

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The City of Lafayette is the county seat of Tippecanoe County, Indiana, a community along Interstate 65 northwest of Indianapolis. The U.S. Department of Housing and Urban Development (HUD) designated the City an Entitlement community. HUD awards Community Development Block Grant (CDBG) funds to Entitlements across the United States based on formula calculations, including factors such as the community's population, pre-1940s housing stock, growth, and decline.

Lafayette receives an annual Community Development Block Grant (CDBG) allocation, and as the lead agency of the Lafayette Housing Consortium, the City also receives and administers HOME Investment Partnerships Program (HOME) funds. In Program Year (PY) 2024, the city will receive an estimated \$1.584 million from HUD, \$643,145 of CDBG funding, and \$941,538 of HOME funding.

Tippecanoe County has five incorporated towns: Battle Ground, Dayton, Clarks Hill, Shadeland, and Otterbein. Battle Ground, Lafayette, West Lafayette. The unincorporated towns in the county, along with Battle Ground, Lafayette, and West Lafayette formed the Lafayette Housing Consortium to allocate HOME dollars.

Lafayette and the Lafayette Housing Consortium chose the Lafayette Housing Authority (LHA) to administer HOME funding. LHA staff are responsible for completing annual reports, evaluating activity applications, monitoring projects, and maintaining compliance with cross-cutting requirements. Lafayette and the project grantee are the named parties in all contracts for funding, and payments are approved by the City of Lafayette staff.

The City of Lafayette, in conjunction with the City of West Lafayette and the Lafayette Housing Consortium, must complete a Five-Year Consolidated Plan to assess community needs relating to housing, public services, public facilities, and infrastructure. The analysis looks at populations most affected by the current housing stock, the state of the economy, and the ability to meet daily living needs. The Consolidated Plan outlines priorities and goals to address those needs. Lafayette writes a yearly Action Plan to outline specific projects and funding resources that will be used to meet the priorities and goals identified in the Consolidated Plan. The current Consolidated Plan covers program years 2020 through 2024, and it updated each year with an Action Plan that outlines annual funding and projects to be implemented July 1st to June 30th. The PY2024 Action Plan is the fifth year of the current Consolidated Plan. The City writes a

Consolidated Annual Performance and Evaluation Report (CAPER) at the end of each program year to report progress toward each of the Consolidated Plan goals. These three documents enable the public, elected officials, and HUD to understand the needs of the community, provide input, and measure progress and investment in the community.

## **2. Summarize the objectives and outcomes identified in the Plan**

The City of Lafayette will continue to focus on supporting the development of inclusive neighborhoods for all residents. Lafayette residents, via public input, prefer the City fund initiatives supporting affordable housing development, preserving affordable housing, and providing a safety net of services for those households living in crisis during stakeholder public input. The goals for the 2020-2024 Consolidated Plan focus on three priorities: sustainable neighborhoods, inclusive neighborhoods, and fair housing initiatives.

Under the sustainable neighborhoods priority, Lafayette will focus on the development of neighborhood assets and supporting social services.

- Make improvements to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
- Improve access to food and reduce food insecurity.
- Make improvements to public facilities to comply with ADA accessibility requirements, such as park facilities, infrastructure, and other public buildings.
- Fund supportive services that reduce barriers for low to moderate-income households, creating a safety net of services for those living “in crisis.”
- Support small businesses affected by stay-at-home orders due to the COVID-19 pandemic.

Under the inclusive neighborhoods priority, the City will focus on developing neighborhood assets and supporting social services.

- Create rental housing units through renovation or new construction for households with incomes below 80 percent of the area median income.
- Create affordable homeownership opportunities through renovation and new construction for households with incomes below 80 percent of the area median income.
- Create affordable homeownership opportunities through direct financial assistance for households with incomes below 80 percent of the area median income.
- Fund owner-occupied programs that help the elderly and disabled with home modifications to enable them to live independently or age in place.

- Fund and support overnight shelters, crisis housing, and public services for homeless families and individuals.

Under the fair housing priority, Lafayette will focus on coordination and administration, as well as advocating and furthering fair housing.

- Advocate for and promote fair housing, meeting the goals outlined in the 2020-2024 Analysis of Impediments to Fair Housing.
- Improve the administration of funding and coordination among project providers.

### **3. Evaluation of past performance**

As of the end of PY2022, the City accomplished the following goals towards its five-year Consolidated Plan:

- 489 residents received improved access to food and reduced food insecurity.
- Two new units of affordable housing for households with incomes below 80 percent of the area median income were created to increase affordable homeownership opportunities through renovation and new construction.
- 36 homes were renovated through an owner-occupied repair program for seniors.
- Two households were provided with Tenant-Based Rental Assistance to increase the affordability of housing.
- 16 youth were provided support services benefiting youth and young people.
- 1650 residents received overnight shelter and 2437 residents received supportive services.
- 10,665 residents were able to access improved public facilities, including sidewalks and streetlights, to encourage more outdoor activity and improve the safety of pedestrians.

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

Action Plan planning is a year-round process; staff meet with providers regularly to discuss individual programs, compliance, or needs in the community. The Notice of Funding Availability (NOFA) for Program Year 2024, providing the schedule of public hearings, was published in the local newspaper Journal and Courier on January 8, 2024. The NOFA was e-mailed to previous applicants and interested parties and posted on the Federal Grant Administration webpage as well as on the community bulletin board at City Hall. The NOFA, as published, is in Attachment A. The first event of the year, held on January 15, 2024, was a public hearing in the City Council Chambers. Lafayette hosted four additional public meetings on February 14 and March 6, 2024, to discuss funding recommendations and receive feedback on those recommendations.

Lafayette uses the public hearing in January and public meetings in February to determine the City's needs, what activities residents prioritize funding, and to provide time for potential applicants to propose projects and receive resident feedback. Lafayette HOME Consortium also uses the March public meeting to recommend HOME program applicant projects for funding to the Lafayette Housing Consortium to approve.

The City made a draft of the PY2024 Action Plan available for 30-day public review from April 5, 2024, to May 6, 2024. The Lafayette City Council will review the PY2024 Action Plan for approval during the public meeting on June 3, 2024. Comments from the public hearings are included in Appendix B.

Lafayette staff continue to face challenges getting public participation and input from unique residents and stakeholders. Many of the same stakeholders attend planning sessions and public hearings and apply for CDBG and HOME funding each year. To combat input stagnation, Lafayette considered input received during the 2023 listening sessions for the PY2024 Action Plan process. These virtual listening sessions focused on one of three areas: affordable housing, homelessness, and neighborhood development, but the discussion was not limited to these topics. Notes from the meetings are in Appendix B.

#### **5. Summary of public comments**

Lafayette received public comments on affordable housing, rental housing, and the necessity for more resources. The full list of public comments is in Appendix B.

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

Lafayette accepted all public comments and feedback.

