needs in this plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$283,001.23
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$283,001.23
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$283,001.23

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$279,106.25	\$26,308.08	\$0	\$0	\$305,414.33

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period								
	Total	Minority Business Enterprises				White Non-Hispanic	Women Business Enterprises	Male
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic			
Contracts								
Dollar Amount	\$0	\$0	\$0	\$25,341.00	\$0	\$0	\$25,341.00	\$0
Number	0	0	0	1	0	0	1	0
Sub-Contracts								
Number	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dollar Amount	0	0	0	0	0	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	50	28
Number of Special-Needs households to be provided affordable housing units	0	0
Total	50	28

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	64	0
Number of households supported through Rehab of Existing Units	50	28
Number of households supported through Acquisition of Existing Units	0	0
Total	114	28

Table 12 – Number of Households Supported

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

The City worked diligently in FY2023-2024 to develop and promote new construction affordable housing opportunities to meet the goals identified in the FY2020-2024 Five (5) Year Consolidated Plan, however, we did not meet any of those goals. The CDBG Minor Rehab, CDBG Lead Remediation Program, CDBG Code Enforcement and Demolition Programs were successful, however, they did not achieve our estimated goals.

Developers were especially concerned with “all the red tape to only get a little money to fund a big project” and escalating construction material costs. It seems there is more liability than reward built into the structure of the HOME regulations. The biggest deterrents were: the volume of paperwork,

financial documents and proforma that was required for proposal submittal; market demand for infill housing in distressed Target Neighborhoods; the request to provide a portion of the 25% match funds per HUD CPD Notice 97-03; and HUD regulation 24 CFR 92.254(a)(3) requiring the HOME funded units to be converted to rental if not sold within nine (9) months of project completion. Keeping Contractors motivated to participate in the programs is a huge hurdle because of these reasons. There is lots of paperwork, regulations and unforeseen issues that can significantly impact the profit margin on any job. The City has been extremely sensitive and responsive to all Contractor input to continue to encourage and grow participation.

Discuss how these outcomes will impact future annual action plans.

Contractor input is shaping how programs defined, therefore, all proposed activities are being modified to respond to those concerns with every subsequent Annual Action Plan. As the City identifies problems within our growing programs, the staff is quick to update the program guidelines to avoid confusion or subsequent problems as the programs going forward. In the last 12 months, the City's staff has noticed more inquiries to Contractor Registration so we take that as a good sign!

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	16	0
Low-income	12	0
Moderate-income	0	0
Total	28	0

Table 13 – Number of Households Served

Narrative Information

During the program year, the City focused on limited repair of owner-occupied housing through CDBG Minor Rehab and CDBG Lead Remediation. The City was able to assist 28 owner households having annual income 30% and below the median for the Alexandria area, which for a household size of 4 was \$31,400.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Continuum of Care 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 will continue to participate in the Continuum of Care and assist when possible with emergency shelter and transitional housing needs. Goals for these activities are not currently included in this plan as they are typically assisted with General Funds.

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

In the current program year, CmDv 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. VOA is providing case management and housing assistance to ex-offenders being released in Rapides Parish. Ex-offenders are followed for six (6) months upon release from prison and are assessed according to their needs before release to ensure a reduction in recidivism: housing, transportation, education, employment, legal and more.

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

The CoC has developed a Committee on Chronic Homelessness that includes street outreach workers and case managers of PSH programs. The committee is responsible for identifying, assessing, and prioritizing chronically homeless individuals for placement into PSH programs. By increasing its beds designated for use by the chronically homeless, the CoC believes it has ended chronic homelessness in the region.

Locally, resources for homeless veterans are plentiful. The CoC is also requesting additional rapid rehousing funds to serve literally homeless families.

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.

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

Actions taken to address the needs of public housing

Public Housing is administered by the City of Alexandria Public Housing Authority (AHA). There are City employees who participate on the AHA's Board and share information about respective programs. However, the City does not plan on providing financial assistance to the PHA since it receives its own direct allocation from HUD.

The AHA independently manages several programs, such as: Public Housing Development Program; Section 8 Rental Voucher Program; Public Housing Capital Funds; Public Housing Replacement Housing Capital Funds; Section 8 Loan Management Set-Aside; Section 202 Housing Set-Aside; and Section 811 Funds.

The City will coordinate actions to include: marketing of homebuyer education, credit counseling and homebuyer assistance to public housing residents and posting job and employment opportunities to attract Section 3 qualified residents.

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

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

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

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

Actions taken to provide assistance to troubled PHAs

The Alexandria Public Housing Authority is not designated as troubled.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City will explore different possibilities in terms of program design of its housing programs to reduce the effects of the federal flood insurance requirement. Potential solutions include using the federal dollars to leverage additional assistance from local lenders, subsidizing the insurance premium with other outside funds, and making bigger per-unit investments to address flood concerns. The State of Louisiana is currently running the Louisiana Restore Program that is building new homes in flood prone areas of Alexandria.

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

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

One of the main obstacles encountered by the City in its efforts to revitalize its Target Neighborhoods is clouded title on vacant and abandoned properties. State law makes it difficult for the City to clear title on these properties, which is a vital first step in redeveloping the blighted properties into useful and valuable elements of the neighborhood.

Another obstacle related to the housing repair program is the requirement to maintain flood insurance on homes rehabilitated within flood zones. About 54% of the City's overall Target Neighborhoods are within the flood zone and would require flood insurance for investments above the \$10,000 threshold.

In regard to its new affordable housing, the City has encountered is the lack Developers willing to submit proposals and will continue to consider new ways to structure programs to attract Developers.

