

LAFAYETTE

2024 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

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CR-05 - Goals and Outcomes

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

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

The U.S. Department of Housing and Urban Development (HUD) awards various funding resources to Participating Jurisdictions across the United States. HUD bases awards on formula calculations, including the community's population, pre-1940 housing stock, growth, and decline. The City of Lafayette received \$621,908 for the Community Development Block Grant (CDBG), and \$744,594 in HOME Investment Partnership (HOME) for the 2024 Program Year (PY) from July 1, 2024, to June 30, 2025. This Consolidated Annual Performance and Evaluation Report (CAPER), or year-end report, discusses Lafayette’s accomplishments in PY 2024.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Admin and Fair Housing	CDBG: \$133,934.02 / HOME: \$94,767.34	Other	Other	5	5	100%	3	3	100%

Food Access	Non-Housing Community Development	CDBG: \$24,438	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1220	5,261	431.23%	14558	5418	37.22%
Homeless Services	Homeless	CDBG: \$49,635.75	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6795	6557	96.50%	949	1377	145.10%
Homeless Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	6557		0	1377	
Homeownership - New Construction	Affordable Housing	HOME: \$179,029.83	Homeowner Housing Added	Household Housing Unit	30	6	20.00%	4	4	100.00%
Homeownership - Renovation	Affordable Housing	HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	14	3	21.43%	1	0	0.00%

Overnight Shelter	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	3673		0	889	
Overnight Shelter	Homeless	CDBG: \$17,469.00	Homeless Person Overnight Shelter	Persons Assisted	2845	3673	129.10%	321	889	276.95%
Owner Occupied Repair	Affordable Housing	CDBG: \$31,357	Homeowner Housing Rehabilitated	Household Housing Unit	40	41	102.50%	35	5	14.29%
Public Infrastructure - General	Non-Housing Community Development	CDBG: \$315,995.68	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	39000	5740	14.72%	1250	4775	382.00%
Rental - New Construction	Affordable Housing	HOME: \$0	Rental units constructed	Household Housing Unit	15	6	40.00%	2	0	0.00%

Rental - Renovation	Affordable Housing	HOME: \$0	Rental units rehabilitated	Household Housing Unit	5	0	0.00%			
Tenant Based Rental Assistance (TBRA)	Affordable Housing	HOME: \$72,127.37	Tenant-based rental assistance / Rapid Rehousing	Household Assisted	65	16	24.1%	6	5	83.33%

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Lafayette used CDBG, HOME, and CDBG-CV funds for activities that met priorities from the 2020-2024 Consolidated Plan and the PY 2024 Action Plan. The City utilized funds targeted to meet the greatest needs, and expenditures were directly related to programs that supported the City’s Consolidated Plan. This was the last program year of the 2020-2024 Consolidated Plan. All projects funded in the coming years will meet goals in the next Consolidated Plan, covering years 2025-2029.

The City of Lafayette expended \$572,829.45 of CDBG entitlement, \$1,239,179.36 of HOME, and \$119,504.54 of CDBG-CV funding in PY 2024.

In PY 2024, the City used \$65,616 in HOME funds to provide Tenant-Based Rental Assistance, and \$173,323 in HOME funds for new homeowner unit construction with down payment assistance. Lafayette will continue to assist low- and moderate-income households in PY 2025.

The City spent \$91,542.75 in CDBG funding on public service activities. The costs associated under these activities helped with the operations of food banks and other programs that help homeless people.

- The Lafayette Urban Ministry (LUM), Lafayette Transitional Housing Center (LTHC), YWCA and Family Promise provided services to 2,266 individuals experiencing homelessness.
- Food Finders Food Bank and Meals on Wheels served 5418 individuals.

An allocation of CDBG CARES Act funding called CDBG-CV were used for infrastructure projects.

- Projects included the installation of exterior lockers at the emergency homeless shelters in response to COVID-19. The lockers will reduce the spread of the virus and help maintain a healthier shelter environment. The facility is better equipped in the event of future major health events. Also, improvements were made to facilitate cleaning and strengthen staff protections. This project was completed by June 1, 2024.
- The replacement project of sidewalks, curbs, and drive approaches in low-income neighborhood was completed in June 2025.

The City has also funded two different rental housing projects in PY2024 that are near the final stages of construction and/or completion.