#### **7. Summary**

Lafayette continues to try to address five-year Consolidated Plan goals utilizing HUD PY024 and carryover funds from previous PYs. This document outlines the use of reallocated and PY2024 funds to make Lafayette and surrounding areas a safe, sustainable community for all residents.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	LAFAYETTE	Lafayette Housing Authority
HOME Administrator	LAFAYETTE	Lafayette Housing Authority

**Table 1 – Responsible Agencies**

**Narrative**

The City of Lafayette receives an Entitlement allocation of CDBG funds spent within the incorporated areas of Lafayette. Lafayette, West Lafayette, Battle Ground, and the unincorporated areas of Tippecanoe County formed the Lafayette Housing Consortium to share the HOME allocation. LHA administers both HUD funding sources utilizing their experience successfully implementing other HUD-funded programs, working with low- and moderate-income beneficiaries and community service providers.

**Consolidated Plan Public Contact Information**

Michelle Reynolds  
Executive Director  
Lafayette Housing Authority  
2601 Greenbush Street  
Lafayette, IN 47904  
mreynolds@lha.lafayette.in.gov

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

### **1. Introduction**

Action Plan planning is a year-round process; staff meet with providers regularly to discuss individual programs, compliance, or needs in the community. The Notice of Funding Availability (NOFA) for Program Year 2024, providing the schedule of public hearings, was published in the local newspaper Journal and Courier on January 8, 2024. The NOFA was e-mailed to previous applicants and interested parties and posted on the Federal Grant Administration webpage as well as on the community bulletin board at City Hall. The NOFA, as published, is in Attachment A. The first event of the year, held on January 15, 2024, was a public hearing in the City Council Chambers. Lafayette hosted four additional public meetings on February 14 and March 6, 2024, to discuss funding recommendations and receive feedback on those recommendations.

Lafayette uses the public hearing in January and public meeting in February to determine the City's needs, what activities residents prioritize funding, and to provide time for potential applicants to propose projects and receive resident feedback. Lafayette HOME Consortium also uses the March public meeting to recommend HOME program applicant projects for funding to the Lafayette Housing Consortium to approve.

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

Lafayette and West Lafayette border each other, and their proximity affects each city's ability to implement community development. Staff from both cities met monthly while developing the Action Plan to coordinate project funding. This coordination ensures the Cities address the resource gaps with limited funding and avoid duplication of funding.

Lafayette coordinates and implements HOME funding decisions with the Housing Consortium Board. Mayors from the Cities of Lafayette and West Lafayette and one Tippecanoe County Commissioner serve as Board members. The Clerk-Treasurer of Battle Ground is included in notices about the Consortium but is not a voting member.

Lafayette participates in the Region 4 Local Planning Council, Homelessness Prevention and Intervention Network (HPIN) for the Balance of State Continuum of Care with Tippecanoe, Clinton, Montgomery, Carroll, Benton, Warren, Fountain, and White counties. Attendees include housing providers, government representatives, and health, behavioral health, and social service providers who meet monthly to discuss the most vulnerable neighbors' needs.

The City participates in the Shelter Plus Care Team, a collaboration between local homeless service providers, including LTHC Homeless Services (LTHC), Lafayette Urban Ministry, Mental Health America, Riggs Community Health Clinic, Wabash Center, and Valley Oaks PATH Team. PATH conducts street outreach and is regularly stationed at LTHC, the Coordinated Entry point for the County and the jail.

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

The Indiana Balance of State Continuum of Care (CoC) is the planning body for ensuring that all Indiana residents can access and maintain permanent housing. The CoC supports the development and ongoing maintenance of a strategic, comprehensive system to address homelessness, including strategies for engaging partnerships and the provision of shelter, temporary housing, services, and permanent housing. HPIN is the Region 4 Local Planning Council.

Lafayette Economic Development Department has a position that focuses on Homeless and Community Outreach. The incumbent and an LHA staff member attend the HPIN meetings, coordinating efforts and funds between the City, Region 4 CoC, affordable housing developers, and service providers.

The City continues to fund several providers that support the homeless community, including the chronically homeless, veterans, unaccompanied youth, and families with children in PY2024:

- Lafayette Urban Ministry provides overnight shelter for 643 area residents
- LTHC Homeless Services provides a day shelter, case management, and supportive services for 1375 people who are homeless or at risk of homelessness
- YWCA provides support, shelter, and case management services to 86 victims of domestic violence
- LHA has 43 vouchers to house homeless veterans, not all of which are filled

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

The City of Lafayette does not have an ESG Grant. The Indiana Housing and Community Development Authority awards Emergency Solutions Grants (ESG) and CoC funding through a state application process to communities that do not directly receive funding from HUD.

LTHC Homeless Services serves as the Coordinated Entry System (CES) and HMIS lead organization for Region 4 Balance of State CoC. According to the HOME ARP Allocation Plan, the CES prioritizes homeless individuals as follows:

1. COVID-19 Prioritization criteria (65+, medical conditions, congregate setting, pregnancy, all with racial equity)
2. Highest VI-SPDAT Score (8+)
  - a. HUD Guidelines/Prioritization
3. Longest history of homelessness
4. Lethality Score

The City's CoC-focused employee and LHA staff member who attend the HPIN meetings provide direct feedback from the CoC.

## **2. Agencies, groups, organizations and others who participated in the process and consultation**

The list of agencies begins on the next page.

1	<b>Agency/Group/Organization</b>	LAFAYETTE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Other government - Local Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lafayette Housing Authority provided narrative for the public housing section of the Action Plan.
2	<b>Agency/Group/Organization</b>	City of Lafayette - Engineering Department
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Public Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department Heads meet monthly to talk about programs and needs. This meeting provides information on the public infrastructure needs in low to moderate income areas.

3	<b>Agency/Group/Organization</b>	LTHC Homeless Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with HIV/AIDS Services-homeless Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities. Stakeholder is a current grant recipient and provides input on the needs in the community through its regular contact with the City of Lafayette.
4	<b>Agency/Group/Organization</b>	Food Finders Food Bank
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.

5	<b>Agency/Group/Organization</b>	City of West Lafayette - Community Development
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Lead-based Paint Strategy Institutional Structure and Coordination
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participation on the Lafayette Housing Consortium as well as staff meeting to coordinate publication and submission of the PY 2023 Action Plans.
6	<b>Agency/Group/Organization</b>	Faith Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities. Stakeholder is a current grant recipient and provides input on the needs in the community through its regular contact with the City of Lafayette.

7	<b>Agency/Group/Organization</b>	Riggs Community Health Center
	<b>Agency/Group/Organization Type</b>	Housing Services-Health Health Agency Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.
8	<b>Agency/Group/Organization</b>	Evangelical Covenant Church
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.
9	<b>Agency/Group/Organization</b>	Bauer Family Resources, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.
10	<b>Agency/Group/Organization</b>	Homestead CS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Eviction and Foreclosure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities. Stakeholder has been in regular contact with the City of Lafayette as a potential applicant for funding.
11	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities. Stakeholder is a current grant recipient and provides input on the needs in the community through its regular contact with the City of Lafayette.

