

HUD Consolidated Planning Public Hearing #1

Tuesday, January 14, 2025
10:00 a.m. and 6:00 p.m.



Lafayette
CONSOLIDATED GOVERNMENT

- **Tammy Luke**
Director of Community
Development & Planning
- **Shane Rougeau**
Grants Manager
- **Belle LeBlanc**
Human Services Manager
- **Jenni Moreau**
Planner II



- **Shane Rougeau**
Grants Manager



- **Community Development Block Grant (CDBG)**
 - Housing & Community Development needs
- **HOME Investment Partnerships Program (HOME)**
 - Community housing needs
- **HUD National Objective**
 - Benefit Low- and Moderate-Income Persons
 - Prevention or Elimination of Slums and Blight
 - Urgent Community Development Needs

- **Program Year 2023 Accomplishments**
 - October 1, 2023 – September 30, 2024
- **2025 Annual Action Plan**
 - October 1, 2025 – September 30, 2026
- **HOME-ARP Plan**
 - Spend by September 30, 2030
- **Fund Balance Application Process**
- **Comments & Questions**

- **Jenni Moreau**
Planner II



Activity	Indicator	Estimated Units	Actual Units
LCG Owner Housing Rehabilitation (Major & Minor Rehab)	Housing Units Rehabilitated	12	11
LCG Housing Relocation	Families Relocated for Housing Rehab	3	3
LCG Loans Program	Households Assisted	20	7
LCG Demolition Grants	Buildings Demolished	3	5
LCG Neighborhood Counseling Services	Persons Assisted	360	633
Lafayette Neighborhoods Economic Development Corporation (LNEDC)	Businesses Assisted	7	12
	Jobs Created/ Retained	3	7
Habitat for Humanity Owner Housing Construction	Housing Units Added	3	3

Priority Needs

- **Affordable Housing**
 - New Owner & Rental Housing
 - Rehab of Owner & Multi-Unit Rental Housing
 - LMI Housing Loans
- **Special Needs Housing**
 - Elderly/ Frail Elderly
 - HIV/AIDS & Families
 - Substance Abuse
- **Supportive Housing**
 - People Living with Disabilities

Priority Needs (cont.)

- **Emergency/ Transitional Housing**
- **Housing Relocation**
 - Utilized for Major Housing Rehabilitation
- **Housing Counseling**
- **Clearance & Demolition**
- **Economic Development**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)



- ▶ Allocation ~\$1,536,789
- ▶ 15% Public Service Cap
 - ▶ LCG Housing Counseling
- ▶ 20% Administrative Cap
- ▶ Prior Year Fund Balance
 - ▶ Est. \$628,467

- ▶ Allocation ~\$597,004
- ▶ 15% CHDO Set-Aside
 - ▶ Est. \$89,551
- ▶ 10% Administrative Cap
- ▶ Prior Year Fund Balance
 - ▶ Est. \$1,107,846



HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

- **Belle LeBlanc**

Human Services Manager

- <https://www.lafayettela.gov/DP/community-services>

com·mu·ni·ty

1) a group of people living together in one place, especially one practicing common ownership

2) a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals





LOW- TO MODERATE-INCOME FAMILIES

AMI = AREA MEDIAN INCOME

FY 2024 HUD Income Limits										
FY 2024 Income Limit Area	Median Income	FY 2024 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Lafayette Parish	\$85,000	Low (80%) Income Limits	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
		Very Low (50%) Income Limits	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
		Extremely Low (30%) Income Limits	\$17,850	\$20,440	\$25,820	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720

Housing Counseling Services Provided



HOUSING DISCRIMINATION COMPLAINT PORTAL



▶ One-on-one Services

- ▶ Pre-purchase for First Time Home Buyers
- ▶ Post-purchase counseling
- ▶ Renter's counseling
- ▶ Homeless counseling
- ▶ Default & delinquency mortgage counseling



PROVIDES GENERAL INFORMATION ON LANDLORD AND TENANT RIGHTS AND RESPONSIBILITIES

▶ Group Services

- ▶ Home Buyers training
- ▶ Financial literacy workshops
- ▶ Fair housing seminars
- ▶ Disaster Ready Workshop
- ▶ Home maintenance workshops



77 Leveraged Volunteer Hours

INCREASING *PARTNERSHIPS* AND *STREAMLINING* SERVICES



FY24 Lead Hazard Reduction
Capacity Building



LAFAYETTE HOUSING AUTHORITY
Hope, Opportunity, Success!