Additionally, any new construction project funded by HOME must have a minimum affordability period of twenty (20) years. This means that the City, as the responsible entity, is also "liable" for HOME investment committed to the new construction project for the same twenty (20) or more years. Even though every project is heavily vetted prior to award, there are no guarantees that twenty (20) years later, the project will not default. When and if default occurs, the City would be required to pay back the total amount of the investment made. In a small City like Alexandria, this would be catastrophic to our general fund budget as well as the low to mid income occupants of those housed, who would then have to find new places to live. The City does not have an inventory of decent affordable housing for them to move to.

The City is currently facing this exact scenario with Bethel Apartments, who has been non-compliance

with monitoring requirements for 3 years now. They are in jeopardy of defaulting on their loan repayment due to poor property management. The City is working with the HUD office and Bethel to find solutions, however, we expect them to default by the end of 2024. At the time of default, the amount will not be prorated and the City will be required to repay the entire \$800,000 that was invested in the property back in 2011.

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

The federal government banned lead-based paint from housing in 1978. Many homes built before 1978 have lead-based paint and this is estimated at 12,500 lead positive units in the City of Alexandria. Lead is especially dangerous for pregnant women and households with children under the age of six (6). Lead poisoning is one of the most widespread environmental hazards and environmental threats facing 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.

In response, the City was awarded HUD's competitive Lead Remediation Grant. Most of the City's older demographic continues to care for small grandchildren on a regular basis. Under the CDBG Lead Remediation Program, the City has been able to assist households with the appropriate lead-based paint inspection, testing, and abatement of lead-based paint hazards.

The City continues to ensure all of its federally-funded housing programs are in full compliance with the lead-based paint hazard regulations (24 CFR Part 35) by providing education through the distribution of lead-based paint information and literature and will seek greater coordination with state agencies to leverage additional resources. In PY2024-2025, the City increased its maximum investment for HOME Major Rehab to specifically earmark a maximum of \$50,000 to abate any lead found in owner-occupied qualified households.

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

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

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

and individual self-sufficiency. In this way, the City will comply with Section 3 of the Housing and Urban Development Act of 1968.

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Alexandria's 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 non-profit organizations to assist in the implementation of its Consolidated Plan as it relates to homelessness, domestic violence and veterans.

The City has identified one serious gap in the institutional delivery system for 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 CHDO to carry out affordable housing development projects. As part of this planning process, the City has consulted with the public housing authority and the Volunteers of America regarding the possibility of forming a subsidiary organization that could act as a CHDO. Going forward, the City will continue to actively seek out qualified agencies who could act as a CHDO.

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

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 Community Development Administrator is now serving on the Board of Directors for the local Continuum of Care; and
- The City also has the Assistant Planning Director serving on the AHA Board of Directors to coordinate and share information with the public housing authority about our respective programs.

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

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

Impediment #1: Lack of Public Awareness & Education

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

The City has not received any Fair Housing complaints in the last five (5) years. The City created links and downloadable information on City's web site dedicated to affirmatively furthering fair housing and provides flyers and tri-fold handouts for distribution in public spaces at City properties and at meetings and seminar gatherings with the public.

The City designated the Community Development Administrator as the fair housing representative for the City for intake and dissemination of complaint process and substantially amended its IA plan in 2018 and will continue to hold education opportunities for the public in the upcoming years.

Impediment #2: Lack of Coordination

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

The City developed reasonable accommodation materials for its staff and officials involved with zoning and land use decisions and sponsored a Fair Housing seminar in May 2024 which was open to the entire community, however, zoning officials and City legal staffs were encouraged to attend. The City has worked with the Greater New Orleans Fair Housing Action Center to request training seminars and to be added to regular mailers and events notices.

In the event the City is presented with Fair Housing concerns, the City will coordinate with officials, staff, and legal counsel associated with zoning decisions to ensure all are fully educated on fair housing law, especially as it pertains to reasonable accommodation.

Impediment #3: Potential Discrimination in Housing Market

A review of Housing Mortgage Disclosure Act (HMDA) data revealed higher loan denial rates in minority populations in mortgage lending. Measures associated with financial and housing counseling may be appropriate to inform minorities of the reasoning behind loan denials. The AI identified actions to be taken in order to address and alleviate the identified impediments. Below is a summary of each proposed action and the City's efforts in the program year to carry them out:

The City plans to hosted the Greater New Orleans Fair Housing Center for a fair housing activity for a training event in May 2024. The City will continue to host this event in future years. The City will also consider conducting focused testing in order to determine the extent and magnitude of discrimination within the housing market.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Alexandria has implemented comprehensive monitoring of programs and activities described in the Consolidated Plan, as well as for organizations and activities funded by the City. The monitoring plan is directed to ensure program performance, financial performance, and regulatory compliance. The Community Development Department of the City of Alexandria is the primary entity for carrying out programs in the every Annual Action Plan.

The procedures planned for use in monitoring applicable programs and projects undertaken by other organizations are comprehensive by design and will be carried out on differing schedules and in differing formats dependent upon the scope and nature of the individual projects, comprehensive planning requirements, affordability, leasing and other long-term requirements. The City of Alexandria plans to fully protect the investment of public funds in those projects and activities implemented by the City and those undertaken by other individuals and organizations. Organizations or entities requiring monitoring by the City will be notified of the planned monitoring procedures, which include:

- project implementation and required record keeping
- Yearly monitoring and extensive on-site reviews of projects and records
- Formal grant agreements, approved by the city council and executed, with each nonprofit agency or subcontractor
- All capital improvement contracts will be monitored for compliance with Davis-Bacon wages, Section 3 and other federal requirements during the construction of the project.
- Timely performance of required activities
- Construction standards
- Compliance with applicable regulations, including affordability requirements, eligibility of program beneficiaries, labor requirements, environmental regulations, affirmative action, equal opportunity, fair housing, ADA, Section 3, and minority outreach requirements.
- Maintenance of acceptable financial management standards
- Reasonableness and appropriateness of costs
- Integrity and composition of organization
- Timeliness of expenditures
- Compliance with goals and objectives

All rehabilitation and new construction projects shall be inspected during construction and at completion to ensure compliance with applicable International Building and/or Residential Building Code and HUD housing code requirements. Any discrepancies are corrected prior to approval. Rental property rehabilitation projects are inspected annually during the affordability period to ensure

compliance. Most reviews for HOME funded monitoring projects get desk monitored for two years, if they are found in compliance and maintain a healthy working relationship with the City. Then, in year 3 a site inspection is performed to satisfy monitoring responsibilities. On the other hand, if a property is not being managed and maintained in a satisfactory manner, they will be site monitored every year until they come into compliance.