12	<b>Agency/Group/Organization</b>	Wabash Center, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.
13	<b>Agency/Group/Organization</b>	Metronet Lafayette
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with provider on coverage and access to internet service.
14	<b>Agency/Group/Organization</b>	Xfinity Lafayette
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with provider on coverage and access to internet service.

15	<b>Agency/Group/Organization</b>	Frontier Internet Lafayette
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with provider on coverage and access to internet service.
16	<b>Agency/Group/Organization</b>	Wintek
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with provider on coverage and access to internet service.
17	<b>Agency/Group/Organization</b>	Tippecanoe County Council on Aging
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder is a current grant recipient and provides input on the needs in the community through its regular contact with the City of Lafayette.

**Table 2 – Agencies, groups, organizations who participated**

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

Lafayette e-mailed invitations to **XX** stakeholders to attend a listening session. Each of the listening sessions was held on different days and times to allow for flexibility for attendance by invitees.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homelessness Prevention and Intervention Network	Goals from that plan have been incorporated as goals of the 2020-2024 Consolidated Plan and are addressed under the PY2024 Action Plan. Projects funded by CDBG and HOME that serve the homeless population must meet a goal of the Continuum of Care.
Tippecanoe County Indiana Housing Analysis	City of Lafayette	Strategies in that plan to address a variety of housing types and affordable housing have been incorporated as goals of the 2020-2024 Consolidated Plan and are addressed in the PY2024 Action Plan.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

Through the consultations, three topics were mentioned the most: affordable housing, behavioral health, and basic supportive services like food and childcare.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The first event of the year, held on January 17, 2024, was sparsely attended by the public. The intent of the January public hearing was to solicit input from the general public on the needs in the community. Lafayette hosted four additional public meetings, two on February 14, 2024, to hear project presentations requesting funding and two on March 6, 2024, to discuss funding recommendations and receive feedback on those recommendations.

Lafayette uses the public hearing in January and the public meeting in February to determine the City's needs, what activities residents prioritize funding, and to provide time for potential applicants to propose projects and receive resident feedback. Lafayette HOME Consortium uses the March public meeting to recommend HOME program applicant projects for funding to the Lafayette Housing Consortium to approve.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Public Hearing January 17, 2024 @ 11 am to present CAPER accomplishments for PY 2023, estimated PY 2024 funding levels, PY 2024 funding/application timeline, gather public input. Four members from the public attended.	Discussion at this hearing revolved around various needs for affordable, safe and decent housing, rental and owner occupied, for large and small families.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community	First Meeting of the Lafayette Housing Consortium, February 14, 2024 @ 2 PM to present the expected funding and receive applications. This meeting was open to the public. Five persons from applicant agencies attended.	Applicants presented programs and projects for HOME funding. Attendance by projects was not required to receive funding.	The City did not receive any comments during this meeting.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	Meeting hosted by the Mayor of Lafayette and the Lafayette Housing Authority staff, February 14, 2024 @ 2:30 PM to present the expected funding and receive applications. This meeting was open to the public. Five persons from applicant agencies attended.	Applicants presented programs and projects for CDBG funding. This meeting was optional and not required to receive funding.	All Comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	Second Meeting of the Lafayette Housing Consortium, March 6, 2024 @ 2 PM to award HOME funding. This meeting was open to the public. Seven persons from applicant agencies attended.	Staff presented recommendations for HOME funding to the Lafayette Housing Consortium. approval of contingent awards.	All Comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	Meeting hosted by the Mayor of Lafayette and the Lafayette Housing Authority staff, March 6, 2024, 2:30 PM to discuss funding award recommendations. This meeting was open to the public. Two persons from applicant agencies attended.	Staff presented recommendations for CDBG funding and approval of contingent awards. Public hearing to present the proposed Lafayette CDBG Action Plan to the community.	All Comments were accepted.	
6	30 Day Comment Period	Non-targeted/broad community	The City posted a copy of the PY2024 Action Plan draft to the LHA website for review for a period of 30 days, beginning April 5, 2024.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	The City presented the Draft Action Plan and its projects at the City Council Meeting on June 3, 2024. The City Council will approve projects recommended for HUD funding.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

Lafayette receives an annual allocation of CDBG and HOME funding. The U.S. Congress passed a budget and it was signed into law the week of March 11, 2024. HUD has 60 days from that time period to announce the allocations. A waiver issued by HUD, allows the City to publish a draft Action Plan with estimated funding amounts to keep the planning process on schedule, and ready to start on the program year start date. The City estimates it will receive \$643,135 in CDBG, \$941,538 of HOME funding, \$720 in HOME Program Income, and will use \$10,400 of previous years recaptured funds and \$974.37 from the previous year's program income for PY2024.

The PY2023 allocation is used as the base estimated amount for PY2024; if amounts are different the City will make these changes:

- HOME
  - 10% for Administration, increase or decrease
  - 5% for CHDO Operating, increase or decrease for Faith CDC
  - If the award is greater than the City's estimate, the surplus will be split evenly between unallocated homeownership and unallocated rental.
  - If the award is less than the City's estimate and the reduction is less than or equal to any surplus funds available after awards are determined, Lafayette will take the deficit from unallocated rental and then from unallocated homeownership funding. A reduction greater than any surplus funds will be pro-rated evenly between the homeownership activities after surplus funds have been eliminated.
- CDBG
  - 20% for Administration, increase or decrease
  - If the award is greater than the City's estimate, 80% of the surplus will be added to Public Infrastructure Sidewalks
  - If the award is less than the City's estimate, Lafayette will decrease funding evenly for activities with 05 Matrix Codes in order to stay under the Public Services Cap and decrease Public Infrastructure Sidewalks by 65%.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	643,145	0	0	643,145	0	Funding for public services, infrastructure development, affordable housing projects for low to moderate income households, removal of unsafe structures, and administration/planning.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	941,538	720	11,375	953,633	0	The HOME Investment Partnerships Program can be used for a variety of affordable housing activities, including renovation of housing, new construction of housing and rental assistance. Administrative costs and CHDO operating will also be eligible for HOME funding.

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

Lafayette does not require CDBG projects to meet any match requirements to receive funding. In PY2024, CDBG-funded projects leveraged \$6.3 million in other funding.

Lafayette Housing Consortium received a 50% reduction of the HUD-required HOME match for PY2023; projects must provide 12.5 percent of the HOME assistance as a match. Projects unable to meet the match requirements of HOME PY2024 can move forward utilizing the City's banked match. PY2024, the City of Lafayette estimates it will utilize \$103,000 of new or banked match.

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

In PY2024, Lafayette does not anticipate utilizing publicly owned property for CDBG or HOME.

