

# FY 2022 State of Louisiana

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ANNUAL ACTION PLAN



## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

As set forth in 24CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) requires state agencies which administer certain HUD programs to incorporate their planning and application requirements into one master plan called the Consolidated Plan. In Louisiana, the three state agencies participating in this consolidated planning process and the HUD-funded programs administered by each agency include the Division of Administration/Office of Community Development (Small Cities Community Development Block Grant Program), the Louisiana Housing Corporation (HOME Investment Partnerships Program, National Housing Trust Fund and Emergency Solutions Grants Program), and the Louisiana Department of Health, Office of Public Health, STD/HIV/Hepatitis Program (State Formula Housing Opportunities for Persons With AIDS (HOPWA) Program).

The Consolidated Plan for the State of Louisiana is in effect from April 1, 2020 – March 31, 2024. The plan was developed through a comprehensive statewide effort that included a needs assessment leveraging existing data, input sessions and surveys, quantitative and qualitative assessments of current consumer housing needs and barriers to services, and consultations with housing and social service agencies, local governments, and other entities. An update or action plan for the distribution of funds received in each of the subsequent four (4) program years is prepared and publicized annually. Presented herein is the State of Louisiana's FY 2022 Consolidated Annual Action Plan which identifies the method of distribution of FY 2022 funds under the HUD programs. The resulting plan and document will be used to allocate Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), HOME Investment Partnership (HOME), National Housing Trust Fund (NHTF) and Housing Opportunities for People With AIDS (HOPWA) program funds within the State of Louisiana.

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

An assessment of the housing and homeless needs of the State of Louisiana is included in the FY 2020 – FY 2024 Consolidated Plan; the needs are substantial and complex. The State of Louisiana is extremely diverse in its racial and ethnic composition. There are numerous areas across the state with concentrated populations, including African American, Hispanic, Asian, and others. In addition, the State has multiple and varying housing and non-housing challenges following Hurricane Ida, a Category 4

hurricane that made landfall in August 2021 and impacted thousands of homes throughout the southwestern portion of the State. Although these lingering challenges vary substantially from region to region, the needs assessment and market analysis identified four priority needs:

- Lack of affordable housing
- Lack of housing for special needs populations
- Individuals and families experiencing homelessness
- Barriers to competitive and sustainable communities

The State of Louisiana will utilize these federal resources (CDBG, ESG, HOME, NHTF and HOPWA) and leverage other federal, private and state resources to address these needs by:

- Increasing the number of affordable housing units
- Increasing the number of affordable units for special needs populations
- Decreasing the numbers of individuals and families experiencing homelessness
- Decreasing the number of owner occupied units with housing problems
- Creating competitive and sustainable communities

The State will work with many partners to accomplish these goals. These partners include units of local government, other state and federal agencies, housing developers, CHDOs, nonprofit organizations, and various advocate groups.

As the State continues its efforts with regards to attaining these goals, it will also incorporate other specific strategies to help meet these goals. These include a plan to address the barriers to fair housing, a plan to end homelessness, measures to address lead based paint hazards, and anti-poverty measures.

Please also see the section entitled "**AP 20 - Annual Goals and Objectives**".

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The information below is for HOME, ESG, CDBG, HOPWA and the National Housing Trust Fund (NHTF) for the 2021 Program Year (April 1, 2021 to March 31, 2022) hereafter referred to as FY 2021.

CDBG: Program regulations require that no less than seventy percent of the aggregate of the fund expenditures shall be for activities that meet the national objective of benefiting low and moderate income persons. The State exceeded this percentage as 100% of the non-administrative funds awarded were used for activities that benefited low and moderate income persons. Overall, the FY 2021 LCDBG monies awarded as of March 31, 2022, benefited 79,948 persons of which 50,464 or 63.12% were of low and moderate income. HUD requests that states annually request funds on their letters of credit in an

amount at least equal to its annual grant, and to eventually reach a ratio of the unexpended grant balance (just prior to the receipt of the next grant award) to the most recent annual grant amount of not more than 2.5 and to try to achieve 2.0 or less. The average of the State's ratio of unexpended funds to its grant amount was 1.98. The Office of Community Development met and will continue to strive to maintain the expenditure goals established by HUD. It is required that each state obligate and award 95% of the non-administrative annual allocation within twelve months of the grant award. Within the twelve-month period, the State had obligated and announced 97% of its non-administrative funds.

HOME: The State affordable housing goals and funding priorities were based on housing needs that are supported by market data. The State continues monitoring the progress of projects that have been funded but not closed and those underway but delayed due to various plausible reasons. The "CR -20 Affordable Housing 91.520 (b) section of the FY 2021 Consolidated Annual Performance and Evaluation Report (CAPER) provides a complete summary of the goals and accomplishments. The referenced section may be viewed at: <https://www.doa.la.gov/media/fxilvjhn/proposed-2020-2024-louisiana-consolidated-plan.pdf>.

HOPWA: The overall housing goal of the State Formula HOPWA Program is to increase the availability and accessibility of appropriate and affordable housing options for persons living with HIV in order to prevent homelessness. This goal is achieved through a mix of community based initiatives in the largely rural areas outside of the New Orleans and Baton Rouge metropolitan areas. A total of 840 persons living with HIV and their households were assisted with HOPWA funding during the 2021 reporting period. Of the 840 people living with HIV who were served, 705 represents an unduplicated total. As in previous years, the majority of program households (n=372) sought assistance for Short Term Rent, Mortgage and/or Utility assistance (STRMU). There were 200 households that accessed Tenant Based Rental Assistance (TBRA), 0 persons placed in transitional/short term units, 25 in permanent housing facilities and 152 received Permanent Housing Placement Services (PHPS).

National Housing Trust Fund: The intent of the National Housing Trust Fund (NHTF) is to increase and preserve the supply of decent, safe, sanitary, and affordable housing, primarily rental housing, for extremely low-income and very low-income households. During the FY 2021 program year, a combined total of \$14,301,364 in NHTF funds were awarded to seven (7) proposed projects leveraging an additional \$169,737,173 in other resources; total proposed units - 708; NHTF set-aside units - 65.

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

Summary from citizen participation section of plan.

CDBG:

The State held a virtual public hearing on June 14, 2021 for the purpose of obtaining views on community development and housing needs throughout the state. A notice of the hearing was published in the June 4, 2021 issue of The Advocate. Written invitations were mailed to all interested parties for all four programs. No one was in attendance at the public hearing. Comments could be submitted through June 29, 2021, but none were received. Following the public hearing and comment period, the proposed FY 2022 Consolidated Annual Action Plan was drafted after taking all comments into consideration.

Consultations:

CDBG - The Office of Community Development surveyed all potential applicants for LCDBG throughout the State. The survey gathered information regarding community and parish priorities and perceived needs. The anticipated outcomes of the survey are: a) prioritization of LCDBG basic eligible activities, b) prioritization of public facilities (infrastructure) projects, c) prioritization of fund distribution by program category, d) maximum grant amounts needed by type of project, e) amount to be allowed for local administrative costs, and f) suggestions for improving the LCDBG program. Also, a public hearing was held and followed by a comment period to receive additional input.