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

CmDv views monitoring as an ongoing process involving continuous communication and evaluation. The overriding goal of monitoring was to identify deficiencies and promote corrections to improve and reinforce performance. Deficiencies were corrected through discussion, negotiation or technical assistance.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This report will be advertised and available for public review and comment for a fifteen (15) calendar day public comment period beginning August 2, 2024 ([Attachment D-1](#)). The City will collect written comments until August 19, 2024 ([Attachment D-2](#)). A Citizens Advisory Committee meeting will be held on August 15, 2024. ([Attachment D-3 & 4](#)). The complete written document shall be available for review on our webpage. The City Council will also hold a public hearing on August 20, 2024 to adopt the CAPER. The City Council shall condition adoption by Resolution #xxx-2024. ([Attachment D-5](#)).

CR-45 - CDBG 91.520(c)

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

In regards to CDBG, the programs and activities remained constant and there was no change from May 1, 2023 through April 30, 2024. The City ran the CDBG Minor Rehab Program, CDBG Lead Remediation Program, CDBG Code Enforcement Program and the CDBG Demolition Program. Three (3) of those four (4) programs continue to be the highest demand by the community.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A.

CR-50 - HOME 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During the program year the City normally performs desk monitoring of past HOME projects ([Attachment E](#)) for long term affordability compliance. In FY2023-2024, the City performed either onsite and/or desk monitoring on all properties. It is worth noting that the Covid-19 pandemic was officially designated from March 2020 through May 2023, whereas HUD only required desk monitoring through this period, through a series of memorandums, waivers and suspensions.

CmDv conducted desk monitoring on the HOME New Construction Homebuyer Projects for Sugarhouse Road and Green Oaks (6th Street) Development.

- Sugarhouse Road—3 units total desk monitoring were performed. No issues were detected.
- Green Oaks (6th Street)—3 units total desk monitoring were performed. There were no issues detected.

CmDv also conducted onsite and desk monitoring on the three (3) HOME Rental Developments that are still within their affordability periods. A minimum of twenty (20%) percent of HOME assisted units must be monitored annually and must also be site monitored every third year.

- Armour Place (1901 3rd Street)— was a new construction rental project with seven (7) fixed HOME assisted units at this location. A minimum of two (2) units are required for annual monitoring. A desk monitoring was performed on the required number of units. All income information was correct and in compliance, no issues were found.
- Bethel Apartments (724 Willow Glen River Road)— was a rehabilitation of rental apartment complex with ninety (90) total fixed HOME assisted units at this location. A minimum of eighteen (18) units are required for annual monitoring. In December 2022, the City was made aware that there were significant regulatory and financial issues with the property and they were in serious jeopardy of default. They had also failed multiple REAC inspections by HUD during the Covid-19 period.

Due to the dire circumstances, the City elected to perform onsite monitoring and there were several findings present in both the file review and the physical inspections. Of the files reviewed, there were two (2) tenant files that could not be located and eight (8) files were overdue for the annual income recertification. There were twenty-five (25) down or vacant units that were inspected, all of which were in need of major repairs. Eighteen (18) occupied units

were physically inspected and it was confirmed that all of them were in need of minor and major repairs. Lastly, the common areas and grounds of the property also needed minor and major repairs. Management was notified of the deficiencies and given thirty (30) days to respond with corrective action. As of July 2024, they were still not in compliance.

The City is continuing to work with HUD, the Bethel Program Managers and the Bishop who is responsible for the oversight of the property, however, the future does look bleak. The City and HUD were also just informed in July 2024 that a new PRIME 3 NOFA was not awarded for the relocation of the Bethel Apartments as a new construction project. There is no influx of cash and with thirty two (32) units unoccupied, they cannot sustain making mortgage payments and perform required repairs and/or maintenance.

- Enterprise Place (2609 Irish Lane; 2404, 2417, and 2419 Jameson Court)— was a new construction rental complex with thirty six (36) total units at this location with only four (4) of them being floating HOME assisted units. A minimum of one (1) unit is required for annual monitoring. The City performed desk monitoring on all four (4) and it was found that all tenant income documentation was correct and in compliance.
- Gates at Riverchase (402 Green Oak Avenue)— was a new construction rental complex with fifty six (56) fixed HOME assisted units at this location. A minimum of twelve (12) units are required for annual monitoring. A desk monitoring was performed and one (1) discrepancy was found. A tenant's annual gross income was over the limit for a two-person household. Management was informed of this issue and in June 2023, increased the occupants rent when the annual lease expired and they entered a new lease agreement with the increased amount.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)

Affirmative marketing consists of additional actions taken beyond typical advertising efforts that are established to attract eligible persons who may otherwise not apply. The City requires affirmative marketing for available housing units in developments that have five or more HOME-assisted units, which includes Armour Place, Gates at Riverchase, Enterprise Place and Bethel Apartments. The City requests updates to the affirmatively marketing information every five years. The Program Manager has verified these properties have their certification and remain in compliance with their affirmative marketing requirements. Since 2015, the City has not funded any new projects or developments that required affirmative marketing actions for HOME rental or for purchase units.