**Discussion**

The City considers projects that leverage other funding resources when awarding CDBG and HOME funding to maximize community impact. Lafayette's Consolidated Plan uses all sources in a coordinated and leveraged way to achieve the best outcomes for the City.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure - General	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Sustainable Neighborhoods	CDBG: \$378,045	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	City-Wide	Sustainable Neighborhoods	CDBG: \$25,500	Public service activities other than Low/Moderate Income Housing Benefit: 20889 Persons Assisted
3	Tenant Based Rental Assistance (TBRA)	2020	2024	Affordable Housing	Tippecanoe County	Inclusive Neighborhoods	HOME: \$97,491	Tenant-based rental assistance / Rapid Rehousing: 6 Households Assisted
6	Homeownership - Renovation	2020	2024	Affordable Housing	City-Wide	Inclusive Neighborhoods	HOME: \$255,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
7	Homeownership - New Construction	2020	2024	Affordable Housing	City-Wide	Inclusive Neighborhoods	HOME: \$105,000	Homeowner Housing Added: 2 Household Housing Unit
8	Owner Occupied Repair	2020	2024	Affordable Housing	City-Wide	Inclusive Neighborhoods	CDBG: \$40,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homeless Services	2020	2024	Homeless	City-Wide	Inclusive Neighborhoods	CDBG: \$52,971	Public service activities other than Low/Moderate Income Housing Benefit: 1516 Persons Assisted
10	Overnight Shelter	2020	2024	Homeless	City-Wide	Inclusive Neighborhoods	CDBG: \$18,000	Homeless Person Overnight Shelter: 643 Persons Assisted
11	Administration	2020	2024	Admin and Fair Housing	City-Wide	Administration	CDBG: \$128,629 HOME: \$132,653	Other: 3 Other
12	Rental - New Construction	2020	2024	Affordable Housing	Tippecanoe County	Inclusive Neighborhoods	HOME: \$363,489	Rental units constructed: 2 Household Housing Unit

**Table 2 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Public Infrastructure - General
	<b>Goal Description</b>	Make improvements to public infrastructure, such as ADA compliant ramps, curbs, and sidewalks; tree planting
2	<b>Goal Name</b>	Food Access
	<b>Goal Description</b>	Improve access to food and reduce food insecurity
3	<b>Goal Name</b>	Tenant Based Rental Assistance (TBRA)
	<b>Goal Description</b>	Provide tenant-based rental assistance and/or security deposit assistance for households who need aid in affording increasing rents.
6	<b>Goal Name</b>	Homeownership - Renovation
	<b>Goal Description</b>	Create affordable homeownership opportunities through renovation for households with incomes below 80% of the Area Median income
7	<b>Goal Name</b>	Homeownership - New Construction
	<b>Goal Description</b>	Create affordable homeownership opportunities through new construction for household with income below 80% of the Area Median Income
8	<b>Goal Name</b>	Owner Occupied Repair
	<b>Goal Description</b>	Fund owner-occupied repair programs that help elderly and disabled with home modifications to enable them to live independently and age in place.
9	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	Fund and support public services for homeless families and individuals.
10	<b>Goal Name</b>	Overnight Shelter
	<b>Goal Description</b>	Fund and support overnight shelter and crisis housing for homeless families and individuals
11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Improve the administration of funding and coordination among project providers
12	<b>Goal Name</b>	Rental - New Construction
	<b>Goal Description</b>	Create rental housing units through new construction for households with incomes below 80% of the Area Median Income

**AP-35 Projects - 91.420, 91.220(d)**

**Introduction**

Lafayette utilized Neighborly Software for the online application available January 3, 2024, through February 2, 2024, at 4 pm. The staff were available for technical assistance questions during the application period to prevent technology barriers.

The City received nine applications for CDBG funding totaling \$1,020,774 and four applications for HOME funding totaling \$590,144. The following tables include the projects recommended for funding in PY2024.

#	Project Name
1	CDBG Administration
2	Public Infrastructure Sidewalks
3	Owner-occupied Repair
4	HOME Administration
5	CHDO Operating Costs
6	Homeownership Faith CDC
7	YWCA TBRA
8	Lafayette Urban Ministry Social Service
9	LTHC Homeless Services
10	TCCA Meals on Wheels Social Service
11	YWCA-DVIPP Social Service
12	Food Finders Food Bank
13	Family Promise
14	Public Infrastructure Streetlights
15	Homeownership Habitat for Humanity
16	Unallocated Rental

**Table 3 – Project Information**

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

The City of Lafayette and the Lafayette Housing Consortium prioritized projects addressing low- and moderate-income housing and community development needs, particularly as they are outlined in the Consolidated Plan:

- Meet a goal of the 2020-2024 Consolidated Plan.
- Demonstrate the significance of need.
- Serve an eligible area within Lafayette.

- Project or program is eligible under HUD rules.
- Create a visual impact in the neighborhood, particularly if an infrastructure project.
- Participation in a larger revitalization project that includes new affordable housing opportunities.

The City prioritized CDBG and HOME funding with realistic outreach methods and stated they would serve special needs groups, including the disabled, elderly, or homeless.

Lafayette made sure to consider regulatory limits set for each grant: 15% of CDBG funding for public services, 20% for administrative costs; 10% of HOME funding for administrative costs, 10% for CHDO operating costs, and 15% funding reserved for a CHDO project.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$128,629
	<b>Description</b>	CDBG Admin will fund administrative costs, including staff time, coordination of projects and programs, participation in local & regional councils such as HPIN, and furthering fair housing. This project is eligible under 24 CFR 570.206 (a).
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	2601 Greenbush Street, Lafayette, IN 47901
	<b>Planned Activities</b>	The Administration and Planning for the City of Lafayette and the Lafayette Housing Authority
<b>2</b>	<b>Project Name</b>	Public Infrastructure Sidewalks
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Public Infrastructure - General
	<b>Needs Addressed</b>	Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$360,099
	<b>Description</b>	City of Lafayette expenses related to the installation of sidewalk improvements in eligible neighborhoods. This project is eligible under 24 CFR 570.201 (c) and will have a low- to moderate-income area benefit.

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will improve multiple areas and benefit the neighbors of low- to moderate-income census tracts and benefit approximately 100 persons.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The City will replace accessibility ramps not meeting current ADA standards in eligible neighborhoods.
<b>3</b>	<b>Project Name</b>	Owner-occupied repair
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Owner Occupied Repair
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The City will fund the rehab of homes for income-qualified residents
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will benefit 35 low- to moderate-income households.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	SHARP will provide homeowners assistance with minor repairs such as replacing HVAC systems, accessibility modifications, and other items.
<b>4</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Tippecanoe County
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Fair Housing and Administration

	<b>Funding</b>	HOME: \$94,153
	<b>Description</b>	Funds for administration of LHA HOME program
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project does not require any beneficiary activity numbers.
	<b>Location Description</b>	Lafayette, West Lafayette, Battle Ground, and unincorporated areas of Tippecanoe County
	<b>Planned Activities</b>	The City of Lafayette will utilize this project to fund administrative costs associated with the implementation of HOME program, furthering fair housing initiatives, and affirmatively marketing projects.
<b>5</b>	<b>Project Name</b>	CHDO Operating Costs
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	HOME: \$38,500
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will benefit one organization through CHDO operating funding.
	<b>Location Description</b>	2000 Elmwood Ave, Lafayette, IN 47904
	<b>Planned Activities</b>	The project will fund staff salaries and other agency operating costs associated with housing development, including creating new affordable homeownership opportunities. The funding will benefit one organization.