CDBG, HOME, National Housing Trust Fund, HOPWA and ESG - A FY 2022 Consolidated Annual Action Plan Input Session was held on June 14, 2021. Public notices regarding citizen participation and comments were sent to the following participants:

- Private and public housing providers
- Homeless service and prevention providers
- Nonprofit and government service providers
- Advocates

The input sessions focused on gathering feedback on priorities and strategies to address the homelessness, housing and community development needs in the State.

In addition to the efforts noted above, a statewide needs assessment survey was administered to low income persons living with HIV during the summer of 2021 to document the needs (met and unmet) of this population in order to assist with planning for both State Formula HOPWA- and Ryan White-funded services to be available in 2022. A copy of this final report is attached for review.

NHTF: The state held a public hearing on June 14, 2021 in conjunction with the FY 2020 CAPER and FY 2022 Annual Action Plan to solicit comment regarding the development of the FY 2022 National Housing Trust Fund Allocation Plan. The final plan summary was emailed to all known interested parties and the summary was published in the major newspapers of the state on June 14, 2021. A summary of the Citizen Participation Process and consultation is included in this plan.

Upon completion of the proposed Action Plan, which included actual FY 2022 allocations, a notice was published in *The Advocate* on February 25, 2022, allowing for a 30-day comment period from February 25, 2022 through March 28, 2022.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received for HOME, HTF, ESG, CDBG or HOPWA.

In addition to the efforts to obtain public comments, a statewide needs assessment survey was administered to low income persons living with HIV during the summer of 2019 to document the needs (met and unmet) of this population in order to assist with planning for both State Formula HOPWA- and Ryan White-funded services to be available in 2021 and 2022. A copy of this final report is attached for review.

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

There were no comments specific to State Formula HOME, HTF, HOPWA, CDBG or ESG.

## **7. Summary**

Based on the State's past performance, experience of staff, citizen participation and consultation input from all interested parties, the State of Louisiana has drafted the proposed FY 2022 Annual Action Plan.

## PR-05 Lead & Responsible Agencies - 91.300(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.

Agency Role	Name	Department/Agency
Lead Agency	LOUISIANA	
CDBG Administrator	LOUISIANA	DOA, Office of Community Development
HOPWA Administrator	LOUISIANA	LDH, OPH, STD/HIV/Hepatitis Program
HOME Administrator	LOUISIANA	Louisiana Housing Corporation
ESG Administrator	LOUISIANA	Louisiana Housing Corporation
HOPWA-C Administrator		
	LOUISIANA	Louisiana Housing Corporation

**Table 1 – Responsible Agencies**

### Narrative

The three state agencies participating in the consolidated planning process and the HUD-funded programs administered by each include the Division of Administration/Office of Community Development (Small Cities Community Development Block Grant Program), the Louisiana Housing Corporation (HOME Investment Partnerships, National Housing Trust Fund and Emergency Solutions Grant Programs), and the Louisiana Department of Health (LDH)/Office of Public Health (OPH) STD/HIV/Hepatitis Program (SHHP) Housing Opportunities for Persons With AIDS (HOPWA) program. The lead agency for the Consolidated Planning Process and the Consolidated Plan is the State of Louisiana's Division of Administration/Office of Community Development.

The primary objective of the Louisiana Community Development Block Grant (LCDBG) Program is to provide assistance to units of general local government in non-entitlement areas for the development of viable communities by providing a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. The HOME Program objectives are: to expand the supply of decent and affordable housing for low and very low income persons, to stabilize the existing deteriorating homeowner occupied and rental housing

stock through rehabilitation, to provide financial and technical assistance to recipients/sub-recipients (including the development of model programs for affordable low income housing), to extend and strengthen partnerships among all levels of government and the private sector (including for-profit and nonprofit organizations) in the production and operation of affordable housing). The intent of the National Housing Trust Fund is to increase and preserve the supply of decent, safe, sanitary, and affordable housing, primarily rental housing, for extremely low-income and very low-income households. The purpose of the Emergency Solutions Grants (ESG) Program is to help local governments and community organizations to improve and expand shelter facilities serving homeless individuals and families, to meet the costs of operating homeless shelters, to provide essential services, and to perform homeless prevention and rapid re-housing activities. The purpose of the Housing Opportunities for Persons with AIDS (HOPWA) Program is to provide localities with the resources and incentives to devise and implement long term comprehensive strategies to provide housing assistance and related supportive services for low income people living with HIV and their families. Unstable housing and homelessness decrease the ability of persons living with HIV to achieve or maintain viral suppression, and leads to suboptimal health outcomes for the client as well as increased opportunities for HIV transmission to potential partners.

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

CDBG: Division of Administration, Office of Community Development (Lead Agency)

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State Formula HOPWA: Louisiana Department of Health (LDH), Office of Public Health (OPH) - STD/HIV/Hepatitis Program (SHHP)

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## **AP-10 Consultation - 91.110, 91.300(b); 91.315(l)**

### **1. Introduction**

CDBG - The Office of Community Development surveyed all potential applicants for LCDBG throughout the State. The survey gathered information regarding community and parish priorities and perceived needs. The outcomes of the survey are: a) prioritization of LCDBG basic eligible activities, b) prioritization of public facilities (infrastructure) projects, c) prioritization of fund distribution by program category, d) maximum grant amounts needed by type of project, e) amount to be allowed for local administrative costs, and f) suggestions for improving the LCDBG program. Also, a public hearing was held, followed by a comment period to receive additional input. No other comments were received.

State Formula HOPWA - The Office of Public Health within the Louisiana Department of Health (LDH) partners with community-based organizations and clinical providers that offer medical care and supportive services to persons living with, or at risk of acquiring HIV. These groups assist in the development of the Statewide Coordinated Statement of Need (SCSN) and the Louisiana HIV Strategy for Integrated Prevention and Care, which allows input regarding the allocation of all resources of funding. Additionally, the State conducts a Needs Assessment survey of people living with HIV every two years to assess their met and unmet needs related to housing, medical care, and supportive services.

HOME and NHTF - The state, through a cooperative endeavor agreement between the Louisiana Housing Corporation (LHC) and the Louisiana State University Public Administration Institute, conducted a statewide housing needs assessment. Phase one of the housing needs assessment may be viewed at: <http://www.lhc.la.gov/assets/docs/HousingNeedsAssessmentReduced.pdf>. The anticipated outcomes are: a) an assessment of various housing and community development needs, b) prioritization of the distribution of HOME and NHTF funds according to the identified housing needs and eligible program activities, c) suggestions for improving the HOME and NHTF programs.