- The first project, Snowy Owl Commons (PY 2023 activity 1528) utilized \$320,021 of HOME funding in PY2024. The project is currently leasing (August 2025), and accomplishments will be reported in the PY2025 CAPER.
- The second project, the Jeffersonian (PY 2023 activity 1536) utilized \$537,220 of HOME funding in PY2024. The project is currently under construction (August 2023) with expected construction completion in the 4th quarter of 2025. The City will report accomplishments for this project in the PY2025 CAPER.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	4,664	9
Black or African American	1,288	3
Asian	54	0
American Indian or American Native	44	0
Native Hawaiian or Other Pacific Islander	10	0
Total	6,060	12
Hispanic	964	0
Not Hispanic	5,096	12

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

	CDBG	HOME
White	4,664	9
Black or African American	1288	3
Black/White	36	0
Asian	54	0
Asian/White	20	0
American Indian or American Native	44	0
American Indian or American Native/Black	6	0
Native Hawaiian or Other Pacific Islander	10	0
American Indian or American Native/White	27	0
Other Multi Racial	1540	0
Total	7,689	12
Hispanic	964	0
Not Hispanic	6,725	12

Table 3 - Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2 is a chart that lists all those served in PY 2024 by the City of Lafayette and its subrecipients by funding resource. Those individuals and households identifying as multi-racial or of more than one race are listed in table 3.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – federal	621,908	\$572,829.45
HOME	public – federal	744,593	\$1,239,179.36

Table 4 - Resources Made Available

Narrative

The City of Lafayette primarily used CDBG funding to support public services for low to moderate income individuals. Public services included supporting homeless shelters and improving access to food. Other projects funded with CDBG included an owner-occupied repair program for elderly homeowners and street/sidewalk improvements in low to moderate income neighborhoods.

The Lafayette Housing Consortium, unincorporated regions of Tippecanoe County, and the communities of Battle Ground, Lafayette, and West Lafayette jointly allocate HOME funds. The City of Lafayette is the lead agency in the Consortium. It administers HOME funds throughout Tippecanoe County, while Lafayette Housing Authority (LHA) ensures the Consortium and City of Lafayette achieve the Consolidated Plan’s objectives. During PY2024, the City expended \$1,239,179.36 of HOME funding.

In addition, the City expended \$41,701.72 of HOME ARP Funds. The City received these funds as part of the American Rescue Plan (ARP) Act of 2021. HOME-ARP funding must primarily benefit qualifying individuals and families who are homeless, at-risk of homelessness, or other vulnerable populations. In PY2024, the City released an RFP for a supportive services program under HOME ARP and selected a program/partnership with LTHC Homeless Services. During the spring and summer of 2025, the City and LTHC Homeless Services have been working together to set up the policies and procedures to align with the HOME ARP rules prior to implementation of the program. The City expects implementation of the program to begin in January 2026 and continue through September 2030.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	34	82.56	Funds utilized to benefit persons and residents in Lafayette.
Low Income Census Tracts	40	17.44	Funds utilized to benefit low to moderate income areas.
Tippecanoe County	25	0	Regional Area

Table 5 – Identify the geographic distribution and location of investments

Narrative

Lafayette uses its CDBG funding to support city-wide public service activities as well as improvements to public facilities and infrastructure in targeted, low-income areas. The Lafayette Housing Consortium, through the City of Lafayette and LHA, uses HOME funding county-wide. The majority of funds that were allocated this program year went towards city-wide activities.

Leveraging

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

The CDBG program does not have a match requirement. Subrecipient organizations that receive CDBG funding leverage additional financial resources to fund activities. These organizations combine CDBG funding with private contributions, state and local funds, and other grant programs.

- Private Funds: \$2,279,501.48
- State/Local Funds: \$189,659.35
- Other general private funds: \$408,994.26

24 CFR Part 92.222 allows HUD to reduce the match requirements for local and state jurisdictions. The distress criteria for local jurisdictions are:

Poverty Rate: the average poverty rate in the participating jurisdiction was equal to or greater than 125 percent of the average national poverty rate during the calendar year for which the most recent data are available, as determined according to information of the Bureau of the Census.

