Annual Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

Narrative Responses

ACTION PLAN

Annual Action Plan includes the SF 424 and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Executive Summary 91.220(b)

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

The city of Lafayette receives funding from the U.S. Department of Housing and Urban Development (HUD) each year to encourage affordable housing development, sustain affordable housing, support economic development efforts, prevent homelessness, and help people living with HIV/AIDS. Once every five years the city of Lafayette must conduct an assessment of the needs of the community and develop strategies for utilizing the funds they will receive, as required by HUD, in a Consolidated Plan. The document serves to meet that requirement and outline goals and methods for helping distress neighborhoods re-build. Each year, the city of Lafayette must create an Action Plan document that spells out the specific activities and resources it will use to reach the five-year goals in the Consolidated Plan. The city of Lafayette hired City Consultants and Research, LLC to create this Action Plan document.

The city of Lafayette is located within Tippecanoe County, Indiana. Tippecanoe County is a primarily rural community along Interstate 65, northwest of Indianapolis. Lafayette is what the U.S. Department of Housing and Urban Development (HUD) calls an entitlement city because the city receives an allocation of the Community Development Block Grant (CDBG) funds each year. For the 2010 fiscal year, the city of Lafayette expects to receive $702,716. Funding is allocated to Lafayette based on formulas calculating data from the U.S. Census, including the need in the community, the general population numbers, the number of pre-1940's housing stock and other general information.

In conjunction with the city of West Lafayette, the neighbor directly to the west, the city of Lafayette, will also receive an annual allocation of HOME funds. The unincorporated areas in Tippecanoe County, the township of Battle Ground, Lafayette, and West Lafayette have formed a consortium to share an annual allocation of HOME Investment Partnerships Program (HOME) dollars. This grouping of leaders is called the HOME Consortium. The staff at the city of Lafayette is responsible for the implementation and

administration of the HOME funds at the behest of the HOME Consortium. The expected allocation of HOME funds for the 2010 fiscal year is $987,208.

The city of Lafayette has had good previous performance towards five-year goals set in the previous Consolidated Plan, completed in 2005. While there is not a specific tally of the five-year accomplishments readily available, each year West Lafayette accomplished the one-year goals or had projects underway to meet those goals. Examples of one-year goals were:

- Assist elderly homeowners with repairs to their home
- Complete sidewalk repairs and improvements
- Preserve historic homes for affordable homeownership
- Preserve historic commercial buildings with façade improvements
- Assist public facilities with upgrades and renovation
- Demolish unsafe buildings
- Provide tenant based rental assistance
- Provide down payment assistance to homebuyers

Over the next year, the city of Lafayette will work towards the following goals and strategies. The 2010 Action Plan will outline the methods, projects, and programs for accomplishing them.

1. Stabilize homeownership within Lafayette.

Strategy	One -Year Goal
Provide repairs for homeowners who are unable to save for large repairs, targeting households under 80 percent of the area median income.	15 units
Provide emergency repairs for low to moderate income seniors enabling them to stay in their own homes longer.	100 units
Educate prospective homebuyers on the home buying experience, foreclosure prevention and regular home maintenance.	0 people
Provide down payment assistance to help first-time homebuyers achieve homeownership	0 households
Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair.	0 households
Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families	5 units

2. Encourage responsible rental unit creation and maintenance.

Strategy	One - Year Goal
Create and renovate rental housing for low to moderate income seniors	0 units
Provide tenant counseling to educate tenants on rights in foreclosure of homes and legal responsibilities for caring for the home	0 people
Develop rental housing for low and very low income families, infill projects, re-purpose buildings, smart growth	29 units

3. Support programs that educate neighbors on what to do to help neighbors who are now homeless or at risk of homelessness.

Strategy	One -Year Goal
Develop new permanent supportive housing for people who are homeless and have special needs, such as domestic violence victims and chronically homeless, with requirements for agencies to follow CSH Dimensions of Quality	10 units
Coordinate efforts with the Indiana Housing and Community Development Authority and local service providers to increase funding resources to serve those who are homeless and living in temporary or transitional housing.	Find 1 additional funding resources
Support case management and other services for people who are homeless or at-risk of becoming homeless, with requirements for agencies to follow harm reduction policies.	200 people
Provide rent and utility assistance to people at-risk of homelessness	35 people

4. Support the needs of people living with HIV/AIDS and their families.

Strategy	One -Year Goal
Support case management and other services for people living with HIV/AIDS	40 people
Form a partnership with local service providers to access funding that will support services and housing for persons living with HIV/AIDS	Find 1 additional funding resources

5. Support social services that meet the basic needs of low income families and households.

Strategy	One-Year Goal
Support social service programs that provide case management and other supportive services for low to moderate income households	3,988 people

6. Improve public infrastructure and public facilities.

Strategy	One - Year Goal
Upgrade pocket parks for use by residents in low to moderate income neighborhoods	1 park
Install/retrofit ramps, sidewalks and curb cuts on public streets to comply with the Americans with Disabilities Act (ADA).	40 people
Install sustainable drainage features to reduce storm water run-off in low to moderate income neighborhoods	600 people
Support the improvement of public facilities and community centers	909 people

7. Encourage economic development activities.

Strategy	One -Year Goal
Assist businesses with façade renovations	3 businesses
Encourage the creation of new jobs through the use of an economic development toolbox	2 jobs
Support job training and placement efforts by local service providers	12 people

The final goal does not have specific measurable outputs. This goal instead addresses the desire of the city of Lafayette to continue its working relationship with the city of West Lafayette and improve upon the current coordination efforts. Below is the goal, strategies, objective, and outcome.

8. Improve administration and coordination between the cities of Lafayette and West Lafayette.

Strategy
Coordinate public meetings to compliment each other's Consolidated Planning efforts and utilize all meetings as a way to provide citizen input to each other's plans
Coordinate volunteer efforts to help both communities and reach all low to moderate income census tracts
Develop stronger relationships with other HUD entitlement cities to share ideas and expertise. Use this network on a bi-annual basis to improve efforts in the local community.

Citizen Participation 91.220(b)

2. Provide a summary of the citizen participation and consultation process. This includes efforts to broaden public participation in the development of the plan.

3. Provide a summary of citizen comments or views on the plan.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

The city of Lafayette held public input processes in conjunction with the city of West Lafayette to discuss the 2010-2014 Consolidated Plan. Along with introduction to the five-year plan, these methods were used to solicit input on the Analysis of Impediments to Fair Housing update for the 2010 fiscal year and the 2010 Action Plan.

A survey instrument was the primary use of soliciting citizen input. City Consultants and Research, LLC, an outside firm, placed a survey on the internet for use by local citizens to offer input on the needs of the community. Links from both the City of Lafayette and City of West Lafayette directed the general public to the website. Staff sent the link to local stakeholders, such as social service providers and housing developers. Staff also shared paper copies of the survey with local service agencies to provide to clientele. This method is the primary way the city of Lafayette reached those served by these grants. Twenty-five people completed the survey on the internet and 52 people returned a paper copy of the survey. Appendix A includes copies of the surveys. The survey asked residents to rank housing needs, social service needs, and barriers to affordable housing and questioned people about their knowledge of fair housing.

The survey respondents ranked creation of permanent supportive housing, or housing for the homeless tied to social services, as the top housing need. The following are the top four housing needs as suggested by survey respondents:

1. Permanent supportive housing for the homeless
2. Rehabilitation of foreclosed or vacant housing
3. Rental assistance for low-income tenants
4. Creation of transitional housing

The top two overall housing needs for the area, according to survey respondents, are the need for safe, decent affordable housing and the rehabilitation of vacant and foreclosed housing. However, addition of rental housing is not a top priority because a lot of rental housing already exists, particularly in West Lafayette. Survey respondents believe the addition of Section 8 vouchers or a similar program will help address the need for affordable rental housing, closing the gap between the cost of rent and what low- to moderate-income families can afford.

Survey respondents also listed cost and the ability to pay bills as the top barriers to affordable housing. Many stated that the decline in housing values was a barrier to homeowners trying to keep their homes. Housing discrimination by a builder or landlord was considered a small barrier to affordable housing.

Beyond housing, job creation and the economy are top needs and priorities in the community. Nearly 60% of the survey respondents say that is the biggest need in the Lafayette and West Lafayette communities and should be addressed by both cities. Thirty-four percent of the respondents said business attraction is also a need in the community, coinciding with the need to create more jobs. Table I-I shows the top community development needs as indicated by the public input surveys.

Table I-I: Top Community Development Needs as Indicated by 2010 Community Survey.

Community Development Need	Percent of Respondents Indicating a High Priority
Job creation	59.6%
Crime prevention	42.6%
Business attraction	34.0%
Street or sewer repair/upgrades	23.4%
Repair/replace curbs/sidewalks	19.1%
Community Center upgrades/rehabilitation	8.5%
Park upgrades	4.3%

Crime prevention also showed up as a high priority by survey respondents. Although neither city has a project funded by community development dollars that specifically addresses this need, Police Departments in both cities have a number of programs, including community policing, weed-n-seed, kids' education and self-defense classes.

Youth services and child care were listed as the top social service needs by the survey respondents. Consultations with service providers in the area confirmed that child care is an issue for single parents and families barely able to afford housing who are working and need a place for their child during the day. Programs for people with HIV/AIDS were the ranked as the least needed. Table I-II shows the ranking of each type of social service.

Table I-II: Top Social Service Needs as Indicated by 2010 Community Survey.