The state also conducts monthly meeting through the LHC regarding housing programs and activities that are widely publicized and open to the public in addition to participation in community meetings and forums. The state provided technical workshops for developers, nonprofit entities, commercial lending institutions, public housing authorities, and local governments in order that those entities would have opportunities to provide dialogue and data that are useful in assessing and prioritizing the housing, homeless and community development needs of the state. A public hearing was also held in Baton Rouge on June 8, 2017 and followed by a comment period to receive additional input. All required agency types were contacted.

**Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

State Formula HOPWA - The Office of Public Health STD/HIV/Hepatitis Program does not work with units of local government. Instead, project sponsors demonstrating an ability to address the housing needs of low income persons living with HIV are selected during a competitive Request for Proposals (RFP) process. The successful proposers (i.e., project sponsors) are contractually required to develop both formal and informal collaborations with other housing providers in their jurisdiction, as well as private and government-funded community partners that provide medical, housing, mental health and supportive services to address the clients' needs and assist the eligible program participants to access and be maintained in HIV-related medical care.

**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**

**Describe consultation with the Continuum(s) of Care that serves the State 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**

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

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

1	<b>Agency/Group/Organization</b>	Non-Entitlement Cities, Towns, & Villages
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	LCDBG surveyed all potential applicants for LCDBG throughout the State. The survey gathered information regarding community and parish priorities and perceived needs. The outcomes of the survey are: a) prioritization of LCDBG basic eligible activities, b) prioritization of public facilities (infrastructure) projects, c) prioritization of fund distribution by program category, d) maximum grant amounts needed by type of project, e) amount to be allowed for local administrative costs, and f) suggestions for improving the LCDBG program. Also, a public hearing was held, followed by a comment period to receive additional input.
2	<b>Agency/Group/Organization</b>	Non-Entitlement Parishes
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	LCDBG surveyed all potential applicants for LCDBG throughout the State. The survey gathered information regarding community and parish priorities and perceived needs. The outcomes of the survey are: a) prioritization of LCDBG basic eligible activities, b) prioritization of public facilities (infrastructure) projects, c) prioritization of fund distribution by program category, d) maximum grant amounts needed by type of project, e) amount to be allowed for local administrative costs, and f) suggestions for improving the LCDBG program. Also, a public hearing was held and followed by a comment period to receive additional input.

3	<b>Agency/Group/Organization</b>	Region V - Lake Charles SLAC - SW Louisiana AIDS Council
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment HOPWA 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>	The agency was involved in data collection for the housing needs assessment for people living with HIV.
4	<b>Agency/Group/Organization</b>	Region IV - Lafayette Acadiana CARES (Concern for AIDS Relief Education and Support
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment HOPWA 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>	The agency was involved in data collection for the housing needs assessment for people living with HIV.
5	<b>Agency/Group/Organization</b>	Region III - Houma Exchange Support Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment HOPWA 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>	The agency was involved in data collection for the housing needs assessment for people living with HIV.

6	<b>Agency/Group/Organization</b>	Region VI - Alexandria CLASS - Central Louisiana AIDS Support Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment HOPWA 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>	The agency was involved in data collection for the housing needs assessment for people living with HIV.
7	<b>Agency/Group/Organization</b>	Region VII - Shreveport The Philadelphia Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment HOPWA 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>	The agency was involved in data collection for the housing needs assessment for people living with HIV.
8	<b>Agency/Group/Organization</b>	Region VIII - Monroe GO CARE - Greater Ouachita Coalition Providing AIDS Resources and Education
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment HOPWA 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>	The agency was involved in data collection for the housing needs assessment for people living with HIV.

9	<b>Agency/Group/Organization</b>	Region IX - Bogalusa/Mandeville Volunteers of America IX
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment HOPWA 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>	The agency was involved in data collection for the housing needs assessment for people living with HIV.

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

CDBG - Local governments (entitlements) that are not eligible for LCDBG funding were not contacted. LCDBG focused on the priorities and perceived needs of those local units of government eligible to receive its funding.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		

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

## AP-12 Participation - 91.115, 91.300(c)

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

The State held a virtual public hearing on June 14, 2021 for the purpose of obtaining views on community development and housing needs throughout the state. A notice of the hearing was published in the June 4, 2021 issue of *The Advocate*.

Comments could be submitted through June 29, 2021, but none were received. Following the public hearing and comment period, the proposed FY 2022 Consolidated Annual Action Plan was drafted.

A notice of the availability of the proposed plan was published in *The Advocate*. A memorandum announcing the availability of the proposed plan was sent to interested parties for the programs. Copies of the proposed plan could be reviewed in the offices of any of the three state agencies involved. The proposed plan has also been available for viewing and copying on the internet. Written comments on the proposed plan were accepted from June 2, 2022 through July 5, 2022.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	No comments were received as a result of the newspaper advertisement.	No comments were received as a result of the newspaper advertisement.	Not applicable.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	One attendee.	No comments were received during the comment period.	Not applicable.	
3	Memorandum	Non-targeted/broad community	One attendee.	None	Not applicable	
4	Internet Outreach	Non-targeted/broad community	One attendee.	None	Not applicable	<a href="https://www.facebook.com/events/128532942706389">https://www.facebook.com/events/128532942706389</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.320(c)(1,2)

#### Introduction

The FY 2022 funding allocations for each program area are as follows: Community Development Block Grant Program (CDBG) - \$X, HOME Investment Partnerships Program - \$12,068,272, National Housing Trust Fund (NHTF) - \$8,901,548, Emergency Solutions Grants (ESG) Program - \$X, and Housing Opportunities for Persons with AIDS (HOPWA) Program - \$3,138,052. The primary needs of the State which are addressed by these HUD-funded programs are infrastructure, housing and tenant based rental assistance. The majority of the CDBG funds address infrastructure and other community development needs. The primary focus of the other programs is in the area of housing.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	22,879,467	24,246	2,000,000	24,903,713	45,600,000	These funds will be allocated to the Demonstrated Needs, Sustainable Water Management Consolidation Program, Economic Development and The Public Facilities Program. Creating sustainable water and sewer systems remains the priority for funding for FY 2022.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	12,068,272	2,964,218	0	15,032,490	26,684,628	HOME funds will be allocated according to eligible uses of funds and may be combined or leveraged with other sources of funds to make housing more affordable for low-income households. Unexpended funds from completed activities may be allocated to other eligible priorities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,138,052	0	0	3,138,052	3,138,052	HOPWA funds will be allocated according to eligible use of funds to increase availability and accessibility of appropriate and affordable housing options for people living with HIV in order to prevent homelessness and promote housing stability. Unexpended funds may be allocated to other eligible priorities determined by assessment of need.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,530,742	0	0	2,530,742	0	The ESG funding will be allocated statewide in accordance with local, state, and federal guidelines.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	8,901,548	0	0	8,901,548	7,218,318	The minimum funding amount of National Housing Trust Fund (NHTF) is \$3,000,000 annually. NHTF funds may be allocated according to uses of funds and may be combined or leveraged with other sources of funds to make housing more affordable for extremely low-income households. Unexpended funds from completed activities may be allocated to other eligible priorities.

