


CITY OF LAKE CHARLES, LOUISIANA
2020-2024 CONSOLIDATED PLAN
SUBSTANTIAL AMENDMENT

Draft



Prepared By
The City of Lake Charles
Community Development Department



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To reallocate \$67,734 from the Streets Overlay Project to the Goosport Park Improvement Project.

Expected Resources

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

Introduction

The City of Lake Charles receives federal funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME) annual allocation programs. These entitlement program funds are received by the City based upon formula allocation and administered by the City's Community Development Department. The City's federal funds are used to leverage other sources of federal, state, local and private funding.

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	671,342	0	0	671,342	2,685,368	Total Expected is based on a five-year calculation from the FY2020 allocation.

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	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	367,297	0	0	367,297	1,469,188	Total Expected is based on a five-year calculation from the FY2020 allocation.

Table 1 - Expected Resources – Priority Table

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

Leverage and match will be identified on a project by project basis, where required. HOME match will be provided from the City's General Fund (12.5% of the HOME project expenditures).

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

The City will continue to emphasize expropriating abandoned and adjudicated property to make property available for profit and non-profit developers to build affordable housing development.

Discussion

The City plans to program over \$1 million in federal funds received for Fiscal Year 2020 for CDBG and HOME activities, as outlined in the attached Action Plan. These efforts and the funding received in subsequent years of this plan will be leveraged with local resources to serve the community and meet needs of low income households and individuals throughout the jurisdiction.

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	Increase Affordable Housing Supply and Quality	2020	2024	Affordable Housing	Citywide	Increase Affordable Housing Supply and Quality	CDBG: \$40,000 HOME: \$330,567	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Address Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	Citywide	Address Infrastructure and Public Facilities	CDBG: \$396,473	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4296 Persons Assisted
3	Support for Public Services	2020	2024	Non-Housing Community Development	Citywide	Support for Public Services	CDBG: \$100,601	Tenant-based rental assistance / Rapid Rehousing: 140 Households Assisted Other: 230 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Affordable Housing Supply and Quality
	Goal Description	<p>Improve the condition and availability of affordable housing over a five-year period, including:</p> <ul style="list-style-type: none"> • Improve the condition of housing for low-income homeowners. • Eliminate blighting influences and the deterioration of property and facilities. • Support development of affordable housing. <p>Increase access to affordable housing through assistance to low-income homebuyers.</p>
2	Goal Name	Address Infrastructure and Public Facilities
	Goal Description	Improve the living conditions within Lake Charles by supporting the improvement of infrastructure and public facilities in low and moderate income census tracts.
3	Goal Name	Support for Public Services
	Goal Description	Improve living conditions in Lake Charles by addressing non-housing community development needs through support for community-based public service programs, including, but not limited to programs for employment, public safety, child care, health, drug abuse, education, emergency food assistance, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 570.207(b)(4)), homebuyer down payment assistance, rental assistance, or recreational needs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Lake Charles receives federal funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME) annual allocation programs. These entitlement program funds are received by the City based upon formula allocation and administered by the City's Community Development Department. The City's federal funds are used to leverage other sources of federal, state, local and private funding.

Amenment #1: To reallocate \$67,734.30 from the Streets Overlay Project to the Goosport Park Improvement Project.

Projects

#	Project Name
1	HOME Administration
2	CHDO Assistance
3	Relocation
4	Major Homeowner Rehabilitation
5	CDBG Administration
6	Demolition and Clearance
7	Infrastructure
8	Catholic Charities SWLA
9	What Works
10	Bethesda House
11	SWLA Health Services
12	Goosport Park Improvement

Table 3 - Project Information

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

The projects listed above were selected from project proposals received and according to their consistency with priorities of the Consolidated Plan. Projects determined for the FY2020 Action Plan prioritize identified community needs to the extent that funding is available.

AP-38 Project Summary

Project Summary Information

1	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Supply and Quality
	Needs Addressed	Increase Affordable Housing Supply and Quality
	Funding	HOME: \$36,730
	Description	Administrative expenses for managing HOME programs equal to 10 percent of HOME funding.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration and management of HOME programs.
2	Project Name	CHDO Assistance
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Supply and Quality
	Needs Addressed	Increase Affordable Housing Supply and Quality
	Funding	HOME: \$55,095
	Description	Affordable housing development and operations support for CHDO projects within Lake Charles.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	To be determined.
	Location Description	To be determined.
	Planned Activities	To be determined.
3	Project Name	Relocation
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Supply and Quality