Per capita income: the average per capita income in the participating jurisdiction was less than 75 percent of the average national per capita income, during the calendar year for which the most recent data are available, as determined according to information from the Bureau of the Census.

HUD has determined that the City of Lafayette met both criteria in PY2024 and reduced the match obligation by 100%.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$5,405,303
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$5,405,303
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$5,405,303

Table 6 – Fiscal Year Summary - HOME Match Report

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

Table 7 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$1,794.00	\$319.82	\$1,773.59	\$30.00	\$310.23

Table 8 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	33	0	0	1	1	31
Dollar Amount	\$225,531.13	0	0	\$4,500.00	\$4,158.00	\$216,873.13
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	33	1	32			
Dollar Amount	\$225,531.13	\$8,500.00	\$217,031.13			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 9 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 10 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 11 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	6	5
Number of Non-Homeless households to be provided affordable housing units	42	9
Number of Special-Needs households to be provided affordable housing units	0	0
Total	48	14

Table 12 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	6	5
Number of households supported through The Production of New Units	6	4
Number of households supported through Rehab of Existing Units	36	5
Number of households supported through Acquisition of Existing Units	0	0
Total	48	14

Table 13 – Number of Households Supported

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

The City did not meet its housing goals for PY 2024. While this fell short of the intended goal, SHARP has extended their contract to continue working towards these goals.

Discuss how these outcomes will impact future annual action plans.

Habitat for Humanity continues to play a role in expanding affordable housing within the City. Through its program, Habitat provides homeownership opportunities to low-and moderate-income households. There are two Low Income Housing Tax Credit (LIHTC) developments nearing completion. At the time of publication of this document, one development is currently leasing, and the other will begin leasing late 2025 or early 2026. These accomplishments will be reported in the 2025 CAPER.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	4
Low-income	2	2
Moderate-income	2	3
Total	5	9

Table 14 – Number of Households Served

Narrative Information

The City of Lafayette reported in the prior year CAPER that it funded several rental housing development projects that to help meet its new construction goals. These projects were under construction in PY2024, and the following is an update to the progress for those projects.

- The first project, Snowy Owl Commons (PY 2023 activity 1528) will produce 50 accessible rental units; 45 are reserved for those 55+, and five are reserved for those 62+; all units will go to low- to moderate- income residents. The project is currently leasing (August 2025), and accomplishments will be reported in the PY2025 CAPER.
- The second project, the Jeffersonian (PY 2023 activity 1536) will produce 50 units of housing for 55+ and utilizes eight Project Based Vouchers. This project will utilize HOME funds from PY2020, PY2022, and PY2023. The project is currently under

construction (August 2023) with expected construction completion in the 4th quarter of 2025. The City will report accomplishments for this project in the PY2025 CAPER.

HUD defines worst-case needs as renter households with low incomes (incomes at or below 50% AMI) who do not receive government housing assistance, pay more than one-half of their income for rent, live in severely inadequate conditions, or both. To address worst-case needs, Lafayette continues to fund Fresh Start TBRA HOME activities to address this need. These activities assist survivors of intimate partner violence transition into stable housing. In addition, the above rental projects, Snowy Owl and the Jeffersonian will create more affordable housing opportunities these households.

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

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

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

The City used \$61,878.00 in CDBG to fund YWCA, LTHC Homeless Services, and Lafayette Urban Ministry activities serving unhoused residents. These providers collaborate on outreach to the unhoused by participation in the Homeless Prevention Intervention Network of North Central Indiana (HPIN), the Indiana Balance of State Continuum of Care (BoS CoC) regional planning agency for Region 4.

Addressing the emergency shelter and transitional housing needs of homeless persons

Lafayette’s emergency shelters provided temporary housing to 2189 residents. LTHC Homeless Services provides temporary overnight shelter, meals, and showers, assisting 1218 residents in PY 2024. YWCA Domestic Violence Intervention and Prevention Program offered temporary housing for 82 survivors of intimate partner violence. Lafayette Urban Ministry provided temporary shelter for 889 residents.

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

The City of Lafayette funds many homelessness programs with its CDBG funding. Other programs to prevent homelessness are funded by other resources. The City partners with LHA and the Indiana Department of Child Services to provide Housing Choice Vouchers (HCV) for residents aging out of foster care through Foster Youth to Independence (FYI), a waitlist preference that fill a gap for those who do not obtain other voucher types. The initiative makes voucher assistance available to residents 18 to 24 years old who left or will leave foster care within 90 days or residents 16 or older who are homeless or are at risk of

becoming homeless.