**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**

CDBG: While a match is not required for LCDBG, funds available through LCDBG are leveraged with other federal, state and local government funds. The additional funds are primarily used for administration and planning of projects, property acquisition and a portion of project construction costs.

HOME: Funds available through the HOME Program are usually leveraged with the resources from commercial lenders, cooperative, or other private lenders to make housing more affordable for low-income households. Specifically, the Louisiana Housing Corporation is able to leverage HOME Funds with the Department of Energy Weatherization funds, Mortgage Revenue Bonds, National Housing Trust Funds and Low-Income

Housing Tax-Credits. Other resources through the Governor's Office of Women's Services and private nonprofit organizations should leverage additional resources to support the integration of supportive services. The State will support funding applications by any other entity which will assist in the delivery of housing and housing support services. The Louisiana Housing Corporation will fulfill the HOME Program requirement of a matching contribution relative to its drawn amount of HOME Program funds through the following sources:

- Cash or cash equivalents from a non-federal source;
- Value of waived taxes, fees or charges associated with HOME projects;
- The present value of interest reductions of below-market-rate loans, where a project also receives HOME assistance;
- State general revenue funds that are contributed to housing projects assisted with HOME funds and meet the HOME affordability requirements;
- Value of donated land and real property;
- Cost of infrastructure improvements associated with HOME projects;
- A percentage of the proceeds of single- or multi-family housing bonds issued by state, state instrumentality or local government;
- Value of donated materials, equipment, labor and professional services;
- Sweat equity;
- Direct costs of supportive services to residents of HOME projects;
- Direct cost of homebuyer counseling to families purchasing homes with HOME assistance; and
- Any other match contribution as specified in 24 CFR 92.220.

Additionally, the State will continue to carry forward excess match credit to the next federal fiscal year.

ESG: The Louisiana Housing Corporation requires all ESG funded programs to secure matching funds in an amount at least equal to its ESGP grant amount. All programs must compile and document the match requirements per the HUD regulations 24 CFR 85.24.

State Formula HOPWA: Although a match is not required for State Formula HOPWA funds, federal Ryan White Part B and ADAP Earmark resources will be leveraged to increase the impact of HOPWA activities, as well as local dollars that have been garnered by the project sponsors to increase the depth and breadth of the HOPWA services.

National Housing Trust Fund (NHTF): NHTF may be leveraged with resources from commercial lenders, cooperative, other private lenders, HOME

funds, Mortgage Revenue Bonds, and Low-Income Housing Tax-Credits. Other resources through the Department of Children and Family Services, Department of Health and Hospitals and private nonprofit organizations should leverage additional resources to support the integration of supportive services. The State will support funding applications by any other entity which will assist in the delivery of housing and housing support services.

The statute does not have a match requirement for NHTF. The statute does include as one priority factor that states and sub-grantees should consider the extent to which a project will make use of non-federal funding when allocating NHTF dollars.



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

### **Discussion**

Due to the COVID 19 pandemic in 2021, the Louisiana Housing Corporation (LHC) cancelled the 2021 Community Connections Housing Conference annually held in the month of April. However, the LHC's "Community Connections" conference held in April, 2019 brought together housing professionals from all over the state to discussion various issues related to provision of affordable housing. The state anticipates continuing its efforts in engaging all interested parties regarding public owned land or property located within the state. The State is committed to assisting local governments in returning properties acquired through the adjudication processes back to the market as affordable housing when determined to be feasible and viable.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2020	2024	Affordable Housing	HOME-State of Louisiana National Housing Trust Fund - State of Louisiana	Affordable Housing Development Homeowner Housing Rehabilitation Homebuyer Assistance Homeless Prevention and Rapid Rehousing Rental Assistance		Rental units constructed: 32 Household Housing Unit Rental units rehabilitated: 31 Household Housing Unit Homeowner Housing Added: 22 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 94 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Rental Assistance	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA-State of Louisiana	Homeless Prevention and Rapid Rehousing Rental Assistance	HOPWA: \$3,043,910	Public service activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted HIV/AIDS Housing Operations: 30 Household Housing Unit
3	Public Facilities-New Infrastructure	2020	2024	Non-Housing Community Development	CDBG-State of Louisiana	Public Facilities Infrastructure Projects		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	PF - New Service Connections	2020	2024	Non-Housing Community Development	CDBG-State of Louisiana	Public Facilities Infrastructure Projects		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
5	Planning	2020	2024	Non-Housing Community Development	CDBG-State of Louisiana	Planning		
6	ED - Existing Business	2020	2024	Non-Housing Community Development	CDBG-State of Louisiana			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	ED - New Business	2020	2024	Non-Housing Community Development		Economic Development		
8	ED - Local Government Loan to Business	2020	2024	Non-Housing Community Development		Economic Development		
9	PF - Existing Infrastructure/Service Connections	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities Infrastructure Projects Demonstrated Needs		

**Table 6 – Goals Summary**

## Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	
2	Goal Name	Rental Assistance
	Goal Description	HOPWA Housing Assistance: The provision of Tenant Based Rental Assistance (TRBA), Permanent Housing Placement Services (PHPS) and Short-Term Rent/Mortgage/Utility (STRMU) assistance to low income persons living with HIV who reside in parishes outside of the New Orleans and Baton Rouge MSAs.

3	Goal Name	Public Facilities-New Infrastructure
	Goal Description	
4	Goal Name	PF - New Service Connections
	Goal Description	
5	Goal Name	Planning
	Goal Description	
6	Goal Name	ED - Existing Business
	Goal Description	
7	Goal Name	ED - New Business
	Goal Description	
8	Goal Name	ED - Local Government Loan to Business
	Goal Description	
9	Goal Name	PF - Existing Infrastructure/Service Connections
	Goal Description	



## AP-25 Allocation Priorities – 91.320(d)

### Introduction:

The primary needs of the State which are addressed by these HUD-funded programs are infrastructure and housing.

### Funding Allocation Priorities

	Affordable Housing Development (%)	Rental Assistance (%)	Public Facilities-New Infrastructure (%)	PF - New Service Connections (%)	Planning (%)	ED - Existing Business (%)	ED - New Business (%)	ED - Local Government Loan to Business (%)	PF - Existing Infrastructure/Service Connections (%)	Total (%)
CDBG	0	0	0	0	0	1	1	1	0	3
HOME	85	0	0	0	0	0	0	0	0	85
HOPWA	0	100	0	0	0	0	0	0	0	100
ESG	0	50	0	0	0	0	0	0	0	50
HTF	90	0	0	0	0	0	0	0	0	90

Table 7 – Funding Allocation Priorities

### Reason for Allocation Priorities

State Formula HOPWA: In order to promote housing stability and prevent homelessness of low income persons living with HIV, the STD/HIV/Hepatitis Program has allocated all of the program resources to Tenant Based Rental Assistance (TBRA), Short Term Rent/Mortgage/Utility (STRMU) assistance, Transitional/Short Term Facilities/Units, Permanent Housing Placement Services (PHPS) and Resource Identification (RI) in order to place eligible clients in appropriate and affordable rental housing.

