

# Executive Summary

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

### 1. Introduction

The City of West Lafayette, home of Purdue University, is one of two adjacent, urbanized areas in Tippecanoe County, Indiana. The other is the City of Lafayette, the County Seat of a community along Interstate 65 northwest of Indianapolis. The proximity of the communities creates an area of economic development and high demand for housing with the University and other manufacturing opportunities.

The U.S. Department of Housing and Urban Development (HUD) designated the City an Entitlement community. HUD awards Community Development Block Grant (CDBG) funds to Entitlements across the United States based on formula calculations, including factors such as the community's population, pre-1940s housing stock, growth, and decline. West Lafayette receives an annual Community Development Block Grant (CDBG) allocation. In Program Year (PY) 2024, the City estimates it will receive \$431,913 in CDBG funding.

Tippecanoe County has five incorporated towns: Battle Ground, Dayton, Clarks Hill, Shadeland, and Otterbein. Battle Ground, Lafayette, West Lafayette, and unincorporated towns in the County formed the Lafayette Housing Consortium to allocate HOME dollars. West Lafayette and the Lafayette Housing Consortium chose the Lafayette Housing Authority (LHA) to administer funding. LHA staff are responsible for completing annual reports, evaluating activity applications, monitoring projects, and maintaining compliance with cross-cutting requirements. The Lafayette Action Plan has all information regarding HOME funding.

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

enable the public, elected officials, and HUD to understand the needs of the community, provide input, and measure progress and investment in the community.

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

West Lafayette has a unique partnership with Purdue University and will continue to focus on creating a sustainable community through affordable housing development and accessibility improvements to public facilities and infrastructure. The goals for the 2020-2024 Consolidated Plan focus on three priorities: sustainable neighborhoods, inclusive neighborhoods, and fair housing initiatives.

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

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

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

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

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

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

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

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

- 1382 residents received improved access to food and reduced food insecurity
- Two homes were renovated through the owner-occupied repair program
- 58 jobs were created or retained by providing economic assistance
- 1656 residents received overnight shelter, and 5741 residents received supportive services
- 47,413 residents were able to access improved public facilities

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

Action Plan planning is a year-round process; staff meet with providers regularly to discuss individual programs, compliance, or needs in the community. The Notice of Funding Availability (NOFA) for Program Year 2024, providing the schedule of public hearings, was published in the local newspaper Journal and Courier on December 18, 2023.

The NOFA was e-mailed to previous applicants and interested parties and a link to the application was posted on the City's website. The NOFA, as published, is in Attachment A. The first event of the year, held on January 22, 2024, was a public meeting at City Hall. West Lafayette hosted an additional public hearing on February 26, 2024, to discuss funding recommendations and receive feedback on those recommendations.

West Lafayette uses the public hearings in January and February to determine the City's needs, what activities residents prioritize funding, and to provide time for potential applicants to propose projects and receive resident feedback.

The City made a draft of the PY2024 Action Plan available for 30-day public review from April 1, 2024, to April 30, 2024. The West Lafayette City Council will vote to approve the PY24 Action Plan during the public meeting on June 3, 2024. Comments from the public hearings are included in Appendix B.

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

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

Comments will be included in the final draft of this document.

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

West Lafayette accepted all public comments and feedback.

#### **7. Summary**

West Lafayette continues to try to address five-year Consolidated Plan goals utilizing HUD PY024 and carryover funds from previous PYs. This document outlines the use of \$265,256 in reallocated and PY2024 funds to make Lafayette and surrounding areas a safe, sustainable community for all residents.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	West Lafayette	Department of Development

**Table 1 – Responsible Agencies**

### **Narrative**

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

### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

Along with the description in AP-05 part four, the City continues about community needs through conversations with stakeholders and those with lived experience. Affordable housing continues to be identified as the greatest need.