Social Service Need	Percent of Respondents Indicating a High Priority
Youth programs	54.3%
Child care	43.5%
Green programs/Environmental awareness	26.1%
Senior citizen programs	17.4%
Programs for disabled neighbors	15.2%
Public transportation	10.9%
Legal services	8.7%
Programs for people with HIV/AIDS	2.2%

The cities of Lafayette and West Lafayette also surveyed housing developers and human service providers. Many of their answers to questions were the same as the survey open to the general public. However, their surveys included more narrative sections to state their needs and thoughts on priorities the cities should focus on over the next five years. Some narrative comments and top needs from those providers include

- The need for affordable child care
- The need for housing with supportive services
- Stagnant wages as a top barrier to affordable housing
- Not having enough housing for those with chronic mental illness

- Felons and sex offenders unable to find housing, particularly those with vouchers
- The need for more direction and communication from government agencies
- Rehabilitation of vacant housing to create more affordable housing
- Finding additional resources to meet the increased demand for services during the recession and mortgage crisis

Public meetings provided another avenue for citizen comments on the process. Staff held meetings on the following dates:

City	Date	Time	# of Attendees
Lafayette	February 28, 2010	6:30 PM	25
Lafayette	March 31, 2010	6:30 PM	14

Over a three-week period during March 2010, City Consultants and Research, LLC, on behalf of the city of Lafayette, consulted with a number of groups. These included face-to-face interviews and phone interviews with community stakeholders, social service agencies, community leaders, and city staff members. A complete listing of the groups is included in Appendix B.

The city of Lafayette released a draft copy of this document for public comment on April 10, 2010. Copies were available on the city's website as well as in the Development Department offices. Public comments and the responses have been included as part of Appendix B.

Resources 91.220(c)(1)) and (c)(2)

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan**.** Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

6. Explain how federal funds will leverage resources from private and non-federal public sources.

The city of Lafayette is located within Tippecanoe County, Indiana. Tippecanoe County is a primarily rural community along Interstate 65, northwest of Indianapolis. West Lafayette is what the U.S. Department of Housing and Urban Development (HUD) calls an entitlement city because the city receives an allocation of the Community Development Block Grant (CDBG) funds each year. Funding resources from HUD are allocated to the cities based on formulas calculating data from the U.S. Census, including the need in the community, the general population numbers, the number of pre-1940's housing stock, and other general information.

Tippecanoe County is also home to four incorporated towns, Battle Ground, Dayton, Clarks Hill, and Shadeland. The unincorporated areas in the county, Battle Ground, Lafayette, and West Lafayette have formed a consortium to share an annual allocation of HOME Investment Partnerships Program (HOME) dollars. This grouping of leaders is

called the HOME Consortium. The staff at the city of Lafayette is responsible for the implementation and administration of the HOME funds at the behest of the HOME Consortium.

Table I-III shows the types of grants that will serve the city of Lafayette, the expected amount, and eligible uses. This document will serve as a guideline for how the city of Lafayette will spend those dollars in 2010.

Table I-III: Annual Allocations of Grant Dollars for the City of Lafayette, 2010.

Recipient	Source	Eligible Use	2010 Allocation
City of Lafayette	CDBG	Supply decent housing, expand economic opportunities, and provide services for persons earning 80 percent or less of median family income. Eliminate slum and blight.	2010 Allocation : $702,716 Five year Estimate: $3,513,000
HOME Consortium	HOME	Expand the availability of decent, affordable housing for individuals and families earning 80 percent or less of median family income.	2010 Allocation : $987,208 Five year Estimate: $4,905,000

Social service providers, including those who serve the homeless and people living with HIV/AIDS, rely on other sources of funding. There are 23 agencies that receive financial support from the United Way of Greater Lafayette and some of those agencies also apply to the State of Indiana for other resources, many of which also come from the U.S. Department of Housing and Urban Development. However, agencies must submit competitive applications to receive these funds over other agencies throughout the state of Indiana. For many of the social service agencies, the total funding they will acquire over the next year will exceed $5 million of private and public resources. Table I-IV shows the other sources that will be leveraged with the CDBG and HOME funds to meet the goals of the 2010 Action Plan.

Table I-IV: Other Leveraged Resources by Project and Funding Type, 2010.

Source	Project	Amount
Lafayette Urban Enterprise Association	Façade Program	$30,000
Lafayette Urban Enterprise Association	Pocket Park	$10,000
Other Private Funds	Pocket Park	$10,000
Owner Contributions	Sidewalk Improvements	$15,000
Federal Home Loan Bank	SHARP Home Improvements	$5,000
Federal Home Loan Bank	Homestead Consulting	$10,000
Federal Home Loan Bank	Habitat for Humanity	$5,000
Private Loans & Mortgages	New Chauncey Housing	$300,000
Buyer Cash	New Chauncey Housing	$20,000
Private Loans & Mortgages	Habitat for Humanity	$200,000
Rent Subsidy	ReEntry TBRA	$142,500
Program Fees	ReEntry TBRA	$30,000
State of Indiana	ReEntry TBRA	$12,000
Rent Subsidy	Parole Plus	$40,000
Weed-n-Seed Funding	Parole Plus	$5,000
State of Indiana	Parole Plus	$6,000
Rent Subsidy	Shelter Plus Care	$144,000
Weed-n-Seed Funding	Shelter Plus Care	$46,320
State of Indiana	Shelter Plus Care	$15,000
Rent Subsidy	Transition in Place	$47,500
TIP/House Arrest Fees	Transition in Place	$12,500
State of Indiana	Transition in Place	$6,000
Total		**$1,111,820**

Annual Objectives 91.220(c)(3)

***If not using the CPMP Tool:** Complete and submit Table 3A.*
If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

☒	**Objective Category Decent Housing** Which includes:	☒	**Objective Category: Expanded Economic Opportunities** Which includes:	☒	**Objective Category: Expanded Economic Opportunities** Which includes:
I☒	assisting homeless persons obtain affordable housing	☒	improving the safety and livability of neighborhoods	☒	job creation and retention
☐	assisting persons at risk of becoming homeless	☐	eliminating blighting influences and the deterioration of property and facilities	☐	establishment, stabilization, and expansion of small business (including micro-businesses)
☒	retaining the affordable housing stock	☐	increasing the access to quality public and private facilities	☐	the provision of public services concerned with employment
☐	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	☐	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	☐	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
☐	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	☐	restoring and preserving properties of special historic, architectural, or aesthetic value	☐	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
☐	providing affordable housing that is accessible to job opportunities	☐	conserving energy resources and use of renewable energy sources	☐	access to capital and credit for development activities that promote the long-term economic social viability of the community

7. Provide a summary of specific objectives that will be addressed during the program year.

The goals set in the 2010-2014 Consolidated Plan cover the city of Lafayette as well as the city of West Lafayette and the entire HOME Consortium. For the purpose of this document, the strategies listed are only those for which the city of Lafayette will be administratively responsible. The objectives and goals will be addressed with the 2010 allotment of CDBG dollars, $702,716 and of HOME dollars, $987,208.

Objective categories and outcomes have been selected for the city of West Lafayette by HUD. There are three objective categories and three outcome categories. The three objective categories are:

1. Providing decent housing
2. Creating a suitable living environment
3. Creating economic opportunities

Three outcomes are measured under each of the three objectives. The outcomes are:

1. Improving availability or accessibility of units or services
2. Improving affordability not just of housing but also of other services
3. Improving sustainability by promoting viable communities

Every goal, strategy and project must meet one of the above objectives. The goals and strategies show the one-year measurable outcome under the above HUD measurements for the 2010 fiscal year.

1. Stabilize homeownership within Lafayette.

Strategy	One -Year Goal	Objective	Outcome
Provide repairs for homeowners who are unable to save for large repairs, targeting households under 80 percent of the area median income.	15 units	Decent Housing	Sustainability
Provide emergency repairs for low to moderate income seniors enabling them to stay in their own homes longer.	100 units	Decent Housing	Sustainability
Educate prospective homebuyers on the home buying experience, foreclosure prevention and regular home maintenance.	100 people	Decent Housing	Affordability
Provide down payment assistance to help first-time homebuyers achieve homeownership	0 households	Decent Housing	Affordability
Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair.	0 households	Decent Housing	Sustainability
Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families	5 units	Decent Housing	Affordability

2. Encourage responsible rental unit creation and maintenance.

Strategy	One - Year Goal	Objective	Outcome
Create and renovate rental housing for low to moderate income seniors	0 units	Decent Housing	Affordability
Provide tenant counseling to educate tenants on rights in foreclosure of homes and legal responsibilities for caring for the home	40 people	Decent Housing	Affordability
Develop rental housing for low and very low income families, infill projects, re-purpose buildings, smart growth	29 units	Decent Housing	Affordability

3. Support programs that educate neighbors on what to do to help homeless neighbors or neighbors who are at risk of becoming homeless.

Strategy	One -Year Goal	Objective	Outcome
Develop new permanent supportive housing for people who are homeless and have special needs, such as domestic violence victims and chronically homeless, with requirements for agencies to follow CSH Dimensions of Quality	20 units	Decent Housing	Availability/ Accessibility
Coordinate efforts with the Indiana Housing and Community Development Authority and local service providers to increase funding resources to serve those who are homeless and living in temporary or transitional housing.	Find 1 additional funding resources	Decent Housing	Availability/ Accessibility
Support case management and other services for people who are homeless or at-risk of becoming homeless, with requirements for agencies to follow harm reduction policies.	200 people	Decent Housing	Availability/ Accessibility
Provide rent and utility assistance to people at-risk of homelessness	35 people	Decent Housing	Sustainability

4. Support the needs of people living with HIV/AIDS and their families.

Strategy	One -Year Goal	Objective	Outcome
Support case management and other services for people living with HIV/AIDS	40 people	Suitable Living Environment	Availability/ Accessibility
Form a partnership with local service providers to access funding that will support services and housing for persons living with HIV/AIDS	Find 1 additional funding resources	Decent Housing	Availability/ Accessibility

5. Support social services that meet the basic needs of low income families and households.

Strategy	One-Year Goal	Objective	Outcome
Support social service programs that provide case management and other supportive services for low to moderate income households	3,988 people	Suitable Living Environment	Availability/ Accessibility

6. Improve public infrastructure and public facilities.

Strategy	One - Year Goal	Objective	Outcome
Upgrade pocket parks for use by residents in low to moderate income neighborhoods	1 park	Suitable Living Environment	Sustainability
Install/retrofit ramps, sidewalks and curb cuts on public streets to comply with the Americans with Disabilities Act (ADA).	40 people	Suitable Living Environment	Availability/ Accessibility
Install sustainable drainage features to reduce storm water run-off in low to moderate income neighborhoods	600 people	Suitable Living Environment	Sustainability
Support the improvement of public facilities and community centers	909 people	Suitable Living Environment	Availability/ Accessibility

7. Encourage economic development activities.

Strategy	One -Year Goal	Objective	Outcome
Assist businesses with façade renovations	3 businesses	Economic Opportunity	Sustainability
Encourage the creation of new jobs through the use of an economic development toolbox	2 jobs	Economic Opportunity	Availability/ Accessibility
Support job training and placement efforts by local service providers	12 people	Economic Opportunity	Availability/ Accessibility

The final goal does not have specific measurable outputs. This goal instead, addresses the desire of the city of Lafayette to continue its working relationship with the city of Lafayette and improve upon the current coordination efforts. Below are the goal, strategies, objectives, and outcomes.