<b>6</b>	<b>Project Name</b>	Homeownership - Renovation
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Homeownership - Renovation
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	The City will use CHDO Reserve to fund Faith CDC for acquisition, rehab, and homebuyer assistance to increase homeownership opportunities for low- to moderate-income households. The activity is eligible under 24 CFR 92.205(a)(1).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Projected funding amount is estimated to benefit one low to moderate income household.
	<b>Location Description</b>	2000 Elmwood Ave, Lafayette, IN 47904
	<b>Planned Activities</b>	The specific locations for the renovations have yet to be selected. The activity will take place within the Faith CDC service area defined as neighborhoods in Lafayette, primarily north of Greenbush Street.
<b>7</b>	<b>Project Name</b>	YWCA TBRA
	<b>Target Area</b>	Tippecanoe County
	<b>Goals Supported</b>	Tenant Based Rental Assistance (TBRA)
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	HOME: \$97,491
	<b>Description</b>	Tenant Based Rental Assistance and program delivery expenses for persons exiting YWCA's domestic violence program. This project is eligible under 24 CFR 92.209(a).
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit six victims of domestic violence.
	<b>Location Description</b>	Participants assisted by the program may move anywhere within the Lafayette, West Lafayette, or within a five-mile radius of the city limits.
	<b>Planned Activities</b>	The YWCA's DVIPP program provides temporary, emergency shelter for victims of domestic violence who have had to flee their homes for their own safety and for the safety of their children, who are secondary victims. By HUD definition, the victims are homeless and almost all are of low income. Victims are offered education in personal finance, help finding jobs and help finding permanent housing. Too often, victims who cannot afford to get started in their own housing return to their abusers and the cycle continues. They often suffer further abuse and end up back in our shelter. This program offers assistance to persons seeking permanent housing after escaping abuse.
8	<b>Project Name</b>	Lafayette Urban Ministry Social Service
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	HOME: \$18,000
	<b>Description</b>	CDBG funding for social supportive services - Lafayette Urban Ministry emergency homeless shelter program. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	LUM will provide shelter and services to 643 homeless individuals.
	<b>Location Description</b>	420 North 4th Street, Lafayette, IN
	<b>Planned Activities</b>	LUM will provide shelter and services to homeless individuals.
9	<b>Project Name</b>	LTHC Homeless Services
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	CDBG : \$31,471
	<b>Description</b>	CDBG funding for social supportive services - LTHC Homeless Services Program will provide supportive services to homeless persons and those at risk of homelessness. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1375 low-to moderate-income residents who are homeless or at-risk of being homeless
	<b>Location Description</b>	815 N 12th St, Lafayette, IN 47904
	<b>Planned Activities</b>	LTHC Homeless Services will provide supportive services to homeless persons and those at risk of homelessness.
10	<b>Project Name</b>	TCCA Meals on Wheels Social Service
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Food Access
	<b>Needs Addressed</b>	Sustainable Neighborhoods

	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	CDBG funding for social supportive services - Tippecanoe County Council on Aging Meals on Wheels program will provide hot nutritious meals delivered to the homes of seniors and/or persons with disabilities. The project is eligible under 24 CFR 570.201 (e) and will provide low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TCCA will assist 235 low-to moderate-income residents.
	<b>Location Description</b>	These services will be provided on a city-wide basis
	<b>Planned Activities</b>	Meals on Wheels provides hot nutritious meals delivered to the homes of seniors, persons with disabilities, and other homebound individuals. The program also provides lunch meals to individuals in a local sheltered workshop for persons with disabilities.  The program has limited delivery of breakfast items and delivers Ensure meal supplements at below-wholesale rates. The program also partners with AniMeals to provide pet food paid entirely by a special grant, donations from individuals, and the Lafayette VCA clinic.
11	<b>Project Name</b>	YWCA-DVIPP Social Service
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Sustainable Neighborhoods
	<b>Funding</b>	CDBG : \$14,000
	<b>Description</b>	CDBG funding for social supportive services - YWCA DVIPP will provide emergency shelter and supportive services to victims of domestic violence. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will serve 86 victims of domestic violence.
	<b>Location Description</b>	Downtown Lafayette, IN.
	<b>Planned Activities</b>	The YWCA will provide emergency shelter and supportive services to victims of domestic violence.
12	<b>Project Name</b>	Food Finders Food Bank
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Food Access
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	CDBG : \$7,500
	<b>Description</b>	Food Finders will provide food assistance to low- to moderate-income residents and is eligible under 24 CFR 570.201(e).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Food Finders will assist 20,654 low- to moderate-income residents.
	<b>Location Description</b>	2200 Elmwood Ave Suite C7, Lafayette, IN 47904
	<b>Planned Activities</b>	Food Finders will assist low-to moderate-income residents who are food insecure.
13	<b>Project Name</b>	Family Promise
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Inclusive Neighborhoods

	<b>Funding</b>	CDBG : \$7,500
	<b>Description</b>	Family Promise will provide homeless services. This activity is eligible under 24 CFR 570.201 (e).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Family Promise will assist 55 low- to moderate-income residents.
	<b>Location Description</b>	2010 Elmwood Ave, Lafayette, IN 47904
	<b>Planned Activities</b>	Family Promise will assist 55 low- to moderate-income residents with homeless services.
14	<b>Project Name</b>	Public Infrastructure Streetlights
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Public Infrastructure - General
	<b>Needs Addressed</b>	Sustainable Neighborhoods
	<b>Funding</b>	CDBG : \$50,000
	<b>Description</b>	City of Lafayette expenses related to the installation of streetlights in eligible neighborhoods. This project is eligible under 24 CFR 570.201 (c) and will have a low to moderate-income area benefit.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Although the area for the work has not yet been identified, the City of Lafayette will target low- to moderate-income census tracts for improvements and estimates it will benefit 1,000 persons.
	<b>Location Description</b>	Low-income census tracts
	<b>Planned Activities</b>	The City will add or update streetlights in eligible neighborhoods.
15	<b>Project Name</b>	Homeownership Habitat for Humanity

	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Homeownership - Renovation Homeownership - New Construction
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	HOME : \$210,000
	<b>Description</b>	Construction of energy-efficient homes or renovation of existing homes for homeownership. This project is eligible under 24 CFR 92.205(a)(1).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will benefit four new low- to moderate-income households.
	<b>Location Description</b>	City-wide, the specific locations for the renovations have yet to be selected
	<b>Planned Activities</b>	This activity will construct energy-efficient homes or renovate existing homes for homeownership.
16	<b>Project Name</b>	Unallocated Rental
	<b>Target Area</b>	Tippecanoe County
	<b>Goals Supported</b>	Rental - New Construction
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	HOME: \$363,489
	<b>Description</b>	This will include activities that are categorized to the Public Services cap and support the City's most vulnerable residents. These projects are eligible under 24 CFR 570.201 (c)&(e) and will benefit low- to moderate-income clientele.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Projected funding amount is estimated to benefit at least two low-to moderate-income households.
	<b>Location Description</b>	The project will take place in Lafayette, West Lafayette, Battle Ground, or an unincorporated area of Tippecanoe County, IN
	<b>Planned Activities</b>	New construction or renovation of at least two HOME-assisted units.



**AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Lafayette awards funding city-wide, county-wide within the Lafayette Housing Consortium’s service area, and in low- to moderate-income census tracts.

The Needs and Market Analysis on page 135 of the Consolidated Plan shows that areas with a high concentration of minority residents and low- to moderate-income households have higher rates of housing vacancy and cost burden. The City continues to invest in public infrastructure to improve assets in these areas.

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-wide	<b>29.75</b>
Low income census tracts	<b>35.48</b>
County wide	<b>34.77</b>

**Table 4 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Lafayette selects projects through a request-for-proposal process. Applications must meet federal eligibility requirements, a goal of the Consolidated Plan, and a need in the community. The City does not target specific areas of the community for funding.

**Discussion**

The City and LHA spend the majority of their HUD funding targeting low-income census tracts and providing services to low- and moderate-income residents on a city-wide basis.

# Affordable Housing

## AP-55 Affordable Housing - 91.420, 91.220(g)

### Introduction

The City utilizes CDBG and HOME funding for projects that create affordable housing opportunities to help low- to moderate-income residents and households with a disabled family member.

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	42
Special-Needs	0
Total	48

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	6
The Production of New Units	4
Rehab of Existing Units	38
Acquisition of Existing Units	0
Total	48

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

### Discussion

In making funding decisions, Lafayette prioritized activities that:

- Meet a goal of the 2020-2024 Consolidated Plan.
- Demonstrate significance of need.
- Serve an eligible area within Lafayette.
- A project or program is eligible under HUD rules.
- Create a visual impact in the neighborhood, particularly if an infrastructure project.
- Participation in a larger revitalization project that includes new affordable housing opportunities.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

LHA is the Public Housing Authority (PHA) for Lafayette and West Lafayette. LHA's jurisdiction also includes a 5-mile radius outside the city's limits. The remaining areas of Tippecanoe County receive assistance from the State of Indiana and are administered by the CAP agency, Area IV. LHA only administers the Housing Choice Voucher Program (Section 8) to low-income households, and neither owns nor manages public housing units.

The Housing Choice Voucher Program offers a subsidy to households to allow them to rent housing in the PHA's jurisdiction. The households pay approximately 30% of their gross monthly income toward rent, and the Housing Choice Voucher covers the remaining cost. LHA currently serves approximately 1,379 families.

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

LHA received its newest allocation of five Stability Vouchers in October 2023. The Stability Voucher initiative makes voucher assistance available to PHAs in partnership with local Continuum of Care and Victim Service Providers to assist households experiencing or at risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking, veterans, and families that include a veteran family member who meets one of the proceeding criteria.

LHA continues the American Rescue Plan Act (ARPA) Emergency Housing Voucher (EHV) program through referrals from the local Continuum of Care managing 38 vouchers. Through EHV, HUD provided 70,000 housing choice vouchers nationwide to local PHAs to assist individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking or were recently homeless or have a high risk of housing instability.

LHA receives referrals from Veterans Affairs (VA) for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. This collaborative program combines HUD housing vouchers with VA supportive services to help homeless veterans and their families find and sustain permanent housing. LHA is currently allocated 43 HUD-VASH vouchers.

LHA had an increase in Mainstream vouchers due to the pandemic; these vouchers are tenant-based vouchers serving households that include a non-elderly person with a disability. LHA is

currently allocated 137 Mainstream Vouchers.

LHA has 83 project-based units, 24 senior-housing units in West Lafayette, which are 95% leased, and an additional 59 units in three locations for chronically homeless individuals managed by LTHC homeless services. These programs are the most intensive for chronically homeless individuals and families with complex and long-term barriers to housing. Each Permanent Supportive Housing (PSH) facility has an on-site case manager to help residents with their housing stability plan and connect them with community resources.

Lafayette continues to work with LHA to develop collaborative measures to further affordable housing initiatives in the Greater Lafayette Area. To address the affordable senior housing shortage in the Greater Lafayette Area, LHA commits to provide eight project-based vouchers for a new senior housing project while Lafayette will invest HOME funds.

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

LHA supports its homeowner participants but is not enrolling new families. LHA directs families interested in homeownership to the Indiana Housing Community and Development Agency (IHCDA).

LHA encourages voucher participants to be more involved in the direction and management of programs by completing an annual survey and attending monthly board meetings to discuss issues, activities, and problems from a participant's perspective. LHA looks to the mayor-appointed voucher participant commissioner to gather input from other voucher holders.

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

The Lafayette Housing Authority does not have a troubled status designation.

**Discussion**

The LHA waiting list is open for low-income persons to apply for the Housing Choice Voucher Program. As of March 2024, the LHA list has 1,486 households; LHA prioritizes applicants on the wait list that includes those who are disabled, seniors, Veterans, working families, at-risk youth, victims of domestic violence, and Tippecanoe or Indiana residents.

Lafayette and LHA will collaborate to establish more project-based vouchers to increase affordable housing in the community. Project-based vouchers, a component of a PHA housing-choice voucher program, allow a PHA to attach up to 20% of its voucher assistance to specific housing units with owner agreement to rehabilitate or construct the units or set aside a portion

of units in an existing development. LHA oversees 83 project-based vouchers, including 48 chronically homeless individuals, 11 chronically homeless families, and 24 senior units. The City and LHA are working on the Jeffersonian senior project that PY2023 HOME funds and eight project-based vouchers.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The average length of homelessness in Region 4 is 45 days, with some individuals being housed in fewer than 20 days.

The CoC is the planning body for ensuring that all Indiana residents can access and maintain permanent housing. Lafayette and West Lafayette participate in the Region 4 Local Planning Council, for the CoC with Tippecanoe, Clinton, Montgomery, Carroll, Benton, Warren, Fountain, and White counties. The Homeless Prevention and Intervention Network (HPIN) supports the development and ongoing maintenance of a strategic, comprehensive system to address homelessness including strategies for engaging mainstream partnerships, the provision of shelter, services, and temporary and permanent housing.

### **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 Valley Oaks Health PATH Street Outreach Team completes three weekly homeless outreach shifts, walking defined routes near places where persons needing assistance can be found. Focused outreach is conducted on Saturdays in wooded and more remote areas. The information gathered allows PATH workers to identify people who are likely to be chronically homeless to conduct more intensive engagement. PATH provides the Greater Lafayette Area with a resource for identifying homeless people and connecting them with services and community housing opportunities.

The City will focus funding in PY2024 to support homeless services, including outreach and emergency shelter access, for 2159 community members. This includes funding Lafayette Urban Ministry and LTHC: Homeless Services.