The City continues to reach out to new groups without measurable success. To address this, the City considered input received during the 2023 listening sessions for the PY2024 Action Plan process. Three virtual listening sessions were on one of three areas: affordable housing, homelessness, and neighborhood development. Questions were based on the focus area for the session, the City invited stakeholders to comment on any type of need or issue facing the community. Notes from the meetings are included in Appendix B.

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

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

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

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

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

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

Lafayette Economic Development Department has a position that focuses on Homeless and Community Outreach. The incumbent and an LHA staff member attend the HPIN meetings, coordinating efforts and funds between the City, Region 4 Coc, affordable housing developers, and service providers. Two West Lafayette representatives from different departments attend HPIN meetings and provide support. The Community Development Manager from Development and the Social Services and Crisis Response Specialist from the West Lafayette Police Department.

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

- Lafayette Urban Ministry provides overnight shelter for 55 area residents
- LTHC Homeless Services provides a day shelter, case management, and supportive services for 384 people who are homeless or at risk of homelessness

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

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

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

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

3. Longest history of homelessness
4. Lethality Score

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

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

1	<b>Agency/Group/Organization</b>	LAFAYETTE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lafayette Housing Authority provided narrative for the public housing section of the Action Plan. The Lafayette Housing Authority staff reached out on behalf of both cities to various private providers on programs associated with assisting low to moderate income households seeking internet service.
2	<b>Agency/Group/Organization</b>	City of Lafayette - Engineering Department
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Public Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department Heads meet monthly to talk about programs and needs. This meeting provides information on the public infrastructure needs in low to moderate income areas.

3	<b>Agency/Group/Organization</b>	LTHC Homeless Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.
4	<b>Agency/Group/Organization</b>	FOOD FINDERS FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

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

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

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.
10	<b>Agency/Group/Organization</b>	Homestead CS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Eviction and Foreclosure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.
11	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.

12	<b>Agency/Group/Organization</b>	Wabash Center, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended one of three listening sessions hosted by Cities.

Table 2 – Agencies, groups, organizations who participated

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

West Lafayette e-mailed invitations to 47 stakeholders to attend one of three listening sessions. Each of the listening sessions were held on different days and times to allow for flexibility for attendance by invitees.

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

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

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

**Narrative**

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

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

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

The City posted a survey in the city newsletter and the City's social media to garner citizen input and received 16 responses. The survey and responses are included in Appendix B.

The NOFA was e-mailed to previous applicants and interested parties and a link to the application was posted on the City's website. The NOFA, as published, is in Attachment A. The first event of the year, held on January 22, 2024, was a public hearing at City Hall. West Lafayette hosted an additional public hearing on February 26, 2024, to discuss and receive feedback on funding recommendations.



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Hybrid public meeting January 22, 2024, at 5:00 pm. Applicants presented their funding requests at this meeting and there was discussion about the priorities for the regular funds.	During the Public Comment Section of the Public Hearing - Marie Morse, Executive Director of Homestead CS, spoke in support for the Family Promise program.	All comments were accepted.	<a href="https://tinyurl.com/WLCDBG">https://tinyurl.com/WLCDBG</a>
2	Public Hearing	Non-targeted/broad community	Hybrid public meeting February 26, 2024 at 5:00 pm. Attendance included the CDBG Advisory Board and some stakeholders.	The City did not receive any comments during this meeting.	All comments were accepted.	<a href="https://tinyurl.com/WLCDBG2">https://tinyurl.com/WLCDBG2</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	30-Day comment period	Non-targeted/broad community	The draft copy of this document was available for review and comment from April 1 to April 30 2024.	The City will accept any public comments from. The City did not receive any comments during the 30-day comment period.	All comments were accepted.	Westlafayette.in.gov/CDBG

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Online Survey	Non-targeted/broad community	There were 16 survey respondents.	The community prioritizes affordable owner-occupied and rental housing and improved ADA access to sidewalks, followed by small business grants, improved ADA access at parks, and equitable access to broadband.	Two of 16 responses were from outside of city limits, but all comments were accepted.	<a href="https://tinyurl.com/WLCDBG3">https://tinyurl.com/WLCDBG3</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

West Lafayette receives an annual allocation of CDBG funding. The City estimates it will receive \$431,913 in CDBG and will use \$265,255.37 in reallocated funds for PY024.