FORGIVABLE LOANS TO HELP FTHB



\$ \$20,000

Deferred Payments

0% interest

MINOR REHABILITATION



- ▶ *Handicap Ramps/* Accessibility
- ▶ *Roof Repair/* Replacement
- ▶ Exterior *Painting* Assistance
- ▶ *Bathroom* Rehabilitation
- ▶ *Sewer Plants/ Septic System* Repair/ Replacement

- ▶ Completed Units Must Meet Code
- ▶ \$50,000 – construction grant (contractors, supplies, & material)
- ▶ **Exceeding Grant Rehab Loans**
- ▶ \$7,500 – Asbestos Removal Grant
- ▶ Labor of Carpentry/ Paint Crew



MAJOR REHABILITATION

FOR MORE INFORMATION, CONTACT:
HOUSINGREHAB@LAFAYETTELA.GOV
(337) 291-7357



**RAMP GRANT
PROGRAM**



Housing Demolition Program

The Community Development and Planning Department provides demolition grants to income-qualifying owners of dilapidated residential and commercial properties within the jurisdiction of LCG. Owners are not indebted to LCG.

Residential Properties:

- \$15,000 Grant Limit
- Unoccupied for 90+ Days

Commercial Properties:

- \$4,000 Grant Limit
- Must have owned for 3+ years



HOME SEWAGE SYSTEM PROGRAM

Bayou Vermilion District's (BVD), Louisiana Department of Environmental Quality (LDEQ), and Lafayette Consolidated Government (LCG) have partnered for Home Sewage System inspections, education and outreach to improve the water quality in the Vermilion River.

Through LCG's Home Sewage System Program, low to moderate income homeowners may be eligible for assistance in making necessary repairs to their systems. This includes but is not limited to aerator, discharge pump, field lines, discharge lines and holding tank.

The LCG Home Sewage System Program is funded by the U. S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG).



(337) 291-5450



housingrehab@lafayettela.gov

GETTING ASSISTANCE TO REPAIR YOUR SYSTEM

If your system needs to be repaired or replaced, a Housing Rehabilitation Specialist from LCG can assist you in determining eligibility for the grant program.

1. Review of the inspector's findings
2. Application for repair assistance
3. Cost estimate/ work write-up
4. Contract signing
5. Home Sewage System repair work
6. Follow-up inspection of completed repairs



PROGRAM ELIGIBILITY

- Applicant must reside in the home at the time of application
- Applicant must own the property and have lived there for at least 3 years
- Applicant must meet HUD income guidelines.



SCAN HERE TO APPLY

or visit: <https://portal.neighborsoftware.com/LAFAYETTELA/Participant>

Before & After



Housing Rehabilitation Program



The Taylor Center Staff



BELLE LEBLANC

Human Services Manager

*HUD Certified, Housing Counseling &
Foreclosure Intervention*

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CD Loan Specialist

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- **Jenni Moreau**
Planner II



OVERVIEW

- **\$2,251,381**
 - One-Time grant allocation
 - Within LCG's jurisdiction
 - Reduce and Prevent Homelessness
 - Spent by September 30, 2030

BENEFICIARIES / QUALIFYING POPULATIONS

- Homeless
- At risk of Homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Other Populations
 - Other Families Requiring Services or Housing Assistance to Prevent Homelessness
 - At Greatest Risk of Housing Instability

Priority Needs Identified

- Supportive Services
- Development of Non-Congregate Shelters
 - Acquisition, Construction, Rehabilitation
- Development of Affordable Rental Housing



Funding Categories	Allocated Funds	Balance	Percent of the Grant	Statutory Limit
Supportive Services	\$734,202	\$0		
Acquisition & Development of Non-Congregate Shelters	\$800,640	\$640		
Tenant-Based Rental Assistance (TBRA)	\$0	\$0		
Development of Affordable Rental Housing	\$379,039	\$379,039		
Non-Profit Operating	\$112,500	\$52,652	5%	5%
Non-Profit Capacity Building	\$112,500	\$76,750	5%	5%
Administration and Planning	\$112,500	\$112,500	10%	15%
<u>Total HOME ARP Allocation</u>	<u>\$2,251,381</u>	<u>\$621,581</u>		

ELIGIBLE ACTIVITIES

- **Rental Housing – Acquisition, Rehabilitation, or Construction**
 - Rent limitations apply
 - 70% of units must benefit QPs
- **Supportive Services**
 - McKinney Vento Supportive Services
 - Homelessness Prevention Services
 - Housing Counseling Services
 - 100% of Supportive Services must Benefit QPs

ELIGIBLE ACTIVITIES (cont.)