8. Improve administration and coordination between the cities of Lafayette and West Lafayette.

Strategy	Objective	Outcome
Coordinate public meetings to compliment each other's Consolidated Planning efforts and utilize all meetings as a way to provide citizen input to each other's plans	Suitable Living Environment	Sustainability
Coordinate volunteer efforts to help both communities and reach all low to moderate income census tracts	Suitable Living Environment	Sustainability
Develop stronger relationships with other HUD entitlement cities to share ideas and expertise. Use this network on a bi-annual basis to improve efforts in the local community.	Suitable Living Environment	Sustainability

Description of Activities 91.220(d) and (e)

***If not using the CPMP Tool:** Complete and submit Table 3C*
If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

4. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

The city of Lafayette will complete the following projects in 2010. Awards for these projects are subject to change from the public comment period and approval by the city of Lafayette Council. Complete project worksheets are included as Appendix C.

CDBG Awards/Projects:

Public Service Activities	***$105,407***	***Need Addressed***
YWCA – Domestic Violence Intervention and Prevention Program	$6,570	Support programs for the homeless or people at-risk of homelessness
Riggs Community Health Clinic	$13,000	Support social service programs that help low to moderate income households
Mental Health America of Tippecanoe County	$6,442	Support programs for the homeless or people at-risk of homelessness
Lafayette Transitional Housing – Homeless Services	$10,950	Support programs for the homeless or people at-risk of homelessness

Public Service Activities	***Cont.***	***Need Addressed***
Lafayette Urban Ministry	$17,611	Support programs for the homeless or people at-risk of homelessness
Food Finders Food Bank	$6,832	Support social service programs that help low to moderate income households
Tippecanoe County Child Care	$22,200	Support social service programs that help low to moderate income households and youth
Other Social Service Programs	$21,802	Activity to be determined.
Housing, Public Infrastructure and Administration Activities	***$597,309***	***Need Addressed***
Tippecanoe County Council on Aging – SHARP	$59,000	Help homeowners who have a cost burden with repairs
City of Lafayette – Clearance and Demolition of Unsafe Sites	$10,000	Create a suitable living environment by eliminating slum and blight
City of Lafayette – Improvements to curbs for ADA compliance	$32,401	Create a suitable living environment for the disabled
Parks Department – Erie Ferry Neighborhood Park	$10,000	Create a suitable living environment for low to moderate income households
Parks Department – Jenk's Rest – Public Facility Improvement (Windows)	$11,000	Create a suitable living environment for low to moderate income senior citizens
Mid-land Meals Facility Expansion	$9,365	Create a suitable living environment for low to moderate income households
City of Lafayette – Perrin Neighborhood sidewalk/ curb improvements	$100,000	Create a suitable living environment for low to moderate income households
City of Lafayette – St Lawrence McAllister Neighborhood sidewalk/ curb improvements	$75,000	Create a suitable living environment for low to moderate income households

Housing, Public Infrastructure and Administration Activities	***Cont.***	***Need Addressed***
City of Lafayette – Jefferson Neighborhood sidewalk/ curb improvements	$50,000	Create a suitable living environment for low to moderate income households
City of Lafayette – Vinton Neighborhood sidewalk/ curb improvements	$100,000	Create a suitable living environment for low to moderate income households
Community Development Department - Administration	$140,543	General administration costs for the implementing the CDBG Program

The city of Lafayette, on behalf of the HOME Consortium, will complete the following activities and projects in 2010.

Homeownership Activities	***$422,627***	***Need Addressed***
New Chauncey Housing – Acquisition Rehab Program	$150,000	Create homeowner opportunities to balance increasing student rentals
Area IV Owner-Occupied Rehab Program	$34,627	Help homeowners who have a cost burden with repairs
Habitat for Humanity – New Construction and Acquisition Rehab	$200,000	Create homeownership opportunities
Wabash Valley Trust for Historic Preservation – Acquisition Rehab	$38,000	Create homeownership opportunities
Rental Activities	***$458,274***	***Need Addressed***
BDCIN & Lafayette NSP – Chatham Square	$387,274	Encourage affordable and responsible rental creation
Lafayette Housing Authority – Tenant Based Rental Assistance	$50,000	Assist very low income families with rent until Section 8 assistance becomes available
Lafayette Fresh Start – Tenant Based Rental Assistance	$21,000	Assist very low income families with rent

CHDO Organizational Support	***$49,360***	***Need Addressed***
To Non-Profit Organizations conducting housing projects with HOME Dollars	$49,360 – divided evenly between New Chauncey Housing and Wabash Valley Trust	General operating costs for Community Housing Development Organizations that carry out HOME-assisted projects.

Administration	***$98,270***	***Need Addressed***
City of Lafayette	$98,270	General administration and oversight of the HOME program, primarily by the lead agency, Affirmative Marketing and Fair Housing activities.

Geographic Distribution/Allocation Priorities **91.220(d) and (f)**

5. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

6. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

According to the 2000 Census, Tippecanoe County was home to 148,955 individuals. The 2006-2008 American Community Survey (ACS) reported that the county's estimated population was 161,927. Population estimates courtesy of the Indiana Business Research Center (IBRC) place the 2008 population for Tippecanoe County at 164,237. Assuming the estimate for 2008 is accurate, the population growth in Tippecanoe County between 2000 and 2007 is at 10 percent.

The city of Lafayette is the county seat for Tippecanoe County and is the largest incorporated area and home to the largest portion of the county's population. An estimated 64,049 people call Lafayette home.

Table III-I: Estimated Population by CDBG City and County. Source: U.S. Census and STATS Indiana.

	1990	2000	2008 Est.	Change from 1990-2008
Lafayette	43,764	60,525	64,049	46.4%
West Lafayette	25,907	28,778	30,847	19.1%
Tippecanoe County	130,598	148,955	164,237	25.8%

The city of West Lafayette is home to Purdue University and is located on the west side of Lafayette, with a river separating the two cities geographically. Approximately 30,847 people call West Lafayette home, not including students. Table III-I shows the population growth of Tippecanoe County and the cities since 1990.

The city of Lafayette and West Lafayette have a number of low to moderate income census tracts located within their borders. A low to moderate income census tract is defined as a census tract with 51 percent or more of the population earning incomes below 80 percent of the median family income. Priorities for activities that benefit a whole neighborhood, such as infrastructure improvement and park facility upgrades are reserved for these areas. Figure III-I shows the area of low to moderate census tracts.

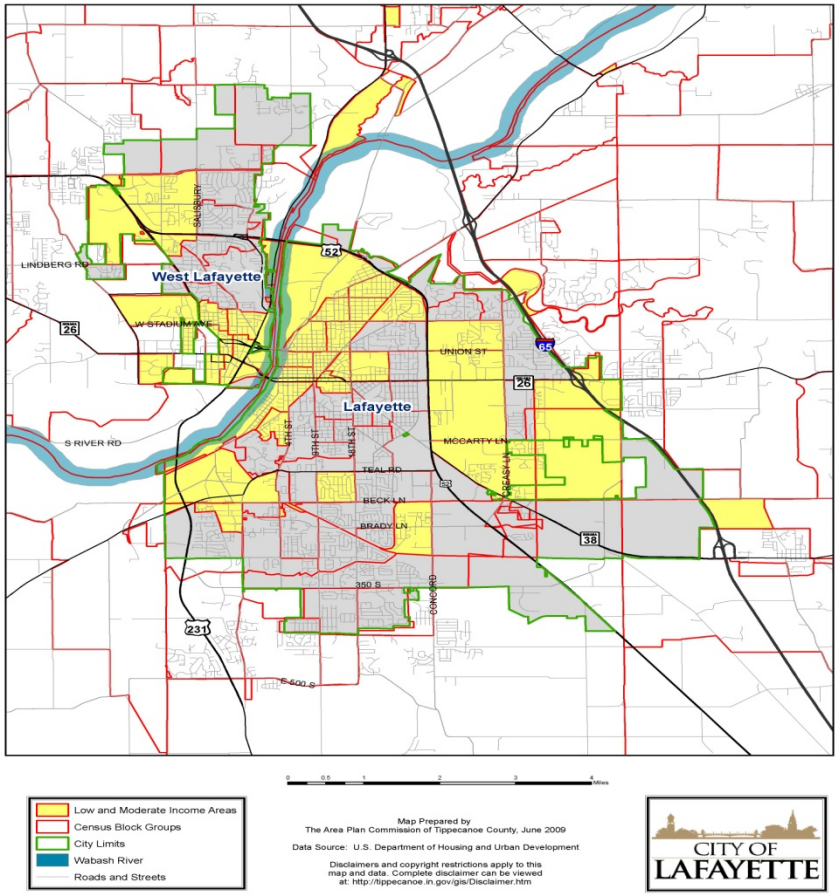

Figure III-I: Concentration of Low to Moderate Income Census Tracts. Source: The Area Planning Commission of Tippecanoe County, 2009.

From the 2000 Census and the available estimates for 2006 and 2007, the basic racial makeup of Tippecanoe County is 89% White, 3% African American, 5% Asian, and 4% other racial minorities, which is comprised of the typical racial/ethnic categories found in the Census. These categories include: (1) American Indian and Alaska Native, (2) Native Hawaiian and Other Pacific Islander, and (3) Other. The U.S. Census Bureau estimates that the percentage of White residents in Tippecanoe County has remained the same since 2000, and also suggests that there will be a slight increase in the percentage of African American residents and decrease of Asian residents during the same period.

However, upon consultation with community stakeholders, the estimates published by the U.S. Census do not match what appears to be happening within the population.