Similar to FYI vouchers, LHA administers Family Unification Program (FUP) family vouchers, providing housing assistance to low-income families who lack adequate housing and face the imminent placement in, or the delayed discharge of, children in out-of-home care.

Tippecanoe County service provider Valley Oaks offers Bridges to Community Living. This hybrid program provides supervised group residences and teaches skills for independent living for residents discharged from state hospitals who have a high risk of being re-hospitalized, risk of being unhoused, or who have frequent interactions with the judicial system. Valley Oaks also offers Gatekeeper Transitional Services which is a program to assist clients transitioning into or out of institutional settings, including state hospitals. Our Gatekeeper helps clients and their families navigate the complex mental health system, connects them to relevant resources, and ensures a safe transition back into the community.

The Tippecanoe County Veterans Treatment Court (VTC) assists Veterans who find it difficult to assimilate into civilian life after returning from service. and find it difficult to transition back into civilian life. VTC diverts eligible Veterans from traditional courts and offers a court-supervised treatment program as an alternative to jail time and term of probation.

The Tippecanoe County Corrections Home Detention program attempts to utilize evidence-based practices including case management, to assist individuals involved in the judicial system. Additional support is needed for those who cannot afford home detention or who may not qualify for Home Detention to prevent previously incarcerated individuals from being unhoused upon release.

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

LHA staff participate in the Homeless Prevention Intervention Network of North Central Indiana (HPIN), the Indiana Balance of State Continuum of Care (BoS CoC) regional

planning agency for Region 4. HPIN's strategy to provide rent and utility assistance to at-risk residents coincides with CDBG-funded YWCA's DVIPP Fresh Start activity. LTHC Homeless Services offers the Veteran Services Program (VSP) specifically designed to provide housing resources to help low-income Veteran families achieve housing stability and increase access to services.

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

Actions taken to address the needs of public housing

The Lafayette Housing Authority (LHA) does not own or manage public housing units. Instead, LHA administers a range of rental assistance programs through the Housing Choice Voucher (HCV) program and its specialized voucher programs, which collectively serve households at or below 50 percent of Area Median Income (AMI). In total, LHA manages 1,439 vouchers, providing approximately \$9,940,901 in rental subsidy assistance. As of the end of the reporting year, 2,162 residents remain on the waiting list for assistance.

LHA's programs address the diverse needs of low-income households, homeless individuals, veterans, survivors of domestic violence, persons with disabilities, and seniors, including:

- **Veterans Affairs Supportive Housing (VASH):** LHA administers 43 VASH vouchers, combining rental assistance with Veterans Affairs case management and clinical services to end veteran homelessness.
- **Mainstream Vouchers:** LHA administers 137 vouchers to serve non-elderly persons with disabilities who are transitioning out of institutional settings, experiencing homelessness, or in other temporary housing. Funding and reporting for this program is managed separately from the tenant-based HCV program.
- **Emergency Housing Vouchers (EHV):** Through the American Rescue Plan Act (ARPA), LHA administers 29 EHV's for households experiencing or at risk of homelessness, as well as survivors of domestic violence, sexual assault, stalking, or human trafficking.
- **Stability Vouchers (SV):** LHA administers 5 Stability Vouchers in partnership with the local Continuum of Care and victim service providers. These vouchers support households experiencing or at risk of homelessness, survivors of domestic violence, and households with veterans in need of assistance.
- **Project-Based Vouchers (PBV):** LHA provides 59 PBV's through three Housing Assistance Payment (HAP) contracts with LTHC Homeless Services to deliver permanent supportive housing and intensive case management for the chronically homeless, including 48 individuals and 11 families. After twelve months of PBV participation, residents may transition to tenant-based vouchers.
- **Senior Housing:** LHA administers 24 PBV's at Friendship House, a facility that provides both housing and supportive services for residents aged 62 and older. LHA will also enter a PBV contract with the Jeffersonian by end of 2025 for 8 project-based vouchers.