Affirmative marketing of business opportunities under the HOME Program include but are not limited to, hiring of persons and businesses for consultant services, vendors, contractors, developers and property owners that enter into agreements funded through HOME. The City is required to adopt procedures to ensure the inclusion of minorities and women, to the maximum extent possible, in all contracting opportunities made possible through HOME funding. This includes opportunities for all types

of business, including but not limited to real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and other professional services.

As a whole, the City has adopted the Alexandria Fairness, Equality, Accessibility, and Teamwork Program (AFEAT). As part of this program, each contractor must show a good faith effort to include female owned and minority owned businesses in City contracts.

In the program year, the City did not implement any HOME construction activities, therefore, there was no opportunity for affirmative marketing actions. However, the City used HOME Planning and Administrative funds to pay our HUD Consultant, TDA Consulting, who is a black, woman owned company.

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

The City collected HOME program income for a total of \$26,308.08 in FY2023-2024. This PI was added in IDIS HOME local account and will be spent prior to using any available HUD HOME funds at our earliest opportunity. The City now has a total available HOME PI balance of \$305,414.33 ([Attachment B](#)). The City has started the HOME Major Rehab Program in May 2024 and the available PI will be applied to pay expenses for owner-occupied repairs.

In March 2020, due to the Covid-19 pandemic, HUD allowed municipalities to request a waiver to suspend the 15% CHDO set-aside for fiscal years of 2017-2020. The City requested this waiver from HUD. In CDP-18-10 (FR 57823), HUD suspended the 24-month commitment requirement for deadlines occurring in 2016 through 2020, then amended through 2024. Then, in January 2020, HUD rule allowed a municipality to convert uncommitted CHDO funds to EN. The City also requested this waiver from HUD. However, since our new construction project was not successful and we have so much HOME Program Income to spend prior to touching our HOME EN funds, HUD will de-obligate the City's 2016 (CHDO converted to EN) funds of \$26,603.85 on September 30, 2024.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City used the award for the Lead Hazard Reduction Grant Program to invite landlords Citywide, the opportunity to remediate lead hazards from their rental properties. Despite all advertising and program promotion, we only had one (1) landlord with (1) residential house participate.

The goal of the CDBG Minor Rehab Program and the CDBG Lead Remediation Program is to perform deferred maintenance on owner-occupied housing. This gives the occupants to remain in their homes for a longer period of time and hopefully reduce monthly maintenance costs.

As for new construction of affordable residential properties, the City will have to overcome concerns about their own liability for committing to any HOME invested project throughout the affordability period; monitor economic conditions of building supplies, interest rates, and market demand; and calm Contractor concerns about potentially having to turning housing development projects into rental, in the event the house did not sell within nine (9) months of construction completion, as required by HUD regulations. All of these are huge obstacles for the HOME program and affordable housing in general.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	N/A	N/A	N/A
Total Labor Hours	0	0	N/A	N/A	N/A
Total Section 3 Worker Hours	0	0	N/A	N/A	N/A
Total Targeted Section 3 Worker Hours	0	0	N/A	N/A	N/A

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	N/A	N/A	N/A
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	N/A	N/A	N/A
Direct, on-the job training (including apprenticeships).	0	0	N/A	N/A	N/A
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	N/A	N/A	N/A
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	N/A	N/A	N/A
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	N/A	N/A	N/A
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	N/A	N/A	N/A
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	N/A	N/A	N/A
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	N/A	N/A	N/A
Held one or more job fairs.	0	0	N/A	N/A	N/A
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	N/A	N/A	N/A
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	N/A	N/A	N/A
Assisted residents with finding child care.	0	0	N/A	N/A	N/A
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	N/A	N/A	N/A
Assisted residents to apply for, or attend vocational/technical training.	0	0	N/A	N/A	N/A
Assisted residents to obtain financial literacy training and/or coaching.	0	0	N/A	N/A	N/A
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	N/A	N/A	N/A
Provided or connected residents with training on computer use or online technologies.	0	0	N/A	N/A	N/A
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	N/A	N/A	N/A
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	N/A	N/A	N/A
Other.	0	0	N/A	N/A	N/A

Table 15 – Qualitative Efforts - Number of Activities by Program

ATTACHMENTS		
A-1	CDBG Accomplishments for Minor Rehab	32
A-2	CDBG Accomplishments for Lead Remediation	33
A-3	CDBG Accomplishments for Code Enforcement	34
A-4	CDBG Accomplishments for Demolition	37
B	Program Income Available Balances – CDBG & HOME	38
C-1	PR33 HOME Match Liability Report	39
C-2	HOME Match Report Log	40
D-1	CAPER advertisement in Town Talk	41
D-2	CAPER public comments summary	42
D-3	Citizen Advisory Committee Sign-in Sheet & Agenda	43
D-4	CAPER CAC Agenda	44
D-5	CAPER City Council Resolution	45
E	HOME Monitoring List	46