ESGP- The State continues to provide funding to homeless programs statewide. In an effort to reduce homelessness statewide the State's priority is to rapidly re-house homeless individuals and families, and to reduce the amount of time an individual or family is homeless. The funding is utilized to support homeless shelters in effort to immediately house individuals and families and families that are literally homeless.

HOME and National Housing Trust Funds: The Louisiana Housing Corporation (LHC) conducted a statewide housing need assessment through a cooperative endeavor agreement with the Louisiana State University Public Administration Institute. The housing need assessment may be

viewed at: <https://www.lhc.la.gov/2019-louisiana-housing-needs-assessment>. The assessment and comments from public hearings with regards to the planned use of HOME and NHTF funds are used to assist the state in the prioritization of the distribution of HOME and NHTF funds among eligible program activities. It is anticipated that 10% of the allocation from the HOME and NHTF will be used for administrative purposes. In addition, 5% of the state annual allocation may be used to provide operating assistance to eligible state designated community housing development organizations.

The majority of the CDBG funds address infrastructure needs; however, CDBG funds are also allocated to address other community development needs. The priority is determined by the needs assessment of the local governments along with the priorities of the current administration.

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

State Formula HOPWA: All resources from this award will go toward 1) decreasing the number of individuals living with HIV and their families that experience homelessness, 2) increasing the number of affordable units, and 3) increasing the number of affordable housing units for special needs populations.

State Formula HOPWA funds will continue to support the operational costs of group living facilities that are dedicated to persons living with HIV who are unable to live independently or to live alone—or would simply prefer increased social support and interaction with others. Annual awards will be made to community based organizations for Resource Identification efforts to assist their staff develop or increase rental agreements with landlords and identify newly available housing that is affordable and appropriate for their clients. These community project sponsors will also receive funding for Short Term Rent Utility and Mortgage (STRMU) assistance in order to prevent eviction and/or a lack of essential utilities and Tenant Based Rental Assistance (TBRA) to help maintain housing stability while supporting client choice and independence. Additionally, State Formula HOPWA resources will be dedicated to Permanent Housing Placement Services (PHPS) to assist low income persons living with HIV make deposits for essential utilities and/or first month's/last month's rent in order to increase independent living in units that are appropriate for the clients' needs.

HOME and National Housing Trust Funds: The proposed distribution of HOME and NHTF funds address the affordable housing needs of the state as identified in the Housing Needs Assessment and the Market Analysis sections of the Consolidated Plan. HOME and NHTF funds are equitably distributed through a competitive and non-competitive funding application method to address the priority of needs as identified in the Consolidated Plan that are supported by an assessment of neighborhood market demands during the application process. The objective is the



production and preservation of decent affordable housing. The specific objectives are as follow:

- Increase the number of affordable housing units,
- Increase the number of affordable units for special needs populations,
- Decrease the numbers of individuals and families experiencing homelessness,
- Decrease the number of owner occupied units with housing problems and
- Creating competitive and sustainable communities

## AP-30 Methods of Distribution – 91.320(d)&(k)

### Introduction:

The State of Louisiana's FY 2022 CPS Annual Action Plan includes a separate method of distribution description for the HUD programs administered by three state agencies. These methods of distribution are described below

### Distribution Methods

Table 8 - Distribution Methods by State Program

1	<b>State Program Name:</b>	State of Louisiana ESG Program
	<b>Funding Sources:</b>	ESG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The LHC will continue to use the geographic allocation formula in the distribution of the State's ESG funding, to ensure that each region of the State is allotted a specified minimum of State ESG grant assistance for eligible ESGP projects. The population figures outlined in the 2020 census will be used for the 2022 funding. Based on national and state studies linking homelessness to conditions of poverty, regional ESG allocations are formulated based on factors for poverty (very low income) populations in the parishes of each region according to U.S. Census Bureau data. Within each region, grant distribution shall be conducted through a competitive grant award process previously described.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Proposals accepted for review will be rated on competitive basis according to information outlined in the grant applications. To be eligible for funding each applicants proposal must score a 75 points or higher on the evaluation. The grant amounts awarded among competing applicants will be based on the criteria as identified:</p> <ul style="list-style-type: none"> <li>• Organizational Capacity</li> <li>• Project Proposal Narrative</li> <li>• Approach</li> <li>• Performance Measurement</li> <li>• Budget Justification</li> </ul>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Potential applicants can access the FY 2022 Project Severity Package and Public Facilities Application Package and the FY 2022 Method of Distribution document on the Office of Community Development's website at <a href="https://www.doa.la.gov/doa/ocd-lga/">https://www.doa.la.gov/doa/ocd-lga/</a></p> <p>The application package and Method of Distribution document can also be obtained from the office's physical location at 1201 N. 3rd Street, Claiborne Building, Suite 3-150, Baton Rouge, LA, 70802, or a copy can be requested by mail from the Office of Community Development, P.O. Box 94095, Baton Rouge, LA, 70804-9095. Additionally, an email requesting the package may be sent to <a href="mailto:heather.paul@la.gov">heather.paul@la.gov</a>.</p>