The 2010 Analysis of Impediments reviewed the concentration of minorities within Tippecanoe County. Regardless of race or ethnicity, the statistical impact of minorities is solely within the borders of the cities of Lafayette and West Lafayette. Because these minorities represent such a small portion of the population and do not make up a concentration in the community any larger than 5 percent, the cities of Lafayette and West Lafayette must find ways to target these minorities to inform them of available beneficial programs.

Funding for programs will be directed to programs and projects that meet the following criteria:

- Meet a goal of the 2010-2014 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Tippecanoe County or the cities of Lafayette and West Lafayette, depending on the grant used
- Project or program is eligible under HUD rules
- Create a visual impact in the neighborhood, particularly if an infrastructure project
- Benefits persons at-risk of homelessness or who are homeless
- Benefits a special needs population
- Serves a low to moderate income census tract

Activities and projects that meet all the above criteria receive the highest priority, reducing the amount of funding spent on programs or projects that meet only few or none of the above criteria.

One of the most difficult tasks the cities of Lafayette and West Lafayette have is finding enough adequate funding to meet the underserved needs. Both cities strive to support as many programs as possible; however, by doing so the limited funds they currently receive do not support the demand for services. Funding may be adequate enough to provide the direct services to the client, but it may not cover the administrative expenses that come with providing the services to the client.

Another obstacle for some of the housing developers in the area is securing enough funding to meet the match requirements of the HOME program. The HOME program usually requires that the developer match 25 cents for every dollar awarded. This is an obstacle for some of the local non-profit housing developers as they only able to complete smaller scale projects every year, rather than leveraging large projects as are often found in larger cities.

Annual Affordable Housing Goals 91.220(g)

***If not using the CPMP Tool:** Complete and submit Table 3B Annual Housing Completion Goals.*
If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.*

7. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

The city of Lafayette will utilize CDBG and HOME dollars primarily to sustain affordable housing and to renovate vacant homes for homeownership. Because of the high rental rates in the community as a result of Purdue University, increasing and preserving homeownership is a high priority. According to the 2010-2014 Consolidated Plan, 67.3 percent of housing units are occupied by renters. Only 32.7 percent of residential units are homeowner occupied. The homeownership rate in Lafayette is only slightly better 52.8 percent, still behind Tippecanoe County.

The following are housing goals to be accomplished in the next year. Table 3-B is included as part of Appendix D.

1. Stabilize homeownership within Lafayette.

Strategy	One -Year Goal	Objective	Outcome
Provide repairs for homeowners who are unable to save for large repairs, targeting households under 80 percent of the area median income.	15 units	Decent Housing	Sustainability
Provide emergency repairs for low to moderate income seniors enabling them to stay in their own homes longer.	100 units	Decent Housing	Sustainability
Educate prospective homebuyers on the home buying experience, foreclosure prevention and regular home maintenance.	100 people	Decent Housing	Affordability
Provide down payment assistance to help first-time homebuyers achieve homeownership	0 households	Decent Housing	Affordability
Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair.	0 households	Decent Housing	Sustainability
Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families	5 units	Decent Housing	Affordability

2. Encourage responsible rental unit creation and maintenance.

Strategy	One - Year Goal	Objective	Outcome
Create and renovate rental housing for low to moderate income seniors	0 units	Decent Housing	Affordability
Provide tenant counseling to educate tenants on rights in foreclosure of homes and legal responsibilities for caring for the home	40 people	Decent Housing	Affordability
Develop rental housing for low and very low income families, infill projects, re-purpose buildings, smart growth	29 units	Decent Housing	Affordability

Public Housing 91.220(h)

8. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

9. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The Lafayette Housing Authority serves Tippecanoe County. It does not have any public housing developments of its own and only administers programs related to the Section 8 Housing Choice Voucher program. The mission of the Lafayette Housing Authority is to:

- Provide affordable housing opportunities
- To stimulate the development of and increase the availability of affordable housing
- To ensure safe and decent housing for program participants
- To promote self-sufficiency and independence
- To be fiscally responsible
- To perform these charges without discrimination and with respect to the people it serves

The Lafayette Housing Authority will continue four main programs to benefit low to moderate income clients. Three of these programs are executed through the use of Section 8 Housing Choice Vouchers. One program is supported by the HOME Consortium and the city of Lafayette.

Section 8 vouchers, from the U.S. Department of Housing and Urban Development (HUD) allow households to access housing that would not be affordable to them. The household pays 30 percent of their gross monthly income and the voucher pays the remainder of the rent owed to the landlord. 1,231 people benefit from this program and 1,017 people are waiting for a voucher. The Lafayette estimates that a household will have to wait 13-18 months to receive a voucher. Since the Lafayette Housing Authority

is only allotted an annual amount, a household must “graduate” to self-sufficiency and/or move to another location to free up a voucher for someone on the waiting list.

Given that people must move to self-sufficiency, the Lafayette Housing Authority offers two programs with the use of the Housing Choice Vouchers. The Section 8 Homeownership program assists households that are working towards self-sufficiency., or have established good credit and have taken a home buyer education class to use their voucher towards homeownership. The rules are the same as the traditional Housing Choice Voucher program; however, the voucher is used to help pay monthly mortgage payments instead of rent.

Tenant Based Rental Assistance works in the same manner as the basic Section 8 Housing Choice voucher program. Funding for this program is provided by the HOME funds awarded by the HOME Consortium and administered by the city of Lafayette. These funds help close the gap on the waiting list by providing assistance for one year before a Section 8 Housing Choice Voucher becomes available for the household. This enables approximately 10 households to come off the waiting list early and receive assistance.

The Lafayette Housing Authority does not have a troubled status.

Homeless and Special Needs 91.220(i)

10. Describe, briefly, the jurisdiction’s plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.

11. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).

12. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

To address homelessness, the city of Lafayette must use a two prong approach. The first method is to address homelessness at the local level. The second method is to participate in homelessness prevention at the state level and participate in the Balance of State Continuum of Care. Through the state of Indiana, the area can assess the homeless problem with a housing first approach and access federal resources directed specifically to homelessness.

At the local level, the cities of Lafayette and West Lafayette participate on the Homelessness Intervention and Prevention Network (HIPN) that include service providers, non-profit housing developers, private foundations, and the Lafayette Housing Authority. Twenty-one people, representing various local organizations, meet on a monthly basis to coordinate efforts of each of the agencies and grantors as well as address new needs of the homeless population. Some of the initiatives the HIPN are working towards include:

- Developing a winter contingency plan to meet the needs of all homeless individuals
- Easing restrictions on some shelters and ensuring emergency shelters and homeless providers meet the needs of all homeless sub-populations
- Advocating for individuals who need homelessness services but may not meet the federal definition of homelessness because they sleep on sofas or share residences with friends.
- Connecting individuals utilizing services to other services that may be of assistance
- Coordinating efforts to ensure an entire Continuum of Care, from the streets to permanent housing, is in place
- Follow the "housing first" plan of the state-wide continuum of care to provide permanent housing, including permanent supportive housing for the chronically homeless
- Seek alternative sources to support the agencies that serve the homeless population in the area

Because of the size of the community and its rural roots, Tippecanoe County is a very close-knit community. Neighbors and family help each other in every way possible. This includes families and neighbors that are at-risk of homelessness or who have lost their home and temporarily stay at the home of a friend or family member. Consultation interviews revealed that if these members of the community were counted as homeless, the number of homeless individuals might be double or triple the current count. Programs in the area such as food pantries, health services, night shelters, childcare subsidies, and other social services could help these individuals on the brink of homelessness or recently evicted from their homes.

Since 2007, the Lafayette Weed and Seed program has addressed the need of homeless individuals in an effort to reduce crime in the area. In 2007, in addition to a five-year grant from the U.S. Department of Justice, the city of Lafayette received funding from the State of Indiana to provide tenant based rental assistance and social services to ex-offenders and chronically homeless individuals. The idea behind the project is to provide safe, decent and affordable housing to reduce the recidivism rate for ex-offenders looking to make a positive change in their lives. Housing was considered by these individuals as the biggest obstacle to staying away from a life of crime. Since 2007, the city of Lafayette has helped 39 ex-offenders with tenant based rental assistance and has secured housing for 28 men and woman who were considered chronically homeless, living with severe disabilities and addictions.

In 2010, the city of Lafayette will utilize funding from the State of Indiana to pilot a Transition in Place program for non-violent, non-sex offending felons released from local jails. The program will provide 18 months of housing and supportive services to help these individuals adjust to a permanent living situation, rather than moving from a transitional housing facility and then to permanent housing. The individual will remain in the home as long as he or she desires and receive services for the entire 18 month period. The Tippecanoe County Sheriff's Department and the Tippecanoe County Community Corrections will refer individuals to the program.

In 2011, the Frequent User Services Enhancement program will begin to provide supportive services and housing to chronically homeless individuals. These individuals

are considered frequent users of social services such as health clinics, emergency shelter, jail resources and local emergency rooms. To begin, the program will target 25 individuals, housing them in a new facility, and including services provided by case managers and other staff. It is expected that substance abuse recovery and employment services will be the most used services by the individuals. Once the facility is at full capacity, the city of Lafayette expects the new program to serve 60 individuals at a time.

The cities of Lafayette will utilize CDBG public service dollars to fund social services. Also, through the Homelessness Intervention and Prevention Network, the city will support applications to the state of Indiana for Emergency Shelter Grant dollars and Continuum of Care dollars, alternative grants from the U.S. Department of Housing and Urban Development. Public dollars, matched by funding from the United Way of Greater Lafayette and other private resources will help achieve the following strategies to end homelessness.

1. Support programs that educate neighbors on what to do to help homeless neighbors or neighbors who are at risk of becoming homeless.