The breakdown of the reallocated \$265,255.37 is \$15,000 from PY2023 Public Facilities Improvements - Country Villa Lighting, \$14,392 from PY2022 Public Facilities Improvements and Architectural Barrier Removal, \$6,242.22 from PY2022 General Program Administration, \$128,786.99 from PY2021 Housing Initiatives, and \$100,834.16 from previously unobligated PY2020 funds.

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

- 20% for Administration, increase or decrease
- 15% for Public Service, increase or decrease evenly for activities with 05 Matrix Codes to stay under the Public Services Cap
- If there is a decrease in the total allocated grant, the City will follow the suggested percentage with an emphasis on prior year funding the Engineering Department's ADA Capital Improvement Project, followed by City Parks Projects and Homestead CS.
- If there is an increase or decrease in the grant amount exceeding 15% the Board will reconvene.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	431,913	0	265,255.37	697,168.37	0	Funding for public services, infrastructure development, affordable housing projects for low to moderate income households, removal of unsafe structures, and administration/planning.

**Table 5 - Expected Resources – Priority Table**

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

West Lafayette does not require CDBG projects to meet any match requirements to receive funding. In PY2024, CDBG-funded projects will leverage \$6,052,860.61 in funding including \$1,359,910.84 in private, \$653,721.80 in other federal, \$333,633.66 state, \$1,871,190.00 in local, and \$1,834,404.31 in other funding.

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

West Lafayette will fund projects in PY2024 that improve City-owned parks and ADA compliant public sidewalks.

**Discussion**

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

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities - General	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Sustainable Neighborhoods	CDBG: \$393,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6020 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	City-wide initiatives	Sustainable Neighborhoods	CDBG: \$20,156	Public service activities other than Low/Moderate Income Housing Benefit: 977 Persons Assisted
3	Owner Occupied Repair	2020	2024	Affordable Housing	City-wide initiatives	Inclusive Neighborhoods	CDBG: \$152,600	Homeowner Housing Rehabilitated: 20 Household Housing Unit

<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b>4</b>	Homeless Services	2020	2024	Homeless	City-wide initiatives	Inclusive Neighborhoods	CDBG: \$72,438	Public service activities other than Low/Moderate Income Housing Benefit: 469 Persons Assisted Homeless Person Overnight Shelter: 95 Persons Assisted
<b>5</b>	Administration	2020	2024	Fair Housing and Administration	City-wide initiatives	Fair Housing and Administration	CDBG: \$86,282	Other: 1 Other

**Table 6 – Goals Summary**



## Goal Descriptions

1	<b>Goal Name</b>	Public Facilities - General
	<b>Goal Description</b>	Improvements to sidewalks. ADA sidewalk projects will be conducted through the Engineering Department. Development of open space areas or facilities intended primarily for recreational use. Parks projects will be conducted through the City's Parks and Recreation Department.
2	<b>Goal Name</b>	Food Access
	<b>Goal Description</b>	Costs associated with the operation of food banks, community kitchens, and food pantries, such as staff costs, supplies, utilities, maintenance, and insurance.
3	<b>Goal Name</b>	Owner Occupied Repair
	<b>Goal Description</b>	Rehabilitation of privately owned single-unit homes.
4	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	Costs associated with the operation of programs for homeless individuals and families, such as staff costs, utilities, maintenance, and insurance.
5	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. Fair housing activities are carried out as part of general program administration rather than as a public service.

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

### Introduction

The City allocated PY2024 funding based on the Fiscal Year PY2023 CBDG award of \$431,913.