Attachment A-1

CDBG Minor Rehab								
5/1/2023 to 4/30/2024								
Work Type	Invoice Year	Invoice Paid	Funding Source	IDISNumber	Permit Number	Street Number	Street	Target Area
Rehab-CDBG Minor Owner Occupied	2023	11/9/2023	2023 CDBG Minor Rehab	#4	CD-14123	1705	HICKORY STREET	E
	2023	11/9/2023	2023 CDBG	#4	CD-14511	77	Eastwood Blvd	A-B
	2023	11/9/2023	2023 CDBG	#4	CD-14557	2824	Dennis Street	E
	2023	11/9/2023	2023 CDBG	#4	CD-14529	104	Bentley Street	Outside 5 TNs
	2023	11/9/2023	2023 CDBG	#4	CD-14526	1797	Elliott Street	A-B
	2023	11/9/2023	2023 CDBG	#4	CD-14520	1503	Elliott Street	A-B
	2023	11/9/2023	2023 CDBG Minor Rehab	#4	CD-14110	5107	DONALD DRIVE	Outside 5 TNs
	2023	11/20/2023	2023 CDBG Minor Rehab	#4	CD-14560	3316	Evergreen Drive	E
	2023	11/20/2023	2023 CDBG	#4	CD-14540	1218	South Harvard	E
	2023	11/20/2023	2023 CDBG	#4	CD-14509	2043	Overton Street	E
	2023	11/20/2023	2023 CDBG	#4	CD-14546	3412	Felker Street	E
	2023	11/20/2023	2023 CDBG	#4	CD-14531	3143	Martin	E
	2023	11/20/2023	2023 CDBG Minor Rehab	#4	CD-14524	2007	Thornton Court	Outside 5 TNs
	2023	11/20/2023	2023 CDBG Minor Rehab	#4	CD-14510	4725	Richard Avenue	F
	14							
Total	14							

Attachment A-2

CDBG Lead Remediation Match							
5/1/2023 to 4/30/2024							
Work Type	Inspection Date	Designation	Funding Source	Permit Number	Street Number	Street	Target Area
Rehab-HUD Lead Remediation	1/24/2024	Residential	2022 Lead	CD-13890	2626	3RD STREET	D
	2/13/2024	Residential	2022 Lead Remediation	CD-13988	2912	5th	D
	2/13/2024	Residential	2022 Lead Remediation (HR-7c)	CD-13878	1417	Ashley Avenue	A-B
	2/13/2024	Residential	2022 Lead Remediation	CD-14257	49	CHESTER STREET	A-B
	2/13/2024	Residential	2022 Lead Remediation (HR-7c)	CD-13949	423	DOUGLAS STREET	D
	2/13/2024	Residential	2022 Lead Remediation	CD-14170	1804	ELLIOTT STREET	A-B
	2/13/2024	Residential	2022 Lead Remediation (HR-7c)	CD-13855	3412	FELKER STREET	E
	2/13/2024	Residential	2022 Lead Remediation	CD-14132	2807	HARRIS STREET	E
	2/6/2024	Residential	2022 Lead Remediation (HR-7c)	CD-13934	1705	HICKORY STREET	E
	2/27/2024	Residential	2022 Lead Remediation (HR-7c)	CD-13873	216	MARY LANE	Outside 5 TNs
	2/27/2024	Residential	2022 Lead Remediation (HR-7c)	CD-13866	1798	MARYE STREET	A-B
	1/24/2024	Residential	2022 Lead Remediation (HR-7c)	CD-13862	2446	MIDWAY STREET	Outside 5 TNs
	1/24/2024	Residential	2022 Lead Remediation	CD-14226	1814	PRINCETON STREET	E
	2/13/2024	Residential	2022 Lead	CD-13937	1801	REED AVENUE	A-B
	14						
Total	14						

Attachment A-3

CDBG Code Enforcement					
5/1/2023 to 4/30/2024					
Program Type	Inspected	Permit Number	Street Number	Street	Target Area
Commercial	9/22/2023	CD-14737	3619 1/2	3rd St.	D
	5/31/2023	CD-13296	1130	3RD	D
	9/21/2023	CD-13799	3105	3rd St	D
	5/31/2023	CD-13574	2529	3RD STREET	C
	5/31/2023	CD-13573	2533	3RD STREET	C
	6/7/2023	CD-14638	611	BEAUREGARD	A-B
	5/31/2023	CD-13194	210	BOLTON	A-B
	5/31/2023	CD-13584	64	BOLTON	A-B
	5/24/2023	CD-13822	11	BOLTON AVENUE	A-B
	5/25/2023	CD-13059	5006	EDDIE WILLIAMS	F
	5/24/2023	CD-14225	4606	Jackson Street	Outside 5 TNs
	5/26/2023	CD-13094	2725	LEE	E
	5/24/2023	CD-14241	2021	MACARTHUR DRIVE	Outside 5 TNs
	6/7/2023	CD-14686	2200	MacArthur Drive	Outside 5 TNs
	6/7/2023	CD-14684	2130	MacArthur Drive Service Road	Outside 5 TNs
	6/7/2023	CD-14685	2202	MacArthur Drive Service Road	Outside 5 TNs
	9/19/2023	CD-14728	1137	Madison St.	A-B
	5/31/2023	CD-14228	1407	MURRAY STREET	C
	5/25/2023	CD-14240	2211	N MacArthur Drive	A-B
	9/22/2023	CD-14736	222	Ogden St	
	5/30/2023	CD-13806	2340	OVERTON STREET	E
	8/23/2023	CD-13821	1304	Rapides Ave	A-B
	5/30/2023	CD-13010	3030	WISE STREET	E
	23				
Residential	5/31/2023	11673	2451	MIDWAY	
	8/4/2023	CD-13633	3717	11th STREET	D
	9/19/2023	CD-14729	229	13th St.	A-B
	9/13/2023	CD-13694	822	13TH STREET	A-B
	8/22/2023	CD-14714	121	16th St.	A-B
	9/20/2023	CD-14045	605	20TH STREET	A-B
	7/12/2023	CD-14707	3710	3rd St	D
	10/25/2023	CD-14739	3703	3rd St.	D
	9/21/2023	CD-13596	2715	3RD STREET	D
	9/21/2023	CD-13618	2743	3RD STREET	D
	9/22/2023	CD-13761	3711	3RD STREET	D
	6/8/2023	CD-13121	1211	AUGUSTA	D
	9/20/2023	10227	215	CHESTER STREET	A-B
	5/26/2023	CD-14666	4018	Clark St	F
	9/21/2023	CD-13392	397	COOK	A-B
	6/7/2023	CD-14269	2920	Cypress St	E
	8/23/2023	CD-14712	808	Daspit St.	D
7/19/2023	CD-13476	2516	DETROIT STREET	E	