	Needs Addressed	Increase Affordable Housing Supply and Quality
	Funding	HOME: \$25,000
	Description	Relocate an individual or family whose home will undergo Major Rehabilitation, including providing assistance with rent, utilities and storage fees.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI households
	Location Description	N/A
	Planned Activities	Relocation assistance for an individual or family whose home will undergo Major Rehabilitation. Activity will provide assistance with rent, utilities and storage fees.
4	Project Name	Major Homeowner Rehabilitation
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Supply and Quality
	Needs Addressed	Increase Affordable Housing Supply and Quality
	Funding	HOME: \$250,472
	Description	Provide assistance to low to moderate income homeowners for major homeowner rehabilitation activities.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI households
	Location Description	Various locations within the City.
	Planned Activities	Provide assistance and services for major rehabilitation or reconstruction of low to moderate owner-occupied homes.
5	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Supply and Quality Address Infrastructure and Public Facilities Support for Public Services

	Needs Addressed	Increase Affordable Housing Supply and Quality Address Infrastructure and Public Facilities Support for Public Services
	Funding	CDBG: \$134,268
	Description	Administrative expenses for managing CDBG programs equal to 20 percent of CDBG funding.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration and management of CDBG programs.
6	Project Name	Demolition and Clearance
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Supply and Quality
	Needs Addressed	Increase Affordable Housing Supply and Quality
	Funding	CDBG: \$40,000
	Description	Provide demolition and clearance to low to moderate income homeowners in support of major homeowner rehabilitation activities.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI Households
	Location Description	Various locations in the City
	Planned Activities	Provide assistance and services for minor rehabilitation of low to moderate owner-occupied homes.
7	Project Name	Infrastructure
	Target Area	Citywide
	Goals Supported	Address Infrastructure and Public Facilities
	Needs Addressed	Address Infrastructure and Public Facilities
	Funding	CDBG: \$328,739

	Description	Projects to improve the living conditions within Lake Charles by supporting the improvement of infrastructure and public facilities in low and moderate income census tracts.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Area benefit to be determined with project.
	Location Description	Various locations in the City
	Planned Activities	Street overlays
8	Project Name	Catholic Charities SWLA
	Target Area	Citywide
	Goals Supported	Support for Public Services
	Needs Addressed	Support for Public Services
	Funding	CDBG: \$55,000
	Description	Providing rental assistance and rental deposits to eligible low-income households.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	140 LMI Households
	Location Description	Various locations in the City
	Planned Activities	Rental assistance, rental security deposits
9	Project Name	What Works
	Target Area	Citywide
	Goals Supported	Support for Public Services
	Needs Addressed	Support for Public Services
	Funding	CDBG: \$24,801
	Description	Providing workforce and job readiness for youth ages 11 to 24.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Up to 70 LMI youth ages 11-17 and adults 18 to 24

	Location Description	Various locations in the City
	Planned Activities	Host up to 20 workforce development and planning workshops, to include resume writing, job search, social skills, workplace behavior.
10	Project Name	Bethesda House
	Target Area	Citywide
	Goals Supported	Support for Public Services
	Needs Addressed	Support for Public Services
	Funding	CDBG: \$10,800
	Description	Re-entry support services for adults previously incarcerated.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI Adults
	Location Description	Various locations in the City
	Planned Activities	Re-entry support services for adults previously incarcerated.
11	Project Name	SWLA Health Services
	Target Area	Citywide
	Goals Supported	Support for Public Services
	Needs Addressed	Support for Public Services
	Funding	CDBG: \$10,000
	Description	Health services and supports for seniors.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	140 LMI adults, seniors
	Location Description	Various locations in the City
	Planned Activities	Prescription and food delivery to seniors to provide health and food security.
12	Project Name	Goosport Park Improvement
	Target Area	Citywide

	Goals Supported	Address Infrastructure and Public Facilities
	Needs Addressed	Address Infrastructure and Public Facilities
	Funding	CDBG: \$67,734
	Description	Installation of a new 50'X 42' swimming pool at Goosport Park
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1145 LMI Families
	Location Description	Citywide
	Planned Activities	Installation of a new 50'X 42' swimming pool at Goosport Park

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

Low to moderate income (LMI) households are found throughout Lake Charles neighborhoods, along with the organizations that provide support services. The City will distribute its allocations to programs and services citywide and all funds will be used to serve low-income households and individuals throughout the jurisdiction.

Lake Charles has five census tracts or R/ECAPS where the share of low- and moderate-income households is greater than 51 percent (as determined in the 2013-2017 ACS estimates). These tracts are mostly located in the north west of the region in council districts A and B and one tract is located in council district C in the southeast. Any plans for activities within a targeted block group or R/ECAP area would be made with community input and by working closely with subrecipients.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Lake Charles will direct funding from anticipated federal and local resources throughout the jurisdiction to provide the greatest benefit to low-income households and individuals. By setting the geographic priority area as the City, Lake Charles is able to identify those with the greatest need, and support agencies and services throughout the jurisdiction.