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>The LHC will continue to use the geographic allocation formula in the distribution of the State's ESG funding, to ensure that each region of the State is allotted a specified minimum of State ESG grant assistance for eligible ESFP projects. The population figures for 2020 census will be utilized for the 2022 funding. Based on national and state studies linking homelessness to conditions of poverty, regional ESG allocations are formulated based on factors for poverty (very low income) populations in the parishes of each region according to U.S. Census Bureau data. Within each region, grant distribution shall be conducted through a competitive grant award process previously described. All prospective applicants are encouraged to submit an application.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>ESG funds may be used for six program components:</p> <ul style="list-style-type: none"> <li>• Street Outreach</li> <li>• Emergency Shelter</li> <li>• Homelessness Prevention</li> <li>• Rapid Re-housing Assistance</li> <li>• Homeless Management Information System (HMIS)</li> <li>• Administrative Activities</li> </ul> <p>All applicants are required to allocate at least 40% of their award to homeless prevention or rapid re-housing activities.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>All qualified applications will be ranked based on the scoring criteria identified in the Notice of Funding Availability (NOFA). The highest scoring applicants will receive a funding commitment for the LHC based on project needs, up to the available amount of funding for that fiscal year.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The ESG expected outcomes:</p> <ul style="list-style-type: none"> <li>• Decent affordable housing</li> <li>• Create suitable living environments</li> </ul>
2	<b>State Program Name:</b>	State of Louisiana HOME Program
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>Each year, the U.S. Department of Housing and Urban Development (HUD) allocates HOME program funds to state governments as well as to local participating jurisdictions (PJs). State governments may use their HOME allocations to establish programs and to fund eligible activities throughout the state. The State of Louisiana Home Program is administered by the Louisiana Housing Corporation (LHC). The LHC designs various housing programs and awards funds to local governments (referred to as state recipients), Community Housing Development Organizations (CHDOs) and non-profits (both referred to as sub-recipients), and to for-profit developers on an annual basis through a competitive application process. If awards are made more frequently, a notice will be published. HOME funds are used to provide flexible, below-market-rate loans to projects that create or preserve affordable housing for lower-income households. Eligible activity types include homeownership development, homebuyer assistance, rental development (acquisition and/or rehabilitation and new construction), homeowner rehabilitation, and rental assistance. Funds are distributed statewide.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>HOME PROGRAM GUIDELINES/ELIGIBILITY CRITERIA:</p> <ul style="list-style-type: none"> <li>• Proposals will be evaluated in accordance with the established evaluation criteria for each type of project;</li> <li>• Priority will be given to projects located in non-HOME entitlement localities, CHDO projects, and special needs projects in accordance with the housing needs assessment and market analysis;</li> <li>• The eligibility of projects/ households for HOME assistance varies with the type of funded activity;</li> <li>• Rental housing and rental assistance: at least 90% of benefiting families must have incomes that are no more than 60% of the HUD-adjusted area median income (AMI);</li> <li>• Rental projects with five or more assisted units: at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted AMI;</li> <li>• HOME assisted households income must not exceed 80 percent of the AMI;</li> <li>• HOME income limits are published each year by HUD.</li> </ul> <p>Applicants that have outstanding audits or monitoring findings, unresolved IRS findings, and/or applicants not in compliance with previous LHC agreements are ineligible for funding. Eligible applicants must be qualified developers of affordable housing, including certified CHDOs undertaking CHDO-eligible activities throughout the State of Louisiana. All HOME funds must leverage other types of funding sources including, but not limited to, low income housing tax credits, bond financing, and other public and private funds. Please note that HOME compliance requirements apply. Other funding source requirements must be compatible with HOME program requirements.</p>
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<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	



<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Resources will be allocated in accordance with the funding priorities per the housing and community development needs assessment, citizen participation, NOFAs or RFPs, applications and the availability of funds.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>All qualified applications will be ranked based on the scoring criteria published in the Request for Proposals (RFP) or Notice of Funding Availability (NOFA). The highest scoring applicants will receive a funding commitment from the LHC based on project needs, up to the amount of funds available for the funding round. Per-project funding limitations are published in the applicable RFP or NOFA.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The expected outcome measures are affordability and availability of safe, decent affordable, energy-efficient housing for lower-income households.</p>

3	<b>State Program Name:</b>	State of Louisiana HOPWA Program
	<b>Funding Sources:</b>	HOPWA
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The State of Louisiana receives State Formula HOPWA funding annually to promote housing stability and prevent homelessness among low income persons living with HIV who reside in the parishes outside of the New Orleans and Baton Rouge Metropolitan Statistical Areas (MSAs). These two metropolitan areas are qualifying cities and receive an annual HOPWA award specifically for the parishes that comprise the MSA. The State Formula HOPWA program is administered by the Louisiana Department of Health (LDH), Office of Public Health (OPH), STD/HIV/Hepatitis Program. Most of the State's allocation is distributed to small, community-based organizations that provide comprehensive support services and referrals to low income clients living with HIV and are able to assess client need on an individual basis. A smaller percentage of the annual award is dedicated to the operational support of existing community homes for people living with HIV. The distribution for most of the funds is based on a competitive Request for Proposal (RFP) application process, and is informed by client service utilization, information reported through the bi-annual client needs assessments and a variety of on-going performance monitoring.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>A majority of the evaluation criteria utilized during the review of the applications received as a result of the HOPWA and Ryan White RFP process have been developed by the Louisiana Department of Health (LDH) and the Division of Administration (DoA). These have been developed based on required business procedures, as well as standard accounting and auditing practices. Additional evaluation criteria have been established by the STD/HIV/Hepatitis Program and included in the scoring instrument, such as company history and experience, approach and methodology to deliver quality services on the outlines scope of work, and staff capacity and qualifications. These criteria include the ability of the proposer to document and discuss the consumer need for various housing services in their geographic area and the resources that are currently available, the ability of the proposer to adhere to all federal and State programmatic and data reporting requirements, and the ability of the proposer to achieve stable housing outcomes at the end of each program year for a minimum of 80% of the clients assisted.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available</b></p> <p><b>to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Notices of all RFPs released by the Louisiana Department of Health, including competitive applications for HOPWA and Ryan White Part B funding, are sent to all vendors on the Pre-Qualified List (PQL) and posted on the La PAC and the LDH websites. An evaluation teams reviews each application submitted by the posted deadline and scores the proposal for both programmatic and cost integrity. In past two decades, all of the project sponsors that have been funded were community based organizations (CBOs), AIDS service organizations (ASOs) and/or grassroots community housing providers. Some of these project sponsors have been, or currently are, faith-based entities/agencies.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Although some percentages may vary based on the changing needs of persons living with HIV and the availability of complimentary resources in each geographic service area, generally 81% of the annual State Formula HOPWA award is allocated to community based organizations that provide Tenant Based Rental Assistance (TBRA), Short-Term Rent/Mortgage/Utility Assistance (STRMU), Resource Identification (RI) and Permanent Housing Placement Services (PHPS). The allocations to TBRA and STRMU typically make up the majority of those awards. An additional 19% of the annual award is allocated to support the operating costs of four transitional supportive facilities or units for low income persons living with HIV, while 3% is dedicated LDH to cover all of the Administrative Costs associated with this grant award.</p>

	<b>Describe threshold factors and grant size limits.</b>	There are no required contract thresholds or grant size limits for State Formula HOPWA.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	At a minimum, contractors are expected to meet or exceed the federal HOPWA goal of achieving stable housing at the end of each program year for 80% or greater of the clients who accessed services. The actions taken to meet this goal should promote housing stability and reduce homelessness among low income persons living with HIV and increase the number of individuals who are connected to HIV-related medical care, medications, and other supportive services.
<b>4</b>	<b>State Program Name:</b>	State of Louisiana National Housing Trust Fund Program
	<b>Funding Sources:</b>	HTF

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Each year, the U.S. Department of Housing and Urban Development (HUD) allocates National Housing Trust Funds (NHTF) to state governments. National Housing Trust Funds will complement existing federal, state, and local efforts to increase the production and preserve the supply of decent, safe, and sanitary affordable housing for extremely low and very low-income households, including homeless families and individuals. The State is responsible for distributing NHTF funds throughout the State according to its housing priority needs. The Louisiana Housing Corporation (LHC) has been designated as the State Designated Entity (SDE) for purposes of administering the State's National Housing Trust Fund Program. NHTF funds will be distributed by selecting applications submitted by eligible applicants.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Eligibility to apply for NHTF funds will generally be the same as required by NHTF regulations with modifications, where allowed, to conform to the adopted QAP and general LHC policies. Eligible applicants/recipients of NHTF funds include nonprofit and for-profit developers, public housing agencies, and municipalities. In accordance with the definition at 24 CFR 93.2, recipients must:</p> <ul style="list-style-type: none"> <li>• Make acceptable assurances to the grantee (LHC) that it will comply with the requirements of the NHTF program during the entire period that begins upon selection of the recipient to receive NHTF funds, and ending upon the conclusion of all NHTF-funded activities;</li> <li>• Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;</li> <li>• Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with NHTF funds to ensure compliance with all applicable requirements and regulations of such programs; and</li> <li>• Have demonstrated experience and capacity to conduct an eligible NHTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.</li> </ul> <p>National Housing Trust Funds are distributed statewide.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available</b></p> <p><b>to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>NHTF resources will be allocated in accordance with the funding priorities per the housing and community development needs assessment, citizen participation, NOFAs or RFPs, applications and the availability of funds.</p>