CDBG Code Enforcement

5/1/2023 to 4/30/2024

Program Type	Inspected	Permit Number	Street Number	Street	Target Area
Residential	6/22/2023	CD-14696	205	DOUGLAS	D
	6/22/2023	CD-14697	207	DOUGLAS	D
	9/8/2023	CD-13621	5116	EDDIE WILLIAMS AVENUE	F
	9/20/2023	CD-13361	4616	HARGIS STREET	F
	7/13/2023	CD-14708	2320	Houston	E
	5/30/2023	CD-14688	2710	HOUSTON STREET	E
	7/11/2023	10015	1303	Jackson	A-B
	8/29/2023	CD-12719	1915	JACKSON	A-B
	8/3/2023	CS-12152	3919	JEFFERSON	F
	6/7/2023	CD-14312	3907	Jefferson St	F
	8/29/2023	CD-14724	5907	Joyce St	Outside 5 TNs
	8/18/2023	CD-14713	3905	Lakeside Drive	F
	6/22/2023	CD-14694	3903	LEE	E
	6/22/2023	11757	4415	LEE	
	6/27/2023	CD-14698	716	LINCOLN	
	6/27/2023	CD-14699	720	LINCOLN	A-B
	9/22/2023	CD-14358	722	LINCOLN DRIVE	A-B
	9/15/2023	CD-13391	1316	MADISON	A-B
	7/20/2023	CD-12777	1403	MADISON	A-B
	9/21/2023	CD-14727	1415	Madison	A-B
	9/15/2023	CD-12788	1424	MADISON	A-B
	9/13/2023	10444	1227	Magnolia	A-B
	9/12/2023	CD-13114	1346	MAGNOLIA	A-B
	9/20/2023	CD-14168	2117	MARYE STREET	A-B
	5/31/2023	CD-12576	1705	MCENERY	A-B
	9/19/2023	CD-14733	1610	McEnery Ave.	A-B
	5/25/2023	CD-13260	639	MEADOW	A-B
	6/7/2023	CD-14692	5528	Mildred St	Outside 5 TNs
	5/31/2023	CD-13008	2203	MILL	E
	5/26/2023	CD-13057	3649	MILTON	F
	5/26/2023	CD-14255	3637	Milton Street	F
	5/26/2023	CD-13835	3704	MILTON STREET	F
	5/26/2023	CS-12163	1506	MONROE	A-B
	5/26/2023	CD-13273	1960	MONROE	A-B
	5/26/2023	CD-14250	2402	Monroe St	A-B
	9/20/2023	11142	1768	Monroe St.	A-B
	5/31/2023	CD-13308	5220	MORGAN	E
	7/11/2023	CD-14703	2411	Myrtle St	Outside 5 TNs
	5/26/2023	CD-13871	405	N. 15th St	A-B
	9/19/2023	CD-14731	407	N. 15th St.	A-B
	7/20/2023	CD-14710	5703	Navaho Trail	
	6/1/2023	CD-13617	122	NORTH 15th STREET	A-B

CDBG Code Enforcement

5/1/2023 to 4/30/2024

Program Type	Inspected	Permit Number	Street Number	Street	Target Area
Residential	6/8/2023	CD-13562	124	NORTH 16th	A-B
	6/1/2023	CD-13563	126	NORTH 16th	A-B
	6/1/2023	CD-14247	3029	Olcutt St.	Outside 5 TNs
	6/1/2023	CD-14041	2605	Overton	E
	5/30/2023	11041	1851	Overton (front)	E
	6/1/2023	CD-14266	2037	Overton St	E
	8/23/2023	CD-14715	2510	Overton St.	
	9/15/2023	11505	1302	PARK	A-B
	5/25/2023	11506	1505	Park Avenue	A-B
	7/11/2023	CD-14705	3329	Parkway Drive	Outside 5 TNs
	5/30/2023	CD-14246	3731	Payne Street	F
	5/30/2023	11866	3508	Queens Ct.	F
	5/30/2023	CD-13927	2615	Rapides Ave	A-B
	9/19/2023	CD-14732	1415	Reed Ave.	A-B
	5/31/2023	CD-13209	3405	ROYAL	F
	6/8/2023	CD-13570	4215	SHADY LANE	F
	6/8/2023	CD-12900	1246	SHIRLAND	A-B
	9/14/2023	10686	1518	Shirland Ave	A-B
	9/19/2023	CD-14730	1702	Shirland Ave.	A-B
	9/8/2023	CD-14725	4109	Southland St.	F
	6/2/2023	CD-14055	35	TENNESSEE AVENUE	A-B
	6/2/2023	CD-13697	39	TEXAS AVENUE	A-B
	7/13/2023	CD-14709	1204	Warshauer	
	7/18/2023	CD-14199	1414	Warshauer	E
	7/13/2023	11577	1208	WARSHAUER STREET	E
	9/20/2023	CD-13493	2118	WEBSTER STREET	A-B
	9/5/2023	11588	414	Williamson	D
	7/19/2023	CD-13204	3233	WILLOW GLEN RIVER	F
	7/19/2023	11595	3330	WILLOW GLEN RIVER RD	F
	7/19/2023	CD-13834	3734	WINSTON STREET	F
	7/11/2023	CD-14704	2525	WISE	E
	7/19/2023	10675	2618	Wise	E
	6/27/2023	CD-14700	1868	Wise St	E
	7/19/2023	CD-14138	2624	Wise St	E
	9/5/2023	CD-13926	2613	WISE STREET	E
	7/19/2023	CD-14176	2804	Wise Street	E
	7/20/2023	CD-13721	710	WOODARD ST	D
	7/20/2023	CD-13719	724	WOODARD ST	D
	7/20/2023	CD-12842	714	WOODARD STREET	D
	8/1/2023	CD-13005	1833	YALE	E
	7/20/2023	CD-13751	1309	YOIST STREET	A-B
	101				
Total	124				