Discussion

Funds and resources will be distributed to services for eligible individuals, households and neighborhoods where it will provide the most support and impact for low to moderate income populations. Where appropriate, funds will be targeted within LMI areas with the direction of the community and support of stakeholders.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Lake Charles will provide direct services and support to agencies to increase the quantity and quality of affordable housing through Rental assistance, Major Rehabilitation, Minor Rehabilitation, and Homebuyer assistance. The City's goal is to provide assistance to as many individuals and families who may be in need of this assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	140
Total	160

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	140
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	145

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

Discussion

Lake Charles aims to prevent families from becoming homeless by providing agencies with CDBG and HOME funding to help with rental payments, security deposits, and utility expenses. The City's Community Development Department also provides major and minor rehabilitation programs to support homeowners with significant home maintenance that affects the quality of the property.

We are working to develop more ways to help our community with funding made available through HUD.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Lake Charles manages 456 public housing units, as well as 2,108 Housing Choice Vouchers. The Housing Authority of Lake Charles provides services and housing as detailed in their PHA Plan.

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

The Housing Authority is moving forward with Phase I of the Rental Assistance Demonstration Program. This phase includes Clark Courts, Carver Courts, and Meadow Park Homes, 233 units. This program allows PHA's more flexibility and a consistent funding stream for their properties.

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

The agency has a resident on the Board of Commissioners, actively promotes resident participation, and maintains a Section 3 Program which gives residents opportunities to participate in economic opportunities generated by agency development projects. The agency operates a Section 8 homeownership program and works with Habitat for Humanity and Project Build the Future to move residents into homeownership.

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

Not applicable

Discussion

The Housing Authority of Lake Charles continues to manage and maintain properties to the benefit of its tenants. It experiences the same limitations in offering affordable housing through the units it manages and through Housing Choice Vouchers that the greater community is experiencing with the limited availability of safe and affordable units for all income levels. By rehabilitating and converting units through the RAD program, the Housing Authority will maintain long-term affordability of units for low income households.

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

Introduction

The City of Lake Charles is encompassed within the geographic coverage of the Louisiana Balance of State Continuum of Care (CoC). The City is a member in good standing of the CoC and collaborates with the CoC and Calcasieu Parish in addressing homelessness in the region, including through regular participation in CoC activities, meetings, and annual Point-in-Time (PIT) Counts.

The City's objectives include continued collaboration with homeless providers to supply a continuum of services and support services aimed at the prevention and elimination of homelessness, including through rapid rehousing.

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 PIT Count is one way in which the City, the Parish, and the CoC identify who is experiencing homelessness on a given night, with a particular focus on identifying those who are experiencing unsheltered homelessness. Local provider agencies who are members of the CoC, as well as others, also participate in this effort with the goal of identifying the size and scope of the population of those experiencing homelessness and to strategically deploy resources to meet identified needs. The Homeless Management Information System (HMIS) collects information on program participants accessing the CES, CoC, and Emergency Solutions Grant-funded resources. The Coordinated Entry System (CES) is the City, the Parish, and CoC's mechanism for assessing, prioritizing, and referring people experiencing homelessness to limited housing resources available. The Calcasieu Parish Police Jury in Lake Charles acts as the CES Access Point for the Lake Charles region, providing access, diversion, intervention, and assessment services to those experiencing homelessness as part of the CES process. Additionally, the Lake Charles City Police created a record of where the homeless population lives within the city limits of Lake Charles.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters and transitional housing services are limited, but the City works with Calcasieu Parish which administers funding for organizations providing homelessness prevention (HP) and rapid rehousing (RRH) services through the State's Emergency Solutions Grant (ESG) allocation. Persons experiencing homelessness who initially present to the Calcasieu Parish Police Jury CES Access Point for housing are referred to emergency or crisis housing as available at that time and if the person is interested. Any CoC- or ESG-funded project that provides transitional housing or permanent housing (including rapid re-housing and permanent supportive housing) to people experiencing homelessness

can request referrals through the CES. CoC- and ESG-funded Transitional Housing (TH) projects are required to Intake participants exclusively through the CES Prioritization List as part of a strategic approach to addressing homelessness in the Lake Charles region. CoC- and ESG-funded TH projects that conduct outreach are also required to provide Access, Diversion, Intervention, and Assessment services to the extent required by the CoC to all participants served by outreach. Non-CoC- and ESG-funded projects, such as the Education and Treatment Council's Transitional Living Program, are encouraged but not required to participate in the CoC's CES.

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 Calcasieu Parish Police Jury in Lake Charles acts as the CoC's CES Access Point for the Lake Charles region, facilitating access to housing options and supports for persons experiencing homelessness or at risk of becoming homeless. Calcasieu Parish operates programs addressing homelessness through a variety of funding sources including CoC, ESG, CDBG, and other HUD sources. Households experiencing homelessness are assessed, prioritized, and referred to locally available housing programs as appropriate.