Strategy	One -Year Goal	Objective	Outcome
Develop new permanent supportive housing for people who are homeless and have special needs, such as domestic violence victims and chronically homeless, with requirements for agencies to follow CSH Dimensions of Quality	10 units	Decent Housing	Availability/ Accessibility
Coordinate efforts with the Indiana Housing and Community Development Authority and local service providers to increase funding resources to serve those who are homeless and living in temporary or transitional housing.	Find 1 additional funding resources	Decent Housing	Availability/ Accessibility
Support case management and other services for people who are homeless or at-risk of becoming homeless, with requirements for agencies to follow harm reduction policies.	200 people	Decent Housing	Availability/ Accessibility
Provide rent and utility assistance to people at-risk of homelessness	35 people	Decent Housing	Sustainability

2. Support the needs of people living with HIV/AIDS and their families.

Strategy	One -Year Goal	Objective	Outcome
Support case management and other services for people living with HIV/AIDS	40 people	Suitable Living Environment	Availability/ Accessibility
Form a partnership with local service providers to access funding that will support services and housing for persons living with HIV/AIDS	Find 1 additional funding resources	Decent Housing	Availability/ Accessibility

3. Support social services that meet the basic needs of low income families and households.

Strategy	One-Year Goal	Objective	Outcome
Support social service programs that provide case management and other supportive services for low to moderate income households	3,988 people	Suitable Living Environment	Availability/ Accessibility

With elevated unemployment for people not associated with Purdue University, the city of Lafayette finds providing the basic needs of the residents is the primary method used to bridge the gap between jobs. Meeting these basic needs is a priority for fighting poverty.

The cities of Lafayette and West Lafayette, as well as the HOME Consortium will strive for the goals and strategies below to help households stay out of poverty or become self-sufficient and elevate themselves from living in poverty.

- Promote economic empowerment by supporting facilities, services, and activities aimed at developing the self-sufficiency of all low to moderate income residents. Programs and activities to be funded over the next five years include:
    - Child care services
    - Healthcare
    - Family self-sufficiency programs
    - Homeless prevention programs
    - Food banks

- Provide economic development opportunities to low to moderate income families. Programs and activities to be funded over the next five years include:
    - The creation of jobs through city incentives
    - Job training programs
    - Assist businesses with improvements and job creation
    - Promote Section 3 opportunities in current housing projects

- Provide affordable housing opportunities to low and moderate income families

- Continue to work with agencies to identify barriers and issues related to poverty and support programs that will help low to moderate income families overcome those barriers.

Barriers to Affordable Housing 91.220(j)

13. Describe the actions that will take place during the next year to remove barriers to affordable housing.

To help the community as a whole overcome the barriers to affordable housing development and also maximize the impact in the community, the city of Lafayette will strive to:

- Overcome financial barriers by seeking additional resources to create concentrated redevelopment
- Attract for-profit developers to partner with not for profit housing development agencies.
- Attract additional subsidy to assist with development for very low income households to maximize long term financial feasibility of affordable housing
- Build projects without long-term debt to help fund operations and maintenance of property
- Enlist all levels of City government to promote urban living in the central City neighborhoods
- Promote positive stories to media outlets to promote positive stories originated or about the central City neighborhoods.

Other Actions 91.220(k)

14. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

15. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The city of Lafayette will utilize the Community Development Block Grant to address the general community development needs. The primary use of these funds will be to help the economic recovery of the area and to upgrade infrastructure in the community. The following are goals and strategies to address the general community development needs.

1. Improve public infrastructure and public facilities.

Strategy	One - Year Goal	Objective	Outcome
Upgrade pocket parks for use by residents in low to moderate income neighborhoods	1 park	Suitable Living Environment	Sustainability
Install/retrofit ramps, sidewalks and curb cuts on public streets to comply with the Americans with Disabilities Act (ADA).	40 people	Suitable Living Environment	Availability/ Accessibility
Install sustainable drainage features to reduce storm water run-off in low to moderate income neighborhoods	600 people	Suitable Living Environment	Sustainability
Support the improvement of public facilities and community centers	200 people	Suitable Living Environment	Availability/ Accessibility

2. Encourage economic development activities.

Strategy	One -Year Goal	Objective	Outcome
Assist businesses with façade renovations	1 businesses	Economic Opportunity	Sustainability
Encourage the creation of new jobs through the use of an economic development toolbox	2 jobs	Economic Opportunity	Availability/ Accessibility
Support job training and placement efforts by local service providers	12 people	Economic Opportunity	Availability/ Accessibility

The final goal does not have specific measurable outputs. This goal instead addresses the need of the city of Lafayette to continue its working relationship with the city of West Lafayette and improve upon the current coordination efforts. Below are the goal, strategies, objectives, and outcomes.

1. Improve administration and coordination between the cities of Lafayette and West Lafayette.

Strategy	Objective	Outcome
Coordinate public meetings to compliment each other's Consolidated Planning efforts and utilize all meetings as a way to provide citizen input to each other's plans	Suitable Living Environment	Sustainability
Coordinate volunteer efforts to help both communities and reach all low to moderate income census tracts	Suitable Living Environment	Sustainability
Develop stronger relationships with other HUD entitlement cities to share ideas and expertise. Use this network on a bi-annual basis to improve efforts in the local community.	Suitable Living Environment	Sustainability

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(l)(1)

1. Identify program income expected to be received during the program year, including:
   - amount expected to be generated by and deposited to revolving loan funds;
   - total amount expected to be received from each new float-funded activity included in this plan; and
   - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

2. Program income received in the preceding program year that has not been included in a statement or plan.

3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.

4. Surplus funds from any urban renewal settlement for community development and housing activities.

5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

6. Income from float-funded activities.

7. Urgent need activities, only if the jurisdiction certifies.

8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.

The city of Lafayette receives Community Development Block Grant (CDBG) funds as its own grant. The city of Lafayette is responsible for the administration and implementation of the CDBG funds, including allocating the funds to various projects in the community.

The city of Lafayette expects to receive $702,716 in the 2010 fiscal year and does not expect to reallocate funds from previous years. Twenty percent of any program income received will be allocated to administration costs and the balance will be reallocated to the other housing and social service categories. 15 percent of the total grant will be allocated to public service activities.

2010 CDBG Allocation	$702,716
Prior Year Reallocation	$0
Total CDBG Funds (projected)	***$702,716***

The city of Lafayette approved the following activities and projects for the 2010 fiscal year. 70 percent of the activities benefit low to moderate income households and individuals, or those earning less than 80 percent of the area median income. For a family of four, the household earns less than $48,400 per year.

Public Service Activities	***$105,407***	***Need Addressed***
YWCA – Domestic Violence Intervention and Prevention Program	$6,570	Support programs for the homeless or people at-risk of homelessness
Riggs Community Health Clinic	$13,000	Support social service programs that help low to moderate income households
Mental Health America of Tippecanoe County	$6,442	Support programs for the homeless or people at-risk of homelessness
Lafayette Transitional Housing – Homeless Services	$10,950	Support programs for the homeless or people at-risk of homelessness
Lafayette Urban Ministry	$17,611	Support programs for the homeless or people at-risk of homelessness
Food Finders Food Bank	$6,832	Support social service programs that help low to moderate income households
Tippecanoe County Child Care	$22,200	Support social service programs that help low to moderate income households and youth
Other Social Service Programs	$21,802	Activity to be determined.
Housing, Public Infrastructure and Administration Activities	***$597,309***	***Need Addressed***
Tippecanoe County Council on Aging – SHARP	$59,000	Help homeowners who have a cost burden with repairs
City of Lafayette – Clearance and Demolition of Unsafe Sites	$10,000	Create a suitable living environment by eliminating slum and blight
City of Lafayette – Improvements to curbs for ADA compliance	$32,401	Create a suitable living environment for the disabled
Parks Department – Erie Ferry Neighborhood Park	$10,000	Create a suitable living environment for low to moderate income households
Parks Department Jenks Rest – Public Facility Improvement (Windows)	$11,000	Create a suitable living environment for low to moderate income senior citizens

Housing, Public Infrastructure and Administration Activities – Cont.		***Need Addressed***
Mid-land Meals Facility Expansion	$9,365	Create a suitable living environment for low to moderate income households
City of Lafayette – Perrin Neighborhood sidewalk/ curb improvements	$100,000	Create a suitable living environment for low to moderate income households
City of Lafayette – St Lawrence McAllister Neighborhood sidewalk/ curb improvements	$75,000	Create a suitable living environment for low to moderate income households
City of Lafayette – Jefferson Neighborhood sidewalk/ curb improvements	$50,000	Create a suitable living environment for low to moderate income households
City of Lafayette – Vinton Neighborhood sidewalk/ curb improvements	$100,000	Create a suitable living environment for low to moderate income households
Community Development Department - Administration	$140,543	General administration costs for the implementing the CDBG Program

HOME 91.220(l)(1)

1. Describe other forms of investment. (See Section 92.205)
   If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.

2. If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).

3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).

4. HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program.

   If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.

6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.

7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

8. If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).

The city of Lafayette receives HOME Investment Partnership Funds (HOME) as part of the HOME Consortium. The unincorporated areas of Tippecanoe County, the town of Battleground, the city of West Lafayette, and the city of Lafayette make up the HOME Consortium and determine the use of HOME funds as a governing body. The city of Lafayette is responsible for the administration and implementation of the HOME funds.

The HOME Consortium expects to receive $987,208 in the 2010 fiscal year and expects to reallocate $41,773 from previous years. Ten percent of any program income received will be allocated to administration costs and the balance will be reallocated to the category where it was generated or reprogrammed at a later date.

2010 HOME Allocation	$987,208
Prior Year Reallocation	$41,773
Total HOME Funds (projected)	***$1,028,981***

The HOME Consortium approved the following activities and projects for the 2010 fiscal year. Each activity goes to meet a direct need in the community. City Consultants and Research, LLC has included the need addressed in the tables to show how each of the projects helps move the community forwards.

Homeownership Activities	***$422,627***	***Need Addressed***
New Chauncey Housing – Acquisition Rehab Program	$150,000	Create homeowner opportunities to balance increasing student rentals
Area IV Owner-Occupied Rehab Program	$34,627	Help homeowners who have a cost burden with repairs
Habitat for Humanity – New Construction and Acquisition Rehab	$200,000	Create homeownership opportunities
Wabash Valley Trust for Historic Preservation – Acquisition Rehab	$38,000	Create homeownership opportunities
Rental Activities	***$458,274***	***Need Addressed***
BDCIN & Lafayette NSP – Chatham Square	$387,274	Encourage affordable and responsible rental creation
Lafayette Housing Authority – Tenant Based Rental Assistance	$50,000	Assist very low income families with rent until Section 8 assistance becomes available
Lafayette Fresh Start – Tenant Based Rental Assistance	$21,000	Assist very low income families with rent
CHDO Organizational Support	***$49,360***	***Need Addressed***
To Non-Profit Organizations conducting housing projects with HOME Dollars	$49,360 – divided evenly between New Chauncey Housing and the Wabash Valley Trust	General operating costs for Community Housing Development Organizations that carry out HOME-assisted projects.