- **Non-Congregate Shelter Construction, Acquisition, Rehab**
 - Private rooms for temporary shelter
 - 100% of HOME-ARP units must serve QP individuals or families
 - No lease or occupancy agreements
 - Operating Costs for shelters is strictly prohibited
- **Limited Assistance to Non-Profits for Implementation**
 - Up to 5% (~\$112,000) over entire grant for operating costs
 - Up to 5% (~\$112,000) over entire grant for capacity building

CDBG ALLOWABLE ACTIVITIES

- Housing Activities:
 - Residential Rehabilitation
 - Energy Efficiency Improvements
 - Relocation assistance for individuals which occur as a result of CDBG-funded activity
 - Clearance of Blighted Property
- Other Eligible Activities:
 - Rehabilitation Administration
 - Acquisition of Real Property
 - Public Housing Modernization
 - Direct Homeownership Assistance
 - Economic Development

Timeliness of Expenditures

- **LCG cannot hold greater than 1.5x its annual CDBG allocation**
 - CDBG fund balance must be spent quickly
 - Fund balance subrecipients must have projects ready to go



HOME Allowable Activities

- Loans to homebuyers (eg. amortized, low/no-interest, deferred)
- Property/Land Acquisition or Demolition – but ONLY if HOME project starts within 12 months
- New construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities
- Site improvements for new construction
- Conversion of commercial property to residential

Affordability Period

- The length of time the activity must remain affordable for eligible HOME households
- Must follow HUD HOME minimum affordability periods, but may impose additional time requirements

Amount of Funds Invested	Affordability Period
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years
Rental Construction	20 years

- Limited sale price

Restrictions

- Organization must be a 501(c) with the IRS for at least one (1) year at the time of application
- Cannot be on any sanctioned lists (LCG, HUD, DOL)
- Must address high-priority needs as described in Consolidated Plan
- Have capacity to undertake the proposed activity
- Provide services primarily to LMI residents of the LCG jurisdiction
- All required reports, documents, and requested data submitted by due date
- Audit and/or monitoring findings must be resolved

- Organizations are required to comply with:
 - 2 CFR 200 – UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS
 - Title 24 → Subtitle B → Chapter V → Subchapter C → Part 570 (CDBG)
 - Title 24 → Subtitle A → Part 92 (HOME)

Board Resolutions

- Applicants invited to file out a full application will be required to provide a board resolution related to the application
- Board Resolutions in full application submission must have been passed within 90 days
- The Board Resolution **must** include a written summary of the project for which the organization is applying

NEW Step – Pre-Development Meeting


- Applicants that submit funding requests for New Construction projects are required to attend a pre-development meeting
- The meeting will occur during the full application review process
 - Late March 2025
- Failure to attend will disqualify the application from consideration
- The CDP Director may grant a waiver in a few select cases
 - Applicant must request the waiver through the Grants Divisions Team
 - A waiver will be provided in writing, if applicable

- Applications will be reviewed and ranked by factors, such as:
 - Community Need (in line with Consolidated Plan)
 - Reasonableness of project cost (Reimbursable basis)
 - Agency capacity and experience
 - Agency history of performance/ Timeliness with spending
- Community Development & Planning makes recommendations to the Administration and Councils, who then approve activities and budget

Neighborly Software

- Portal.NeighborlySoftware.com/LafayetteLA/Participant
- Online grants management for CDBG and HOME
- Submission of applications online
- LCG reviews and awards applicants
- Subrecipients submit reimbursement drawdowns
- Subrecipients submit reports

Fund Balance Application Process

 **Lafayette**
CONSOLIDATED GOVERNMENT

Welcome to the Lafayette Consolidated Government Participant Portal.

New users must first register their account before signing in to the portal.

Sign In **Register**

Neighborly Software requires all email addresses be verified prior to account registration. Please provide the email address to be used for Sign In below, and click Send Verification Code to continue.

Email Address

Send verification code

[Data Privacy](#)

Neighborly S

- Please direct any questions to
 - Jenni Moreau
Office 337-291-8422
Email jmoreau@lafayetteela.gov
 - Shayna Armond
Office 337-291-8421
Email slarmond@lafayetteela.gov

Important Dates

- Initial applications are due by Tuesday, January 28, 2025 at 5:00 p.m.
- Eligible pre-applicants will be notified by Friday, February 7, 2025 at which time a full application will be requested.
- Full applications are due by Wednesday, March 12, 2025 at 5:00 p.m.
- Public Hearing #2 will be held Thursday, April 24, 2025 at 6:00 p.m., at which time applicants who are being recommended for funding will be required to make a brief presentation about their grant proposal.

Portal.NeighborlySoftware.com/LafayetteLA/Participant

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