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

LTHC: Homeless Services is the CoC Coordinated Entry Point for Region 4, serving individuals and families experiencing homelessness. LTHC received Low-Income Housing Tax Credits from IHEDA in February 2018 to create a new facility for engagement, including PSH and other amenities such as meals, showers, laundry, phone, and mail services. The Engagement Center continues to serve as an entry point for homeless individuals and families, providing access to a

variety of services, including permanent housing searches, convalescent beds, and access to food and supplies.

Lafayette Urban Ministry (LUM) provides programs and services for individuals experiencing homelessness. Each evening of the year, LUM welcomes guests to its Emergency Shelter, where meals are served nightly. During the colder months, LUM opens the Winter Warming Station, which provides to-go meals when the LUM Office is open.

Family Promise of Greater Lafayette provides shelter, food, transportation, and case management services to qualifying families. The program is available to families with children in a housing crisis. Families utilize the shelter program for 30-45 days, and adults work with a case manager to address barriers that prevent independent living.

The YWCA of Greater Lafayette provides TBRA to those exiting the Domestic Violence Intervention & Prevention Program (DVIPP), easing the transition to stable housing.

**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 YWCA of Greater Lafayette provides TBRA to those exiting the Domestic Violence Intervention & Prevention Program, easing the transition to stable housing for families and families with children. Lafayette funded Rental Assistance for six families graduating from DVIPP to facilitate access to affordable housing in the Greater Lafayette area.

LHA prioritizes vouchers for youth aging out of foster care. LHA also administers the Foster Youth to Independence (FYI) initiative, in partnership with the Indiana Department of Child Welfare, making voucher assistance available for those between 18 and 24 who left or will leave foster care within 90 days and who are homeless or at risk of becoming homeless.

**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.**

PSH is an evidence-based practice shown to decrease homelessness, improve long-term housing stability, and reduce negative health outcomes for individuals experiencing chronic and long-term homelessness. A significant part of the PSH portfolio is scattered site. One of the benefits of scattered-site PSH is that formerly homeless tenants have access to neighbors with diverse backgrounds and socioeconomic classes, helping them integrate into their new communities — an important factor in their remaining housed. Equally important factors include a variety of apartment types and sizes from which prospective tenants can choose that best fit their unique needs, along with factors such as close proximity to their employers, families, or places of worship. Lafayette struggles with providing PSH due to the lack of funding for case management, decreasing favorable outcomes.

LHA utilizes various housing vouchers, detailed in AP-60, to prevent low-income families from becoming homeless. Additional funding would increase the capacity for more social safety net programs.

### **Discussion**

The City utilizes 15% of its annual CDBG allocation towards public services serving low- to moderate-income residents, including domestic violence programming and shelters, shelters and programming for the unhoused, and food assistance to attempt to stabilize and improve lives of residents.

The Lafayette Housing Consortium will contribute \$97,491 in HOME funding for Tenant Based Rental Assistance, easing shelter transition into independent living.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

HUD recognizes universal barriers to affordable housing, including local and state regulations on zoning and buildings and an increased cost to build housing that meets all regulations.

Lafayette recognizes housing cost burden and severe housing cost burden are the biggest needs among households, especially renters. Local barriers to affordable housing include:

- Difficulty in acquiring enough parcels for infill development prevents builders from using economies of scale.
- Growing costs related to remediating Brownfields and the Urban properties or facilities whose development or redevelopment can be complicated by the potential presence of site contamination.
- Smart growth principles appear to be consistent with the goal of promoting affordable housing; they can be used to justify controls that act as regulatory barriers to affordable housing.
- Administrative processes for developmental approvals are increasingly complex, with ever-lengthening reviews and requirements for duplicative approvals. Each time a community adds substantive requirements, the review process becomes more complicated and burdensome.
- The cost of housing and construction continues to increase, making it more challenging to create and sustain affordable housing.

### **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**

Small, non-profit Community Development Corporations (CDCs) lead affordable redevelopment at the grassroots level with large-scale multi-family projects. CDC organization capacity limits projects to one or two at a time, often requiring coordination among multiple partners to address redevelopment at a holistic level. Ideas to overcome these barriers are:

- Streamline approvals and reviews of projects that are smaller in nature to reduce the burden on the developer of small-scale affordable housing projects.
- Advocate at the State level to approve inclusionary zoning laws.
- Attract for-profit developers to partner with non-profit service agencies to develop affordable housing development for extremely low-income families, connecting services and rental assistance with new developments.
- Develop a toolbox that streamlines the resources available through each phase of affordable housing development in urban areas. This could include partnerships with

outside government agencies, such as the State of Indiana and the Tippecanoe County Health Department.

- Address public infrastructure in communities with affordable housing development, such as adding curb ramps and crumbling sidewalks, to encourage developers to increase affordable housing infill.
- Find additional subsidy dollars to help extremely low-income households and special needs households afford rental units without a cost burden.

### **Discussion**

The City's Economic Development Department, LHA, and CBDOs are exploring Community Land Trusts (CLT) and Shared Equity Programs (SEP) to support long-term affordable housing. A working group is exploring and gathering information to establish a CLT or SEP to serve the local community. The working group established relationships with national, state, and local organizations in the field, such as Grounded Solutions, Prosperity Indiana, and CDCs in South Bend and Indianapolis, as well as private banking and credit union institutions. Initial funding was identified for land purchase, and the City Attorney is currently developing local ordinances required for implementation. Additionally, structures around property taxes and governance are being developed using models from other Indiana communities. The group is looking to broaden its membership and create an action plan with an anticipated launch in 2024.

**AP-85 Other Actions - 91.420, 91.220(k)**

**Introduction**

Lafayette will spend its PY2024 CDBG and HOME allocations to create livable communities by investing in infrastructure, ADA improvements, and public services, increasing the affordability of rental housing, creating new affordable rental housing opportunities, and helping homeowners with repairs. Creating an inclusive and sustainable community for all residents and serving as an advocate for the most vulnerable residents is important to the success of the community.

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

Adhering to CDBG’s national objectives, priority will be given to projects that address the housing and community development needs of low and moderate-income persons, particularly as they are outlined in the Consolidated Plan.

In making funding decisions, the City of Lafayette will give priority to activities that:

- Meet a goal of the 2020-2024 Consolidated Plan.
- Demonstrate the significance of need.
- Serve an eligible area within Lafayette.
- Project or program is eligible under HUD rules.
- Create a visual impact in the neighborhood, particularly if an infrastructure project.
- Participation in a larger revitalization project that includes new affordable housing opportunities.

A priority population for CDBG-funded services is individuals, especially the elderly and people with disabilities, who are denied, by poverty and historical institutional practices, the opportunity to develop their full potential and to enjoy the benefits of community participation.