<b>Describe threshold factors and grant size limits.</b>	<p>All qualified applications will be ranked based on the scoring criteria published in the request for proposals (RFP) or notice of funding availability (NOFA). The highest scoring applicants will receive a funding commitment from the LHC based on project needs, up to the amount of funds available for the funding round. Per-project funding limitations are published in the applicable RFP or NOFA.</p>
<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The expected outcome measures are affordability and availability of safe, decent affordable, energy-efficient housing for lower-income households.</p>

**Discussion:**

The methods of distribution for the four (4) HUD programs and the National Housing Trust Fund were designed as a result of the State's citizen participation process, and past experiences in program administration by the three agencies involved. The methods of distribution were each developed to assist state recipients and local governments in addressing basic services and housing needs of the citizens of the State of Louisiana.

## **AP-35 Projects – (Optional)**

### **Introduction:**

**HOME:** HOME projects are awarded after the receipt of the annual HUD allocation.

**NHTF:** NHTF projects are awarded after the receipt of the annual award.

**CDBG:** Grants are awarded have not been yet awarded at the time of publication of the proposed Annual Action Plan.

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

**HOME:** The priority allocations of HOME funds are according to the housing and community development need assessment in the FY 2020-2024 Consolidated Plan, subsequent updates and comments from the community received during the various public input sessions.

**NHTF:** The State of Louisiana plans to use FY 2022 NHTF program funds exclusively for rental housing to meet the priority needs identified by the states ConPlan and to be consistent with the priorities in the QAP. This is due to the amount of available resources and the extremely low income targeting requirements of the NHTF program and the need for rental housing affordable to extremely low income households in the state.

**AP-38 Project Summary**  
**Project Summary Information**

**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

No

**Available Grant Amounts**

N/A

**Acceptance process of applications**

N/A

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

No

**State's Process and Criteria for approving local government revitalization strategies**

Not applicable.

## AP-50 Geographic Distribution – 91.320(f)

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

**HOME and NHTF:** HOME funds administered by the Louisiana Housing Corporation will be used statewide for all activities undertaken during this program year. Activities to increase first time home ownership opportunities with down payment and closing cost assistance through HOME funds will be promoted statewide in metropolitan and non-metropolitan areas through local and statewide media mediums. The Single Family Mortgage Revenue Bond Program is administered through a network of participating financial institutions that are accessible statewide. LHC will seek to expand the number of participating financial institutions in order to increase the number of branch locations accepting mortgage applications throughout the State.

All multi-family rental new construction, acquisition and/ or rehabilitation and homeowner rehabilitation activities engaged in by the State for extremely low, very low and low income households through the use of HOME and NHTF Program funds will be geographically dispersed throughout the State, with special focus given to non-entitlement rural areas. The State's plan does not target any specific area of the State in connection with its overall investment plan for these priorities. However, with regards to homeowner rehabilitation, priority is given to households at or below 60% of the HUD adjusted AMI and households with special need households. NHTF program funds will be used for projects that target extremely low-income and very low-income households. Tenant Based Rental Assistance will be offered on a statewide basis.

**HOPWA:** These resources will be dedicated to promoting housing stability and preventing homelessness among low income persons living with HIV who reside in the parishes of the state outside of the New Orleans and Baton Rouge MSAs. These parishes are predominantly rural, with high rates of poverty and limited affordable or appropriate housing stock. African Americans bear a disproportionate burden of HIV in Louisiana and continue to be the majority (greater than 70%) of the recipients of services and assistance through State Formula HOPWA funding.

**ESG:** The state's ESGP funding will be awarded statewide using a geographic formula for distribution. Based on national and state studies linking homelessness to conditions of poverty, regional ESGP allocations are formulated based on factors for poverty (very low income) populations in the parishes of each region according to U.S. Census Bureau data. Within each region, grant distribution is determined through a competitive grant award process.

### Geographic Distribution

Target Area	Percentage of Funds
CDBG-State of Louisiana	
HOPWA-State of Louisiana	97

Target Area	Percentage of Funds
ESG-State of Louisiana	100
HOME-State of Louisiana	85
National Housing Trust Fund - State of Louisiana	90

**Table 9 - Geographic Distribution**

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

**HOME:** An assessment of the housing and homeless needs of the State of Louisiana is included in the FY 2020 – FY 2024 Consolidated Plan. The assessment shows that the needs are substantial and complex. The State of Louisiana is extremely diverse in its racial and ethnic composition, and there are numerous areas across the state with concentrated populations, including African American, Hispanic, Asian, and others. In addition the state has multiple and varying housing and non-housing challenges. These challenges vary substantially from region to region. Therefore, the State’s plan for FY 2022 does not target any specific area of the State in connection with its overall investment plan for these priorities. Funds will be geographically dispersed throughout the State, with special focus given to non-entitlement rural areas.

**NHTF:** NHTF funds will be distributed statewide primarily with Low Income Housing Tax Credits (LIHTC). Funds will be awarded on a competitive basis to projects that address the priority housing needs as identified in the state’s ConPlan, and the priorities established in the QAP in force at the time of application. During the 2022 program year, the State will give preferences to projects located in: a) Qualified Census Tract, and b) rural area (as defined by the QAP).

**HOPWA:** Resources are allocated geographically in accordance with the overall HIV burden reported for each of the seven LDH regions. Within each region, allocations to various activities are based on documented client need, the goals in the Louisiana HIV Strategy for Integrated Prevention and Care, and client responses to the bi-annual Statewide Needs Assessment.

**ESG:** The LHC intends to continue the use of a geographic formula in the distribution of ESGP funding. This ensures each region of the State receives a specified minimum of State ESGP grant assistance for eligible ESGP projects. Determining factors for allocations will include population figures, rate of poverty, performance history, and available funding.

**LCDBG:** The State's CDBG Program serves all of the non-entitlement areas of the state through a competitive grant process. The low-moderate income populations and minority populations are distributed throughout that service area. Therefore, Louisiana does not set geographic priority areas for its CDBG Program.