To help ensure that households' experiences of homelessness are rare, brief, and non-recurring, several outcome metrics are applied to the CES and its Access Points. Annual outcome metrics for the CES include the goal of maintaining a mean length of time homeless of 20 days or fewer for households engaging with CES. The CoC aims to minimize the rate of recidivism from all CES-participating Emergency Shelter, Transitional Housing, Rapid Rehousing, PSH, and other permanent housing projects to five percent or fewer. Resources are deployed strategically to ensure that homelessness is rare, brief, and non-recurring.

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.

Homeless prevention is a major focus of the participants in the Southwest Louisiana Balance of State CoC. Agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services. The City uses CDBG funding for rental assistance to individuals or families who are low to moderate income and who may be facing homelessness. When the Calcasieu

Parish Police Jury CES Access Point or outreach workers determine that a person is at risk of homelessness, the CES Access Point refers them to homeless prevention resources, including ESG and CDBG-funded homeless prevention projects, as available. Annual outcome metrics for the CoC's CES include the goal of decreasing the total number of people experiencing first time homelessness from each previous year and ensures that Access Points are connecting households with the appropriate local homeless prevention resources.

Discussion

Discussion

The City of Lake Charles supports the Louisiana Balance of State Continuum of Care (CoC) as a member of the board and participates in the planning process. The City will continue its collaboration with the Calcasieu Parish Police Jury on homelessness prevention within the community and supporting services to reduce the risks of individuals and families from becoming homeless, and provide rehousing services to those in need.

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

Introduction:

The five-year Strategic Plan demonstrated that the cost of housing has risen 30 percent over the last decade while wages have risen 15 percent. This has led to an increase in cost burdened households, those that spend over 30 percent of their income on housing expenses. The availability of housing stock across all income levels is proportionally shrinking. The lack of affordable housing becomes a barrier for households and increases the risk of low income households living in substandard housing or be at risk for becoming homeless.

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

Lake Charles may consider affordable housing activities that encourage the increase of housing units for low income households. This may be through policy actions, initiatives, HOME funding, or other partnerships and collaborations.

Discussion:

The need for affordable housing is not localized to Lake Charles. Regional development efforts are needed to meet the expanding demands for education, health care, and housing in Lake Charles and the region as a whole. Given population growth trends and economic development interest, there is need for a variety of housing types at different affordability levels.

AP-85 Other Actions – 91.220(k)

Introduction:

The City currently provides a variety of services to the residents of Lake Charles through CDBG, HOME, private, state, and City funding, as well as other resources that have brought additional assets to combat these problems.

Actions planned to address obstacles to meeting underserved needs

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the variety of issues that prevent families from breaking out of poverty and obtaining stability.

Actions planned to foster and maintain affordable housing

The City provides homebuyer assistance to low to moderate income families who are purchasing a home for the first time. The City also provides Major Home Rehabilitation to those who are low to moderate income and qualify for assistance. The Community Development Department partners with local CHDOs to provide construction of new homes that are sold to persons who are low to moderate income.

Actions planned to reduce lead-based paint hazards

Lake Charles will address lead-based paint hazards through its affordable housing programs and according to the following strategies:

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Expand the stock of lead safe housing units through housing initiatives.
- Identify additional funding to provide testing in single-family housing where young children are present and perform abatement on pre-1978 housing.
- Provide educational awareness of the hazards of lead-based paint.
- Obtain training for program staff on lead hazard evaluation and reduction.
- Establish working relationships with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.
- Create procedures for determining when it is more cost effective to presume that lead hazards are present, and when it makes sense to evaluate a property.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts, in conjunction with the SWLA Balance of State Continuum of Care and

the Housing Authority of Lake Charles, to reduce the number of poverty-level families through the development of services such as educational opportunities, job growth and life skills training. This will be achieved through the various social service agencies operating in the city.

Actions planned to develop institutional structure

To address gaps in services and ensure needs are met among special needs populations, the City of Lake Charles will:

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

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

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the SWLA Balance of State Continuum of Care meetings and enumeration of Point-In-Time and homeless surveys. City staff will also continue its participation in other coalitions and study groups as the opportunity arises.

Discussion:

Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services. The City will continue its efforts with agencies to provide and/or expand services. The Community Development Department will continue working with community and faith-based organizations that offer counseling services to prepare families to be homeowners and/or reach stability, as well as work with the community to address deficiencies and attempt to measure the impact of the CDBG and HOME programs in reducing and/or preventing poverty.

Program Specific Requirements

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

Introduction:

The following provides details on program specific requirements for each of the two entitlement programs, Community Development Block Grant and HOME Investment Partnership. The City has \$93,500 in program income from HOME projects to be allocated.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

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

Not applicable

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:

See Attachment of HOME Recapture policies.

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:

See Attachment of HOME Recapture policies.

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:

Not applicable

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)).
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)).
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).

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."