#	Project Name
1	General Program Administration
2	Public Services - Homeless Services
3	Housing Initiatives
4	Food Access
5	Public Facilities Improvements - Parks
6	Public Facilities Improvements - Sidewalks

**Table 7 – Project Information**

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

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

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

The City made sure to consider regulatory limits set for each grant: 15% of CDBG funding for public services and 20% for administrative costs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	General Program Administration
	<b>Target Area</b>	City-wide initiatives
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$86,282
	<b>Description</b>	Administrative funds for staff salaries and related expenses, office supplies and other costs associated with the management and oversight of the grant. Eligible administrative costs for New Chauncey Housing, Inc. for salaries and other project delivery costs for CDBG housing projects on a reimbursable basis. Also includes expenses for Fair Housing Activities (outreach and educational activities) and Historic Preservation activities that are not project specific. This project is eligible under 24 CFR 570.206 (a).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	222 N Chauncey Avenue, West Lafayette, IN 47906
	<b>Planned Activities</b>	Fund administration and fair housing activities.
2	<b>Project Name</b>	Public Services - Homeless Services
	<b>Target Area</b>	City-wide initiatives
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	CDBG: \$44,630.16
	<b>Description</b>	Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance Facilities/programs involved: Lafayette Urban Ministry- overnight shelter, LTHC- transitional shelter and homeless services, and Family Promise homeless services. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate-income clientele benefit.
<b>Target Date</b>	6/30/2025	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve 414 LMI persons experiencing homelessness, meeting the HUD definition of homelessness.
	<b>Location Description</b>	420 N 4th Street, Lafayette, IN 47901; and 815 N 12th Street, Lafayette, IN 47904
	<b>Planned Activities</b>	Outreach, intake and assessment for emergency shelter. Transitional housing for individuals and families for permanent supportive housing.. Facilities/programs involved include Lafayette Urban Ministry, an overnight shelter; and Lafayette Transitional Housing, a transitional shelter that provides both homeless services and permanent supportive housing services.
<b>3</b>	<b>Project Name</b>	Housing Initiatives
	<b>Target Area</b>	City-wide initiatives
	<b>Goals Supported</b>	Owner-Occupied Repair
	<b>Needs Addressed</b>	Inclusive Neighborhoods
	<b>Funding</b>	CDBG: \$152,600
	<b>Description</b>	Owner Related Neighborhood Stabilization through increased affordable homeownership opportunities. Homestead CS – Home Repair Program. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low to moderate income housing benefit.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 8 households earning incomes between 31 and 50 % of the area median income. The program will target LMI individuals or families residing in owner-occupied households.
	<b>Location Description</b>	Scattered sites throughout the City
	<b>Planned Activities</b>	Homestead CS will provide homeowners assistance with minor repairs such as replacing HVAC systems, accessibility modifications, and other minor items.
<b>4</b>	<b>Project Name</b>	Food Access
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Food Access
	<b>Needs Addressed</b>	Sustainable Neighborhoods

	<b>Funding</b>	CDBG: \$20,155.84
	<b>Description</b>	Costs associated with the operation of Meals on Wheels program and other food pantries, such as staff costs, supplies, utilities, maintenance, and insurance. The project is eligible under 24 CFR 570.201 (e) and will provide low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Meals on Wheels program will benefit 50-60 LMI people, targeting seniors and persons with disabilities for the Meals on Wheels program. The Food Finders Food Bank program will assist with reducing food scarcity to 30 LMI persons.
	<b>Location Description</b>	Various L/M households throughout the City
	<b>Planned Activities</b>	Providing food to low- and moderate-income residents. Facilities/programs involved include Meals on Wheels, a delivery service that delivers hot meals to senior and individuals with disabilities.
5	<b>Project Name</b>	Public Facilities Improvements - Parks
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Public Facilities - General
	<b>Needs Addressed</b>	Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$213,500.37
	<b>Description</b>	Parks upgrades in several parks in low- to moderate-income neighborhoods. This project is eligible under 24 CFR 570.201 (c).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City expects to improve 3 public facilities for 4,785 LMI Persons within the neighborhoods listed in the location description.
	<b>Location Description</b>	3065 N Salisbury St, West Lafayette, IN 47906; 209 W Wood Street, West Lafayette, IN 47906; and 255 Lincoln St, West Lafayette, IN 47906
<b>Planned Activities</b>	Two ADA projects in two parks that serve and are located in low-to moderate-income areas. One public facilities improvement activity will undergo rehabilitation and improvements at a third park located in an LMI Tract zone.	