Administration	***$98,270***	***Need Addressed***
City of Lafayette	$98,270	General administration and oversight of the HOME program, primarily by the lead agency, Affirmative Marketing and Fair Housing activities.

The city of Lafayette is responsible for enforcing the rules and regulations for use of the HOME funds. They will use administration dollars to pay for staff time associated with monitoring, minority outreach, fair housing outreach, and general project implementation. For reaching the small minority population in the community and furthering fair housing, the city of Lafayette will have to take special measures. These include information pamphlets, outreach with other social service providers, and hosting information fairs about homeownership. Specific items the city will implement for fair housing will be discussed later in this document.

The city of Lafayette will enter into a performance-based contract with the above developers for their projects. The contract will encompass a timeline for completion and all rules and regulations associated with the HOME program. Some of these rules involved recapture or resale guidelines for the eventual payment of HOME funds back to the city of Lafayette. Below are the guidelines all projects must follow.

Lafayette Housing Consortium Resale / Recapture Policy Statement

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% 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.

In the event of a homeowner's default of HOME requirements during the affordability period due to death, life-threatening illness, or other extraordinary circumstance, the Consortium may allow assumption of the affordability requirements by an income eligible family member on a case-by-case basis.

This policy may be amended from time to time to reflect changes in programs and local market conditions.

Lafayette Housing Consortium Recapture of HOME Funds

The Recapture Option is used when the homebuyer receives a direct subsidy for the purchase of the home, such as down payment or closing cost assistance, or when the unit is purchased at a price below the fair market value. Under this option, the minimum period of affordability is based only on the amount of the direct subsidy.

The homeowner is at liberty to sell to any buyer, at any price the market will bear, but also must repay the direct HOME subsidy received when the unit was originally purchased, which will be reduced on a pro-rata basis beginning year six of the affordability period. Prior to year six, the entire amount of the direct HOME subsidy is due upon closing. In the event the sale proceeds are insufficient to repay the entire HOME subsidy due, the Lafayette Housing Consortium will share the net proceeds with the homeowner.

Net proceeds of a sale are the sales price minus the repayment of any non-HOME loan balance and seller's closing costs. The amount of HOME funds recaptured is determined by the percentage of net proceeds proportionally based on the ratio of the HOME assistance to the sum of the homeowner's investment (down payment, loan principal payments and documented capital improvements) plus the HOME assistance as following calculation shows:

$$\frac{\text{HOME Assistance}}{\text{HOME Assistance + Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME Recapture Amount}$$

Once the HOME funds are repaid, the property is no longer subject to the HOME Program restrictions and the HOME liens placed on the property will be released.

At time of sale, if the property increases in value, the HOME investment is repaid and used to fund new eligible projects. If the property fails to appreciate by an amount sufficient to repay both the homeowner's investment and the HOME subsidy, the amount to be recaptured is proportionately reduced. If the net proceeds are less than or equal to zero, the amount to be recaptured will be zero and no additional assistance will be provided to the homeowner. The homeowner is encouraged to maintain the property in a manner that will sustain the original fair market value.
In the event of foreclosure, transfer in lieu of foreclosure or assignment of a FHA insured mortgage to HUD, and there are insufficient net proceeds to repay the HOME investment – the affordability period is terminated and the property is no longer be subject to HOME program restrictions.

Lafayette Housing Consortium Resale of Property

The Resale Option is used when only development subsidies such as site acquisition, rehabilitation, or construction financing are provided to the developer and no direct subsidy is provided to the homebuyer and the unit is sold at the fair market value. The Resale Option ensures that the home remains affordable over the entire period of affordability, even in the event of subsequent sales. Under this option the minimum period of affordability is based on the entire amount of HOME funds invested in the property and the affordability is secured with a recorded covenant or deed restriction. The developer (or City, if lien holder) may use purchase options, rights of first refusal or other preemptive rights to purchase the property before foreclosure to preserve affordability.

Unless the Consortium has established a presumption of affordability for the property's neighborhood in accordance with the specialized procedures per the HOME Final Rule at 24 CFR 92.254(a)(5)(i)(B), the homeowner is required to sell the property to an eligible low-income buyer at an affordable price.

The sale must meet three criteria:

1) The new buyer must be low-income and occupy the home as their principal residence for the remainder of the original affordability period.
2) The sales price must be affordable to a reasonable range of low-income homebuyers (PITI not to exceed 30% of gross income).
3) The original buyer must receive a fair return on their investment, which includes Down payment, loan principal payments, and documented capital improvements.

a. Community-wide appreciation of property values will be considered when calculating fair return. The percentage of appreciation over the years the property was owned, as determined by sales price data provided by the Lafayette Regional Association of Realtors, or its successors, will be used to allow the property owner the same appreciation rate as the rest of the community.

The selling price is determined by adding the non-HOME debt balance, seller's closing costs and fair return. If the selling price of the home is not affordable to low-income families, the Consortium may choose to provide additional direct subsidy to the new buyer to meet the affordability requirements. In this case, a new affordability period based on the direct subsidy amount is applied to the property, but the total (original + new) HOME funds invested in the property may not exceed the regulatory limit on HOME assistance per unit. The additional funding must be through an existing homebuyer program and the new buyer must complete an approved homebuyer education course.

Calculation to Determine Fair Return:

The Lafayette Regional Association of Realtors maintains average sales prices within Tippecanoe County. The Consortium maintains a chart of the average sales price for the calendar years since 1995. Homeowner activities prior to 1995 have met the required period of affordability and are not subject to resale restrictions at this time. The appreciation (or depreciation) rate is determined by computing the percent of change from the year of purchase to the year of sale. The homeowner investment is increased or decreased according to the percent of change. The following calculations show how the fair return is determined.

$$\frac{\text{Average Sales Price the Year of the Sale} - \text{Average Sales Price the Year of the Purchase}}{\text{Average Sales Price the Year of the Purchase}} = \text{Percent of Change}$$

100 +/- Percent of Change X Homeowner Investment (down payment, principal payments and capital improvements) = Fair Return

HOPWA 91.220(l)(3)

1. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

The city of Lafayette does not receive HOPWA funds.

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Fair Housing Initiatives

Neither the city of Lafayette nor the city of West Lafayette has any regulatory impediments to fair housing choice. The city has a number of positive aspects regarding fair housing choice.

- The Comprehensive Plan for the Tippecanoe County includes mixed housing to allow for greater housing choice across the county.
- Overall, Tippecanoe County does have a high amount of affordable housing available, with 63 percent of the values of homes affordable to households earning 80 percent of the median family income or less. 93 percent of the rental

units are affordable to households earning 80 of the percent median family income or less.

- The Human Relations Commissions provided regular training programs to landlords over the past five years and continues to serve as advocates for fair housing choice.

- The cities of Lafayette and West Lafayette made some progress towards the goals set in the previous AI, including supporting additional homeownership training, providing articles for community outreach and including minority realtors in housing development projects.

Despite the progress made, some obstacles or impediments to fair housing still exist. The following chart outlines a variety of areas in need of improvement. The table ties each area to a specific area in this document. Each area may not have an impediment to fair housing choice connected, but may instead be an obstacle to fair housing such as maintaining records, fair housing education or community partnerships. The cities of Lafayette and West Lafayette will utilize five years, 2010-2014, to address the impediments listed in the chart.

Area in Need of Improvement	Impediment/Obstacle	Resolution/Outcome	Date to be Completed
Compliance Data	The general population is not aware of fair housing issues or where to file complaints.	Provide user friendly information brochures and distribute through community housing development and social service agencies.	On-going: 2010-2014
Community Input	The general population, particularly the minority population, is not fully educated in the home buying process.	Support homeownership training classes.	On-going: 2010-2014
Compliance Data	The recently updated Comprehensive Plan for the cities of West Lafayette and Lafayette does not lists fair housing choice as a goal or vision for the city.	Include a vision within the Comprehensive Plan before final adoption to include fair housing.	2010 Fiscal Year

Area in Need of Improvement	Impediment/Obstacle	Resolution/Outcome	Date to be Completed
Community Input	Though undocumented, some landlords are unclear on the protected classes as part of the fair housing acts, particularly familial status.	Provide education seminars to landlords and tenants to help facilitate understanding about the requirements of fair housing and each party's responsibilities.	On-going: 2010-2014
Housing Profile	Racial disparities are prominent in the number of denials for home loans.	Contribute to the professional publications, such as those with local real estate groups to encourage fair housing practices and emphasize the importance of fair housing choice.	On-going: 2010-2014

Neighborhood Stabilization Program

As part of the Housing and Economic Recovery Act of 2008, the city of Lafayette has received an additional $7.77 million from the U.S. Department of Housing and Urban Development (HUD) and the Indiana Housing and Community Development Authority to stabilize areas hit by high foreclosures and declining property values. These dollars are in addition to the annual entitlement dollars and have been given as a one-time grant to impact struggling neighborhoods.

The area to be served by the NSP grant is the Glen Acres and adjacent Vinton neighborhoods. Glen Acres is bordered on the west by Sagamore Parkway; the north by Greenbush Street; the east by Creasy Lane and the south by Union Street. Vinton Neighborhood is bordered on the west by Erie Street; the north by Sagamore Parkway; the east by Sagamore Parkway and the south by Greenbush Street. Glen Acres is primarily a single-family residential neighborhood. Contained within the neighborhood was the Bridgeway Apartments. The focus of the grant is the demolition of Bridgeway to be replaced by a new development combining apartments and single family homes. The new development is known as Chatham Square. In addition to the Chatham Square development, NSP funds will be used for other activities in the Glen Acres Neighborhood. A breakdown of the anticipated uses of the allocated funds includes:

- *Administration - $370,200*
  This activity will provide funds to pay for expenses related to administering the NSP grant.
- *Redevelopment/New Construction - $6,170,000*
  This activity will involve the demolition of the Bridgeway Apartments and the development of Chatham Square. Chatham Square will include 89 income-

targeted rental units and up to 10 new single family homes.