As part of the PY2023 Action Plan, the City allocated two grants with its HOME dollars for the development of rental units for senior housing development that are currently in development:

1. The Jeffersonian development is the second phase of 50 senior housing rental units, 11 of which are HOME-funded, adjacent to the existing Historic Jeff Apartments. This development is a mix of one- and two-bedroom apartments. The design of the structure allows residents to enjoy a courtyard of outdoor green space and shared amenities, including the opportunity to provide a much-needed, newly constructed bus station off 9th Street.
2. Snowy Owl Commons is an affordable community available to residents 55 and older.

The development consists of 50 units, including five 5 HOME-funded units, with indoor and outdoor common space and amenities. All units are planned to be two bedrooms and fully accessible or adaptable for those requiring accommodations. All units include a one-car garage, furnished kitchen appliances, washer, dryer, and front porch.

### **Actions planned to foster and maintain affordable housing**

The primary 2020 to 2024 strategy for the City of Lafayette is to create suitable living environments and reduce the housing cost burden for homeowners who want to live closer to work. In the PY2024, the City will fund the Tippecanoe County Council on Aging SHARP program that will assist 35 homeowners with minor home repairs to help elderly homeowners age in place and maintain housing.

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

Lafayette will use CDBG funds to mitigate lead-based paint hazards when required by housing rehabilitation regulations. Housing renovations funded with HOME funds will also be required to follow the same regulatory requirements, including inspection, risk assessment, specification writing, abatement, clean-up, disposal work, and clearance testing. This assistance is in accordance with 24 CFR 35, et al. (9/15/99).

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

Reducing the number of families in poverty is one of the most important factors in reducing social exclusion and improving the lives of our residents. Lafayette, West Lafayette, and the social service and housing provider community work together to help households stay out of poverty or become self-sufficient, elevating themselves from poverty.

To increase food security, the City allocated funds to support Meals on Wheels, providing hot, nutritious meals delivered to the homes of seniors, persons with disabilities, and other homebound individuals in PY2024. The program provides lunch to individuals in a local sheltered workshop for persons with disabilities. The program provides social interaction and a wellness check to a population frequently isolated.

### **Actions planned to develop institutional structure**

HPIN provides an outlet for coordination and capacity building among homelessness service and housing providers. Lafayette attends quarterly meetings to ensure that programs and projects mirror the community's efforts to end homelessness.

Lafayette and West Lafayette continue bi-monthly meetings to coordinate programming and funding across the Greater Lafayette Area. Agenda items have included the timeline for the

Action Plan, furthering fair housing, subrecipient lead-based paint training and certification, and coordination of grant recipient monitoring. Both Cities' staff meet monthly to coordinate efforts, timelines, and awards to subrecipients during the Action Planning process.

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

LTHC; Homeless Services is the CoC Coordinated Entry Point for Region 4 and the ESG Rental Assistance contact for Tippecanoe County, serving individuals and families experiencing homelessness. LTHC received Low-Income Housing Tax Credits from IHCD in February 2018 to create a new facility for engagement, including PSH and other amenities such as meals, showers, laundry, phone, and mail services.

Lafayette Urban Ministry (LUM) provides programs and services for individuals experiencing homelessness. Each evening of the year, LUM welcomes guests to its Emergency Shelter, where meals are served nightly. During the colder months, LUM opens the Winter Warming Station, which provides to-go meals when the LUM Office is open.

Family Promise of Greater Lafayette provides shelter, food, transportation, and case management services to qualifying families. The program is available to families with children in a housing crisis. Families utilize the shelter program for 30-45 days, and adults work with a case manager to address barriers that prevent independent living.

The YWCA of Greater Lafayette provides TBRA to those exiting the Domestic Violence Intervention & Prevention Program (DVIPP), easing the transition to stable housing.

**Discussion**

Lafayette prioritizes funding organizations that demonstrate a commitment to making services accessible and equitable to City residents through diversity, equity, and inclusion training for staff and board members, recruitment and hiring of minority staff and board members, and efforts to provide services in a culturally competent manner. LHA staff check outreach efforts as part of the annual monitoring process.

**AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)**

**Introduction**

Lafayette estimates it will receive CDBG (\$643,145) and HOME (\$941,538) funding from HUD. This section refers to HUD program-specific reporting requirements.

The City funded the Fresh Start TBRA program, which specifically serves domestic violence victims living in the YWCA emergency shelter. This program is the only HOME-funded program in the PY2024 Action Plan that offers a preference or limits beneficiaries beyond the HOME rules.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(I)(1)**

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

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

**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%

The City of Lafayette will meet the low to moderate income overall benefit in one year, PY2024.

## **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: PY2024 HOME projects will use forms of investment identified in Section 92.205, mostly through non-interest-bearing loans, deferred payment loans or grants. No forms of investment not identified in Section 92.205 will be used.
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: It is the policy of the Lafayette Housing Consortium to maintain long-term affordable housing through investments of federal funds. In accordance with the HOME regulations, this policy is enforced either by recapturing HOME funds to assist other buyers and/or properties (Recapture Option) or by restricting the sale of HOME-assisted properties to other low-income (household income less than 80% of Area Median Income) buyers (Resale Option). The type and amount of HOME subsidy invested in the property determines the option and the minimum length of the affordability period applied to a property. The requirements of each option are specifically described in the legal documents for each loan. At the end of the period of affordability, the HOME subsidy is forgiven and the property is no longer subject to HOME Program restrictions. As a general practice, when both direct and indirect subsidies are invested in a property, the Recapture Option is utilized.

This policy provides an incentive for long-term ownership and encourages neighborhood stability by reducing the HOME investment after five years. Over time, the homeowner's equity increases as first mortgage principal payments increase and the HOME investment is reduced. The homeowner's percentage of net proceeds is increased by capital improvements made to the property, thus protecting their investment and providing an incentive to maintain and improve the property.

Housing assisted by the Lafayette Housing Consortium must meet the affordability requirements in accordance with 24 CFR 92.252(e) for rental housing or 92.254(4) for homeowner housing throughout the entire affordability period as described in the tables below. The affordability period begins after project completion. Project completion is defined as the date that all necessary title transfer requirements and construction work have been performed; the rehabilitation completed complies with the requirements of 24 CFR 92 and stricter of the local rehabilitation standards or the Indiana State Building Code; the final drawdown has been disbursed for the project; and the project completion information has been entered in the disbursement and information system established by

HUD. The Consortium considers the date final completion information is entered into IDIS as the start date for the project affordability period.

Full policies are included as part of the Appendices.

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) as follows: The City of Lafayette Resale / Recapture Policies have been included as part of the grantee-specific appendices. All subrecipients, grantees, and CHDOs must follow the approved City policies regarding Resale / Recapture.

The City of Lafayette requires all housing developed to be modest, as described in 24 CFR Part 92.254 (a). The City of Lafayette and LHA utilize the HUD affordable Homeownership Limit for new construction and existing housing. All CHDOs, recipients, and subrecipients must follow these same limits for the sale of affordable housing units.

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: The City of Lafayette will not utilize HOME funds to refinance existing debt in the 2024 program year.
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)).  
Not applicable
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)).  
Not applicable
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).  
Not applicable