<b>6</b>	<b>Project Name</b>	Public Facilities Improvements - Sidewalks
	<b>Target Area</b>	Low Income Census Tracts
	<b>Goals Supported</b>	Public Facilities - General
	<b>Needs Addressed</b>	Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$180,000
	<b>Description</b>	West Lafayette expenses related to the installation of sidewalk improvements in eligible neighborhoods. This project is eligible under 24 CFR 570.201 (c) and will have a low- to moderate-income area benefit.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 695 low- to moderate-income residents.
	<b>Location Description</b>	Various low- to moderate-income neighborhoods
	<b>Planned Activities</b>	The activity will improve multiple areas and benefit the neighbors of low- to moderate-income census tracts and benefit approximately

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

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

West Lafayette awards funding city-wide and in low-income census tracts.

Areas with a high concentration of minority residents and low- to moderate-income households have higher rates of housing vacancy and cost burden. The City continues to invest in public infrastructure to improve assets in these areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-Wide	<b>43.55%</b>
Low-income census tracts	<b>56.45%</b>

**Table 8 - Geographic Distribution**

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

West Lafayette selects projects through a request-for-proposal process. Applications must meet federal eligibility requirements, a goal of the Consolidated Plan, and a need in the community.

### **Discussion**

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

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

### **Introduction**

HUD recognizes universal barriers to affordable housing, including local and state regulations on zoning and buildings and an increased cost to build housing that meets all regulations. West Lafayette recognizes housing cost burden and severe housing cost burden are the biggest needs among households, especially renters. Local barriers to affordable housing include:

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

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

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

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



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

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

### **Discussion**

West Lafayette is working towards new policies that address affordable and equitable housing for year-round residents and students that will support the mission of the West Lafayette Enrichment Foundation. The Enrichment Foundation, Redevelopment Commission, West Lafayette Building Department, and the Area Plan Commission work together to continue addressing housing disparities and combatting the affordable housing shortage.

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

### **Introduction**

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

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

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

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

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

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

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

The primary 2020 to 2024 strategy for the City of West Lafayette is to create suitable living environments and reduce the housing cost burden for homeowners who want to live closer to work. In the PY2024, the City will fund the Homestead CS Owner-Occupied Home Repair Program to assist eight low- to moderate-income homeowners with minor home repairs to help households stay safely housed and encourage maintenance that may be otherwise be deferred.

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

West Lafayette will use CDBG funds to mitigate lead-based paint hazards when required by

housing rehabilitation regulations in accordance with 24 CFR 35.

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

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

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

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

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

Lafayette and West Lafayette continue bi-monthly meetings to coordinate programming and funding across the Greater Lafayette Area. Agenda items have included the timeline for the Action Plan, furthering fair housing, subrecipient lead-based paint training and certification, and coordination of grant recipient monitoring. Both Cities' staff meet monthly to coordinate efforts, timelines, and awards to subrecipients during the Action Planning process.

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

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

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

which provides to-go meals when the LUM Office is open.

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

### **Discussion**

West Lafayette prioritizes funding organizations that demonstrate a commitment to making services accessible and equitable to City residents through diversity, equity, and inclusion training for staff and board members, recruitment and hiring of minority staff and board members, and efforts to provide services in a culturally competent manner.

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

### Introduction

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

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

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

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

### Other CDBG Requirements

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

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

### Discussion

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