- **Homeownership Voucher:** LHA continues to subsidize one household through its Housing Choice Voucher Homeownership Program.
- **HOME TBRA – Fresh Start Program:** Through these initiatives, LHA addresses the housing needs of vulnerable populations and provides long-term stability and supportive services for families and individuals across the community.

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

The Lafayette Housing Authority (LHA) does not own or manage any public housing units; however, it administers the Housing Choice Voucher (HCV) Program as a means of providing rental assistance to low-income households. Resident involvement in program administration is encouraged through representation on the LHA Board of Commissioners, which includes a participant commissioner. This individual provides input into policies and decision-making to ensure that the needs and perspectives of program participants are represented. Additionally, the HCV program allows participants the freedom to select housing that meets program requirements, thereby increasing resident choice and engagement in their housing decisions.

While LHA is not currently accepting new families into its Housing Choice Voucher Homeownership Program, it continues to subsidize one household that participates in the program. LHA has identified capacity and administrative cost burdens as barriers to expanding the number of households served through homeownership assistance. Despite these challenges, LHA remains committed to supporting self-sufficiency and promoting opportunities for residents to achieve long-term housing stability.

Actions taken to provide assistance to troubled PHAs

The Lafayette Housing Authority (LHA) has not been designated as a troubled PHA and, therefore, has not been required to take corrective action or provide direct assistance to troubled agencies. The Section 8 Management Assessment Program (SEMAP) consistently rates LHA as a high-performing housing authority.

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

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

HUD recognizes a few universal barriers to affordable housing like local and state regulations on zoning and building. Increased regulation increases the cost of building housing that meets all regulations. The 2020 Analysis of Impediments to Fair Housing did not find any types of local zoning, such as limits on vinyl siding or the appearance of housing and its design, that impose limits on housing.

While there may not be any regulatory barriers, the institutional structure used in affordable housing development may create organizational and other non-regulatory barriers. Local leaders and stakeholders suggest that the land and property acquisition cost of affordable housing development has increased so much that, even with CDBG and HOME funding allocations, providers cannot develop large numbers of affordable housing without substantial funding sources such as Low Income Housing Tax Credits. Lafayette will research best practices for affordable housing development in high-price markets to ensure future CDBG and HOME allocations are utilized, including the use of a Community Land Trust. The City of Lafayette has allocated HOME funding in prior years for the development of a Community Land Trust. While work had not moved forward in PY2024, the City expects more planning work to take place in PY2025.

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

The City is committed to addressing social problems that can lead to poverty and homelessness. Intimate partner violence contributes to poverty and is a leading cause of women's and children's homelessness. In PY 2024, CDBG supported the YWCA DVIPP, which provided beds, information, referrals, and legal services to 82 Lafayette residents.

LHA addresses Veteran homelessness through VASH vouchers and a Veteran and youth preference within the HCV program.

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

The City follows HUD rules for lead-based paint hazards when utilizing CDBG and HOME

for housing renovation. Properties with more than \$5,000 of federal funds invested must follow the rules for Lead Paint reduction, and agencies must use interim controls and pass a lead paint hazard inspection and clearance upon completion of renovations on pre-1978 homes.

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

Lafayette, in partnership with the City of West Lafayette and the network of social service and housing providers in the community, promotes economic empowerment by supporting facilities, services, and activities aimed at developing self-sufficiency for all low- to moderate-income residents and will continue to work with local agencies to identify barriers and issues related to poverty and support programs that will help low to moderate-income households overcome those barriers to help households stay out of poverty or become self-sufficient and elevate themselves from poverty.

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

LTHC Homeless Service's Engagement Center includes Permanent Supportive Housing (PSH) and a location for the Coordinated Entry System (CES) to place qualified residents as beds are available, using a vulnerability and needs assessment tool. The PSH units opened in November 2019, and the remainder of the Engagement Center opened in January 2020. LHTC Homeless Services served 1,218 residents experiencing or at risk of homelessness.