- *Purchase and rehabilitate homes and residential properties that are abandoned or foreclosed upon in order to rehabilitate and sell such properties. - $ 1,174,000*
  This activity will involve the purchase of approximately eight (8) homes. The houses will be renovated and then sold to income-qualified homebuyers who intend to occupy the property as a primary residence.

- *Demolish blighted structures - $210,000*
  This activity will involve the purchase and demolition of approximately six (6) homes. Homes identified as blighted, unsafe and beyond repair will be targeted.

The Redevelopment Department with the city of Lafayette is charged with the implementation of the Neighborhood Stabilization Program projects.

Neighborhood Revitalization Strategy Area

The 2010-2014 Consolidated Plan discusses the needs and assets of Tippecanoe County, particularly those in the cities of Lafayette and West Lafayette; however, a Neighborhood Revitalization Strategy Area focuses on a portion of the community experiencing severe distress. A Neighborhood Revitalization Strategy Area (NRSA) gives a community and developers greater flexibility in federal regulations when investing funds from HUD. Projects have enabled large sums of federal dollars, leveraging local tax funds, to redevelop neighborhoods and offer new opportunities to the residents of the community. Built on previous successes, the City of Lafayette will continue to focus in the current NRSA. Figure VII-I shows a map of the previous NRSA approved in 1999. Figure VII-II shows a map of the new NRSA boundaries, including census tracts 4-3, 4-4, 6-1 and 9-1. The NRSA will expand to include Historic Jefferson Neighborhood, located just east of the previous NRSA.

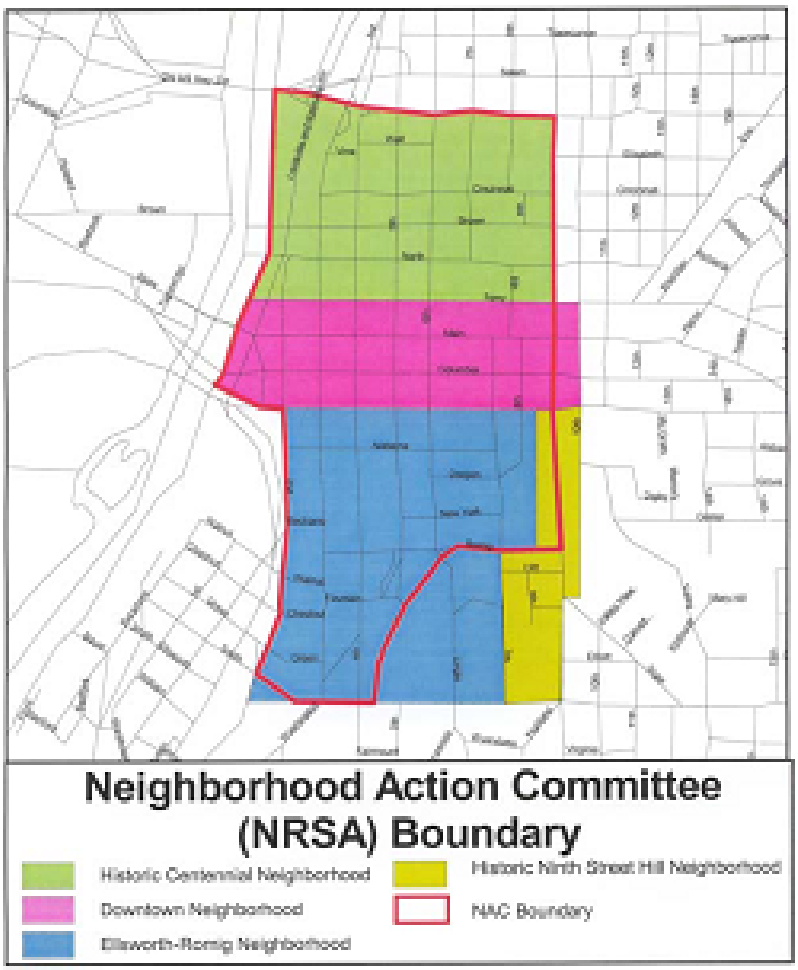

Figure VII:I: Map of the Previous NRSA. Source: City of Lafayette/ Tippecanoe County GIS, 1999.

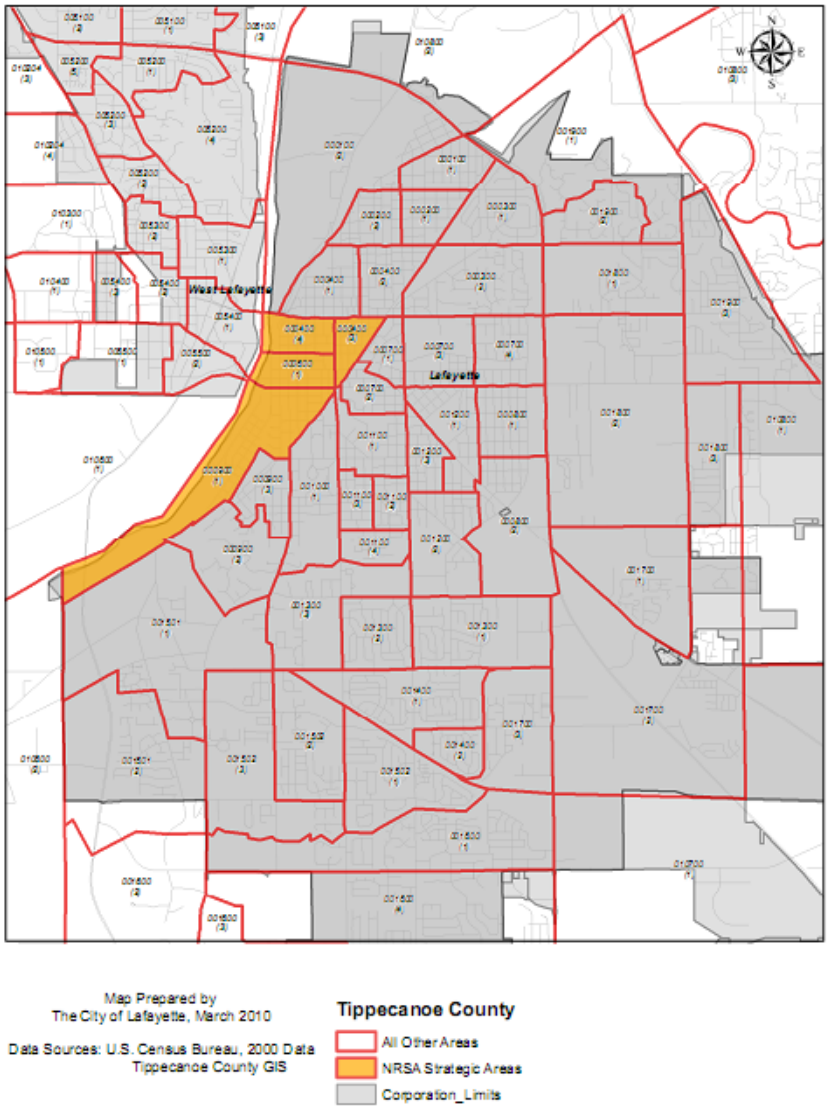

Figure VII:II: Map of the 2010 NRSA. Source: City of Lafayette/ Tippecanoe County GIS, 2010.

The determination of the NRSA is based on statistical information from the 2000 U.S. Census and must meet federal guidelines. While the regulations are extensive in their explanation, three basic guidelines assist the City with the designation. The first NRSA guideline is that the area must be contiguous. One neighborhood cannot be selected as an addition to the area unless it borders to current NRSA. Figure VI-II shows how all the neighborhoods and communities are connected. Because some active neighborhoods do not meet the income criteria for the 2010 NRSA based on statistical information readily available, the city of Lafayette will conduct an income survey of to add other areas to the NRSA during the course of the first year of the 2010-2014 Consolidated Plan.

General Demographics

The current NRSA combines racially and ethnically diverse communities. Residents, as part of the 2000 U.S. Census identified themselves with one or more races. Three

dominant races make up the majority of the area's population. 66 percent of residents identified themselves as White and 5 percent identified themselves as Black. Twenty two (22) percent identified themselves as Hispanic. Other races made up less than seven (7) percent of the total population for the area.

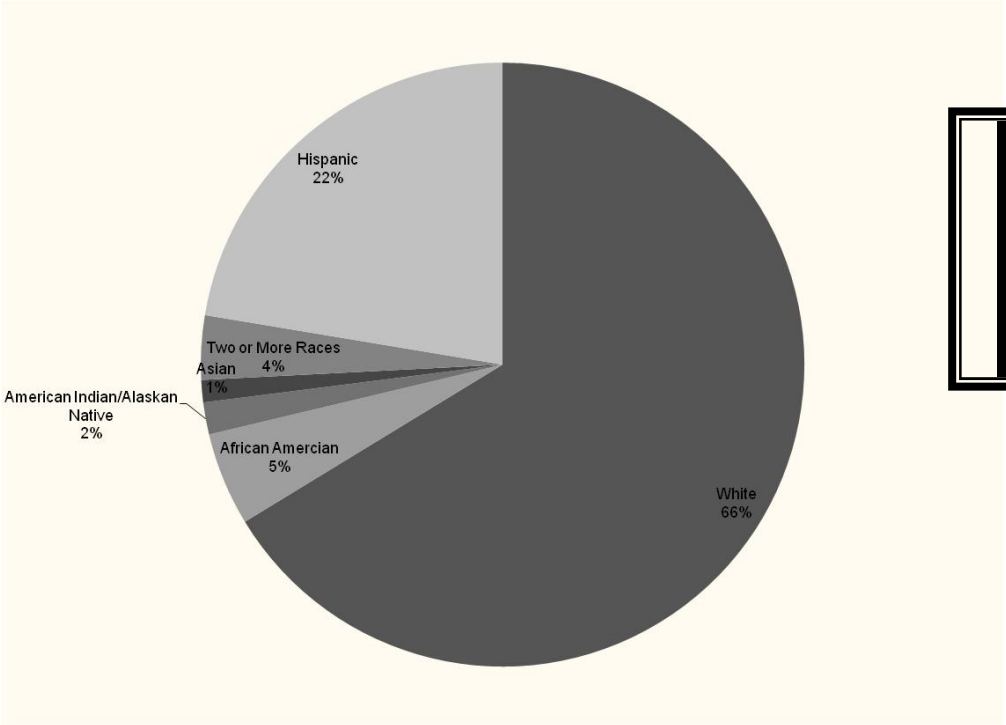

Figure VI:III: Race/Ethnicity make-up for NRSA. Source: U.S. Census, 2000.