Attachment A-4

CDBG Demolition and Owner Effort						
5/1/2023 to 4/30/2024						
Work Type	Inspection Date	Designation	Permit Number	Street Number	Street	Target Area
CDBG Demo, City Demo & Owner Effort	11/20/2023	Residential	CD-14048	1908	LEVIN STREET	A-B
	11/20/2023	Residential	CS-12126	1204	MADISON STREET	A-B
	6/28/2023	Residential	CD-14072	1766	MONROE STREET	A-B
	6/30/2023	Commercial	CD-13818	2300	North MacArthur Drive	A-B
	6/29/2023	Residential	CD-12927	1612	ALDUBON	Outside 5 TNs
	7/13/2023	Residential	CD-14057	85	CHESTER	A-B
	6					
Owner Demo	4/10/2024	Residential	CD-14963	2534	12th St.	C
	2/20/2024	Residential	CD-14792	216	24th St.	Outside 5 TNs
	3/15/2024	Commercial	CD-13636	1209	8th Street	C
	7/6/2023	Residential	10273	3118	ADAMS COURT	E
	3/18/2024	Residential	CD-14882	3820	Baker St.	E
	5/5/2023	Residential	CD-14678	2924	Cedar Street	
	3/18/2024	Residential	CD-14056	76	Chester St.	A-B
	4/19/2024	Residential	CD-14926	4007	Clinton St.	F
	3/26/2024	Residential	CD-14899	1812	Harvard St.	E
	9/28/2023	Residential	CD-14703	2411	Myrtle St	Outside 5 TNs
	5/11/2023	Residential	11473	3414	Nelson	
	7/21/2023	Residential	CD-14036	3202	olcutt	Outside 5 TNs
	2/28/2024	Residential	CD-14860	3742	Preston Redd Alley	
	4/1/2024	Commercial	CD-13821	1304	Rapides Ave	A-B
	4/1/2024	Commercial	CD-13821	1306	Rapides Ave	A-B
	4/1/2024	Commercial	CD-13821	1310	Rapides Ave	A-B
	3/15/2024	Residential	CD-14891	4220	Shady Ln.	F
	4/1/2024	Residential	CD-14929	1302	Willow Glen River Rd	D
	3/18/2024	Residential	CD-14952	3106	Wise St.	E
	6/21/2023	Residential	CD-14383	2705	HARRIS	E
	7/25/2023	Residential	CD-14636	2002	KELLY	
	9/15/2023	Residential	CD-14053	2212	LEVIN	A-B
	3/22/2024	Residential	CD-13205	103	North 13th Street	A-B
	23					
Total	29					

Attachment B

PI Received Log	Amount Paid & Lien Source generating pay-off				
Program Year	CDGB Demo HUD 160	CDBG Minor Rehab HUD 160	HOME Major Rehab HUD 163	HOME New Construct HUD 163	HOME Enterprise PI HUD 163
2024-2025	0.00	0.00	0.00	0.00	0.00
2023-2024	9,910.61	0.00	0.00	0.00	26,308.08
2022-2023	0.00	0.00	0.00	0.00	52,616.16
2021-2022	2,202.79	0.00	0.00	11,205.45	26,308.08
2020-2021	225.00	0.00	4,820.00	0.00	26,308.08
2019-2020	1,481.93	0.00	0.00	0.00	0.00
2018-2019	2,340.80	0.00	0.00	0.00	26,308.08
2017-2018	3,469.29	1,920.00	0.00	0.00	52,616.16
2016-2017	8,324.00	2,660.00	0.00	0.00	0.00
2015-2016	15,396.00	1,582.00	0.00	0.00	26,308.08
2014-2015	175.00	0.00	0.00	0.00	26,308.08
2013-2014	7,694.99	0.00	0.00	0.00	26,308.08
2012-2013	3,655.00	0.00	0.00	0.00	0.00
FY2012-2025 Totals =	54,875.41	6,162.00	4,820.00	11,205.45	289,388.88
Annual PI =	61,037.41		305,414.33		
Annual PI =	CDBG Program Income		HOME Program Income		

Attachment C-1

IDIS - PR33

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Home Matching Liability Report

DATE: 06-27-24
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ALEXANDRIA, LA

Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
1997	25.0%	\$56,741.48	\$44,408.00	\$11,102.00
1998	12.5%	\$412,591.28	\$371,461.51	\$46,432.68
1999	12.5%	\$268,648.73	\$210,741.24	\$26,342.65
2000	25.0%	\$499,288.76	\$406,440.06	\$101,610.01
2001	25.0%	\$414,985.31	\$317,955.51	\$79,488.87
2002	25.0%	\$262,678.74	\$172,718.22	\$43,179.55
2003	12.5%	\$156,544.69	\$100,334.00	\$12,541.75
2004	12.5%	\$245,589.87	\$215,833.39	\$26,979.17
2005	12.5%	\$436,927.22	\$372,113.00	\$46,514.12
2006	0.0%	\$626,401.33	\$532,038.39	\$0.00
2007	0.0%	\$75,101.21	\$44,910.00	\$0.00
2008	12.5%	\$258,049.19	\$227,984.39	\$28,498.04
2009	12.5%	\$708,007.50	\$666,046.78	\$83,255.84
2010	12.5%	\$715,864.78	\$653,603.93	\$81,700.49
2011	12.5%	\$533,597.81	\$497,139.57	\$62,142.44
2012	12.5%	\$497,407.28	\$455,082.00	\$56,885.25
2013	12.5%	\$734,327.44	\$682,693.06	\$85,336.63