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

Traditional redevelopment has been led by small, non-profit community development organizations at the grassroots level. Smaller organizations cannot build large-scale projects or be holistic, limiting their impact on the target population. Some ideas to overcome these barriers and enhance coordination between public and private housing and social agencies are:

- Select target areas based on proximity to transportation options
- Attract for-profit developers to partner with non-profit service agencies to develop affordable housing development for extremely low-income households, connecting services and rental assistance with new developments
- Enlist all levels of city government to be supportive of the development of additional affordable housing

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

An Analysis of Impediments for 2020 – 2025 was approved on May 4, 2020, and did not find any types of zoning that impose limits on housing, such as limits on vinyl siding or the appearance of housing and its design. The study found that Tippecanoe County has the following Impediments to Fair Housing:

- Concentrations of non-White populations
- Disproportionate housing needs for non-White and the elderly
- Disparities in access to community assets such as transportation and high-performance schools
- High demand for accessibility in public and affordable housing
- Low attained educational level among the general population related to fair housing.

CR-40 - Monitoring 91.220 and 91.230

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

Monitoring verifies that federal funds recipients comply with local objectives and federal program requirements. Lafayette works cooperatively with contractors and subrecipients via an ongoing monitoring process, providing technical assistance when needed.

- Funding requests are supported with an application review for national objectives, eligibility, and allocation recommendations. Applications include specific information regarding design, cost, and beneficiaries. Activities must be consistent with local goals and objectives as expressed in the Annual Action Plan and comply with related program regulations. A funding agreement outlining all of the requirements, regulations, and standards is required, and agreements for all real property activities specify the acceptable use of the property, the length of the restrictive period, and disposition requirements.
- On-site monitoring is conducted as the City deems necessary and reasonable; desk reviews and off-site monitoring are ongoing.
- Claims for payment are submitted with appropriate documentation to the program manager for review and payment approval.
- Subrecipients are required to submit quarterly reports on activity status and beneficiary compliance.
- Lafayette addresses compliance concerns as soon as the program manager knows of an issue with an activity. The City provides technical assistance to help maintain or regain compliance.
- Subrecipient activities are conducted by the program manager annually, using a checklist of areas for review, followed by written documentation of the level of compliance detailing methods and timeframes for regaining compliance.
- Subrecipients may be required to file a Certified Public Accountant's annual report of financial stability and federally funded project expenditures. Records are maintained for five years after project closeout, after final payments, and all related matters are closed.
- Enforcement of non-compliant activities follows 2 CFR 200.338 with the right of appeal, as well as termination of a contract.

Lafayette encourages the use of minority- (MBE), women- (WBE), and veteran- (VBE)

owned businesses for each of its activities, and contracts include language encouraging the use of these businesses. Staff work closely with the individual communities and subrecipients to help procure the solicitation of MBE, WBE, and VBE contractors.

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

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

Lafayette released the PY 2024 CAPER for public review and comment from September 10 - September 25, 2025, on the City's website, and a printed copy can be requested from the Lafayette Housing Authority. The CAPER will remain open during its 15-day comment period, and any comments received will be documented and included in the final submission.

CR-45 - CDBG 91.520(c)

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

Lafayette does not anticipate any changes to the program's objectives or goals in the next year.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City did not conduct any on-site inspections in PY2024. The City recently had a person retire from a long-held position. Following the brief transition period, the City will begin setting up a timeline and schedule for the projects still within their affordability period for client file review and on-site inspections. The City expects to begin on-site inspections in early 2026, catching up on compliance monitoring.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City's affirmative marketing policy is attached to all HOME agreements and non-discrimination clauses and the Equal Housing logo used in public notices.

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

The City drew \$1,803.59 of HOME PI for two HOME activities in PY 2024.

- Activity 1550 Habitat Homeownership, used \$1,773.59, along with entitlement funds, to assist a first time homebuyer achieve the dream of homeownership in May 2025.
- Activity 1551 Fresh Start TBRA used \$30. This program assists extremely low-income survivors of intimate partner violence in renting a safe, affordable place to live.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Lafayette undertook the following efforts to address impediments to fair housing and increase local understanding of fair housing options:

- Attended FHCCI FH90 Accessing Housing Data

- Participated in FHCCI 13th Annual Fair Housing Conference
- Attended Fair Housing for All – 2024 Virtual Panel by the ICRC
- Participated in Fairfield Township Resource Fair by distributing materials
- Participated in Glasswater Health & Information Fair by distributing materials

CR-58 – Section 3

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

Total Labor Hours	CDB G	HOME	ESG	HOPW A	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 15 – Total Labor Hours

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

Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of Lafayette did not complete any Section 3 Activities in PY2024.