The second NRSA guideline states the area must have a high percentage of low to moderate-income households. To determine this number, the City of Lafayette utilized census tracts and block groups to determine the percentage of low to moderate-income households in an area. 88 percent of the households in the NRSA are low to moderate income. Meaning, 88 percent of the households are earning less than 80 percent of the MFI for Lafayette. 100 percent of the census tracts and block groups within this area report 80 percent or more of the population living below 80 percent of the MFI.

The third NRSA guideline is the area must demonstrate signs of higher distress than the entire City. To assess the distress of the area, the City analyzed information from the 2000 U.S. Census and from the Home Mortgage Disclosure Act (HMDA). When comparing data from the NRSA and proposed addition to the county date examined earlier in this Consolidated Plan, the evidence clearly shows a need to focus attention in these communities to address the need.

The residents of these communities face many obstacles to reclaim their neighborhoods from decline. Lower income, vacant housing, high housing costs related to income, lack of education and high unemployment are a few of the obstacles the residents must overcome to achieve self sufficiency.

Education and Employment

As previously discussed, each census tract has a high percentage of low to moderate income households, some as high as 99 percent. Table VI-I compares the median household income and the median family income for the NRSA to the entire City. Household income is the income total for all persons residing in a residence and family income is the income total for all related persons residing in a residence. The incomes in the proposed addition are 38 to 40 percent less than those of the entire City of Lafayette.

Table VII-I: Median Family Income of Lafayette vs. NRSA. Source: U.S. Census, 2000.

	Median Household Income	
Total Lafayette	$	41,556
NRSA	$	19,335

Some households are fortunate to be earning the income they have. A higher percentage of residents in the NRSA do not have employment. Over 27.7 percent of the population was unemployed in the area in 2000. (Statistics for block groups are only available as part of the decennial census). That figure is to have increased during the most recent recession, beginning in 2008. The residents of these communities traditionally face higher unemployment and jobs with lower wages than their counterparts in the rest of the county. At the time these unemployment rates were recorded, the entire county had an unemployment rate of 9.4 percent, much lower than the NRSA.

Lack of education can explain the high unemployment and lower income for residents of the area. 29 percent of the residents have not completed high school or a graduate equivalent. The percentage of residents without a high school diploma in the NRSA is significantly higher than the percentage for the entire city, nearly double the amount. This shows a need to educate and train the residents for jobs that pay a higher, living wage.

A living wage is different from the minimum wage. A living wage is a wage in which a household can afford the housing. HUD determines a living wage from a household's ability to afford a two bedroom apartment based on the fair market rents in the City. The household must not work more than 40 hours per week and spend no more than 30 percent of the gross monthly income towards housing. To afford a two bedroom apartment in Lafayette, a household must earn $14.81 per hour. This is the living wage for Lafayette.

Housing and Market Conditions

HUD determines housing to be affordable to a household if that household does not spend more than 30 percent of their gross monthly income towards housing costs, including rent or a mortgage, taxes, insurance and utilities. Not all residents are

fortunate to pay less than 30 percent of their gross monthly income towards housing. Approximately 3,902 people in Lafayette, or 35 percent, who rent their residence spend more than 30 percent of their gross monthly income towards housing costs. That number jumps to 37.14 percent of renters in the NRSA. Over 22 percent of renters are severely cost burdened, paying more than 50 percent of their gross income towards housing costs.

The homeownership rate is less in the NRSA than in the city of Lafayette. The majority of the population in the NRSA is renting their homes, which is the opposite of the entire county. Figure VII-IV shows the disparity between the homeownership rates between the county and the NRSA areas.

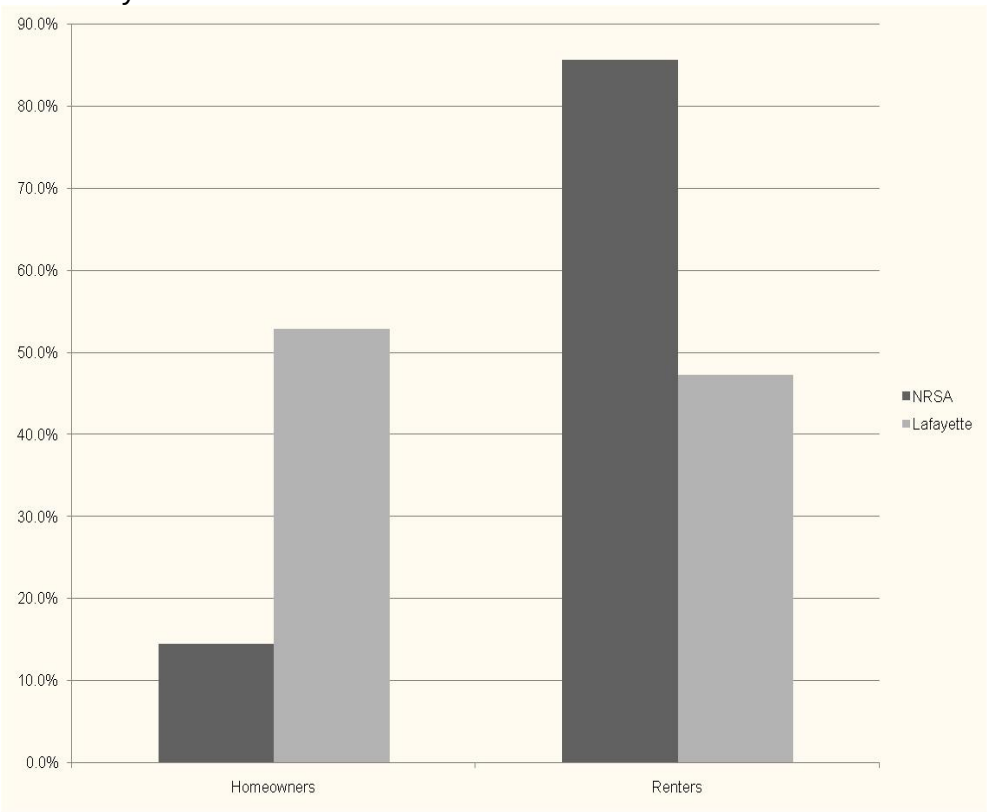

Figure VII:IV: Housing Tenure: Lafayette vs. the NRSA. Source: U.S. Census, 2000.

For persons wanting to purchase a home, they face greater obstacles trying to obtain a mortgage. HMDA data shows census tracts with higher concentrations of minorities which have a higher denial rate for mortgages. The rate for minority concentrations of 50 percent or more is four times the denial rate for census tracts with less than 10 percent minority. The current NRSA includes these areas of high minority concentration. By targeting affordable homeownership opportunities in these areas, households will be able to gain wealth and investment in their neighborhood through homeownership.

This may be difficult as residents in the NRSA make up a larger portion of the households earning lower incomes. 30.3 percent of the people living in the NRSA live below the poverty line while only 12 percent of the citizens of Lafayette live below poverty. With median income at half of that of the rest of the city, affordable housing development will be the most immediate solution to the problems facing these communities.

To increase affordable housing, there are many homes in the area for potential rehabilitation or re-construction. The United States Post Office tracks vacancy of homes and buildings. 6.69 percent of residential buildings in the NRSA are vacant compared to 9.7 percent in all of Lafayette. This is a rare instance when the vacancy rate is higher for the entire city. This is most likely due to the continuing foreclosure crisis that has hit all income levels and all type of neighborhoods with varying housing values.

Special Needs Housing and Homelessness

According to the U.S. Census, 28 percent of the population living within the total NRSA area stated having one or more physical or mental disabilities. Location to public transportation and social services is very important to many of these residents. These special needs populations often need services to remain self sufficient. Permanent supportive housing is affordable rental housing option with support services for persons with special needs or very low income.

Still others have not reached a point of stability that permanent supportive housing is a good solution. Some persons with disabilities, substance abuse issues or very low income require more immediate shelter and attention to address their needs. Emergency shelters and transitional housing scattered throughout the NRSA assist these individuals.

Goals and Objectives

Once Lafayette has designated a Neighborhood Revitalization Strategy Area (NRSA), it will target the area for housing and economic development projects. While the goal of the city of Lafayette is to assist the entire county, it will track the progress in the NRSA over the next five years, helping residents achieve self sufficiency. Many of the target areas and neighborhoods from the Neighborhood Stabilization Program, mentioned earlier in this Consolidated Plan, are located within the NRSA. The city of Lafayette will strive to stabilize these neighborhoods through modified versions of the five-year goals of this Consolidated Plan. The goals for the NRSA are:

The city of Lafayette will strive to meet the following goals and outcomes within the NRSA.

1. *Stabilize homeownership within the NRSA.*

Strategy	**Five-Year Goal**
Provide repairs for homeowners who are unable to save for large repairs, targeting households under 80 percent of the area median income.	15 units
Provide down payment assistance to help first-time homebuyers achieve homeownership	20 households
Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair.	4 households
Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families	4 units

2. *Support social services that meet the basic needs of low income families and households.*

Strategy	Five-Year Goal
Support social service programs that provide case management and other supportive services for low to moderate income households	50 people

3. *Encourage economic development activities.*

Strategy	Five-Year Goal
Assist businesses with façade renovations	3 businesses
Encourage the creation of new jobs through the use of an economic development toolbox	2 jobs
Support job training and placement efforts by local service providers	12 people