IDIS - PR33

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2014	12.5%	\$337,336.68	\$329,354.40	\$41,169.30
2015	0.0%	\$165,825.66	\$149,820.19	\$0.00
2016	0.0%	\$37,860.21	\$0.00	\$0.00
2017	0.0%	\$371,629.45	\$268,458.62	\$0.00
2018	0.0%	\$158,781.60	\$141,330.00	\$0.00
2019	0.0%	\$164,996.01	\$140,518.72	\$0.00
2020	0.0%	\$167,643.30	\$145,650.00	\$0.00
2021	0.0%	\$25,854.15	\$0.00	\$0.00
2022	0.0%	\$47,610.69	\$0.00	\$0.00
2023	12.5%	\$39,539.03	\$0.00	\$0.00
2024	12.5%	\$52,711.36	\$0.00	\$0.00

INSERT TOWN TALK ADVERTISEMENT

INSERT PUBLIC COMMENTS SUMMARY

INSERT CAC SIGN-IN SHEET

INSERT CAC AGENDA

**City Council
RESOLUTION
for CAPER**

HOME Funded On-Going Monitoring Projects as of 4/22/2024

PROPERTY to be MONITORED	TOTAL UNITS	MPN PROJECT #	AFFORDABILITY TYPE	AFFORD PERIOD	MONITORING TYPE	MONITORING DATE	CONTACT INFO
BETHEL APARTMENTS 724 Willow Glen Road On-site Only until further notice.	90	CD-12943	RENTAL REHAB (90 HOME funded Fixed Units)	11/2028 (20 yr Afford. Period per IDIS)	DESK (ANNUALLY) Monitor all (Properties do recerts in May) SITE (ANNUALLY) Monitor 20% 18 apartments	JUNE 3, 2024 (2020-1 Waived b/c COVID) Due JULY 2022	Pastor Scott Lydell scottlydell@bellsouth.net (318) 426-4430 (Bethel AME Church) Jasmine Wilson The Signature Management 1320 Pierre Avenue Shreveport, LA 71103 Phone: 318-429-4945 Fax: 318-429-4947 Email: jasmine@thesignaturegmt.com
GATES AT RIVERCHASE 402-518 Green Oaks Avenue On-site 2024	56	CD-13644	NEW CONSTRUCTION RENTAL (56 NSP funded Fixed Units)	1/2051 (40 yr Afford. Period per IDIS)	DESK (ANNUALLY) Monitor all (Properties do recerts in May) SITE (Every 3 Years) Monitor 20% 12 apartments	JUNE 10, 2024 (2020-1 Waived b/c COVID) Due JULY 2022	Weston Associates Email: compliancesouth@waboston.com Riverchase Property Manager Allison Smith asmith@waboston.com 318-445-9553
ENTERPRISE PLACE • 2410 Jameson Ct. • 2404 Jameson Ct. • 2417 Jameson Ct. • 2419 Jameson Ct. On-site 2024	36	CD-13147	NEW CONSTRUCTION RENTAL (4 HOME funded Floating Units)	4/2035 (21 yr Afford. Period per IDIS)	DESK (ANNUALLY) Monitor all SITE (EVERY 3YRS) 4 Units	JUNE 17, 2024	Standard Enterprises Jennifer McKenzie Property Manager P: 318-443-4963 / F: 318-443-2114 jennifers@standardenterprises.com Candice@standardenterprises.com
GREEN OAKS – 6 th Street • 3616 (LaDonna Jefferson) • 3620 (Shirley Johnson) • 3624 (Kela Barraka)	3	CD-13148	NEW CONSTRUCTION HOMEBUYER	6/2027	DESK (ANNUALLY) Monitor all SITE N/A	JUNE 24, 2024 JUNE	Inner City Revitalization Corp. Barbara Dashiell, MPA Executive Director P.O. Box 908 Alexandria, LA 71309 Phone: 318.442.1502 Fax: 318.487.6935 innercity@sutdenlinkmail.com
3824 SUGARHOUSE RD (Beverly A. Burns) – <i>Refinanced her home and paid off prorated City mortgage</i>	1	CD-12797	NEW CONSTRUCTION HOMEBUYER	1/2029	DESK (ANNUALLY) SITE (N/A)	JUNE	
3776 SUGARHOUSE RD (Elizabeth Lewis)	1	CD-12796	NEW CONSTRUCTION	1/2029	DESK (ANNUALLY) SITE (N/A)	JUNE	

HOME Funded On-Going Monitoring Projects as of 4/22/2024

3800 SUGARHOUSE RD (Delandria F. Vincent)	1	CD-12798	HOMEBUYER NEW CONSTRUCTION HOMEBUYER	2/2030	DESK (ANNUALLY) SITE (N/A)	JUNE	
3850 SUGARHOUSE RD (Priscilla N. Wafer)	1	CD-13149	NEW CONSTRUCTION HOMEBUYER	2/2030	DESK (ANNUALLY) SITE (N/A)	JUNE	
ARMOUR PLACE • 1901 3 rd St. On-Site 2024	7	CD-13150	NEW CONSTRUCTION RENTAL (7 HOME funded Fixed Units)	5/2033	DESK (ANNUALLY) Monitor all SITE (EVERY 3 years) Monitor 20% 2 Units	JUNE 24, 2024	