## Discussion

HOME and NHTF: There are concentrations of poverty in every region of the state. The concentration varies based on local factors. Maps of the areas of poverty and minority concentration are identified in this plan as Areas of Poverty Concentration Map (**Attachment B**) and Areas of Minority Concentration Map (**Attachment C**). The State of Louisiana's method of distribution will select projects and proposals that are supported by a current market analysis as part of the application for funding process which identifies the need for each project within the context of local and regional needs.

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

#### Introduction:

The following table present the FY 2022 Action Plan affordable housing goals by household and project type.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	210
Special-Needs	0
Total	210

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	94
The Production of New Units	46
Rehab of Existing Units	46
Acquisition of Existing Units	24
Total	210

**Table 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion:

The State will use its 2022 HOME and National Housing Trust Fund (NHTF) allocations for the provision of affordable housing. Both funding sources will be distributed competitively through Request for Proposals (RFP) processes. RFPs may cover a combination of funding sources and include Low Income Housing Tax Credits (LIHTC). RFPs projects selection are based on scoring criteria which gives preferences to those projects which leverage non-federal funds and those providing additional special need units. HOME funds may also be distributed on a non-competitive basis to non-profits and state designated CHDOs through several open cycle funding programs.

## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

The State of Louisiana does not manage public housing authorities, as each have their own charter with HUD.

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

The State of Louisiana does not manage public housing authorities, as each have their own charter with HUD. However, the state assist public housing authorities through providing to all PHAs a Certification of Consistency with the Consolidated and Annual Action Plan for their agency plan. Specific requirements of the certification will address the following topics:

- Compliance to Section 504
- Participation in the Continuum of Care
- Activity to alleviate homelessness

The state will continue to provide appropriate resources to public housing authorities to modernize their public housing units or build new units through their Tax Credit Program, and HOME allocations.

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

The local PHAs must adhere to this requirement; therefore, the state has no input.

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

If HUD identifies a troubled public housing agency, the state will assess the need and consider viable options regarding the provision of available assistance and resources. The state will continue to provide appropriate resources to public housing authorities to modernize their public housing units or build new

units through their Tax Credit Program or HOME allocation.

**Discussion:**

## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Throughout the state each CoC works to coordinate homeless services within their communities. All CoC's have adopted a Vulnerability Index and Service Prioritization using the Decision Assistance Tool (VI-SPDAT) assessment tool and a statewide definition of "Housing First" to provide a coordinated assessment which identifies and addresses the individual's needs.

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

Emergency Shelters provide a vital need in our communities, providing immediate housing options for individuals and families. LHC continues to allocate a large portion of ESGP funding to the emergency shelter component. While there is a priority to allocate ESGP funding for RRH activities, the state recognizes the need to continue to fund homeless shelters statewide. LHC will continue to work closely with the homeless shelters statewide to address the needs of the homeless population.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

LHC has worked to align the resources by prioritizing the use of "Rapid Re-housing" (RRH) with ESGP funding. The focus of RRH is to decrease the length of time an individual or family spends in homelessness, as well as giving them access to sustainable affordable housing options. The LHC will continue to work with the CoC's and service providers to align resources in their communities to maximize the services made available to homeless and at risk of homelessness populations.

Rapid re-housing has become a tool used to provide services that allow for a family or individual to exit homelessness and not return. This model has helped communities to decrease the number homeless. The goal of rapid re-housing is to assist those that are already homeless; either sleeping in places not meant for human habitation or a homeless shelter. Rapid re-housing places a priority on moving a homeless family or individual experiencing homelessness into permanent housing as quickly as

possible. The participants are assisted with housing search and placement, rental, utility assistance and case management services. The services are individualized: however, assistance is usually for a period of four to six months.

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

The state continues to make provisions for agencies that use ESGP funding to provide homeless prevention assistance when it is necessary to prevent an individual or family from losing housing and becoming homeless.

**AP-70 HOPWA Goals – 91.320(k)(4)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	500
Tenant-based rental assistance	250
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	100
Total	910

## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction:**

The effects of public policies on affordable housing and residential investment can cause increases to the cost of housing or be a disincentive to develop, maintain, or improve affordable housing. The cost of affordable housing development in Louisiana are affected by its policies, including tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment. In Louisiana, the Fair Market Rent (FMR) for a two-bedroom apartment is \$927. According to the a study by the National Low Income Housing Coalition (NLIHC) entitled Out of Reach: 2021 in order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn \$3,089 monthly or \$37,062 annually. Assuming a 40-hour work week, 52 weeks per year. This level of income translates into an hourly “Housing Wage” of: \$17.82 while the minimum wage remains \$7.25/hour and average renter wage is \$14.54/hour. Some of the most common barriers to affordable housing include:

- Local zoning barriers – including a lack of multi-family zones, and difficult rezoning as apprehensive property owners resist efforts to rezone because of fear of increased traffic, building scale and design, noise and overall devaluation of their own property;
- A lack of support for mass transportation and an unwillingness to use resources to promote greater access between affordable housing and needed services;
- The general lack of an existing affordable housing inventory;
- The refusal of many property owners to accept Section 8 subsidies;
- The building industry’s preference for market rate single family housing production, rather than government assisted affordable housing, as well as the demand for low density single-family housing developments as values for homes with larger lots have remained high and not very affordable;
- A tendency toward making “high-end” mortgages;
- Reluctance to engage in any portfolio lending rather than selling all homes on the secondary market;
- The high costs associated with developing affordable housing, and the lack of provision for social services;
- Lack of affordable rental units, particularly over three bedrooms in suburban and rural communities;
- Property tax rollback policies that decreases the percent of tax revenues a city can collect, thus limiting funds that could otherwise be applied to development and/or providing incentives for low-income housing and supportive services;
- Deed restrictions, including minimum home square footage requirements, the type of construction materials or design to be used, requirements for amenities, such as stone fences, landscaping, etc., are used to protect neighborhood property values by ensuring that certain minimum standards are met; and environmental regulations, passed at the national or state



level, and designed to protect the environment, increases the cost of development.

**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**

All agencies administering HUD programs in the state encourage, but cannot mandate, local governments to adopt policies, procedures, and processes that will reduce barriers to affordable housing. These include land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. The state, through the Louisiana Housing Corporation, encourages partnerships between for-profit developers, non-profit organizations, local governmental units, commercial lending institutions and State and federal agencies in an effort to reduce barriers and garner community support for affordable housing.

The State continues to develop strategies that will remove or ameliorate negative effects that its policies may have that serve as barriers to affordable housing. LHC's "Community Connections" Housing Conference in held in April, 2019 brought together housing professionals from all over the state and nation to discuss various issues related to the provision of affordable housing. One of the outcomes of the Community Connections Housing Conference was a broaden relationships with state, units of local governments and affordable housing partners to identify and ameliorate policies that have a negative effect on affordable housing.

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

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

All of the activities which will be funded under the State's Community Development Block Grant Program (CDBG), HOME Investments Partnerships Program (HOME), National Housing Trust Fund (NHTF), Emergency Solutions Grants Program (ESG), and State Formula Housing Opportunities for Persons With AIDS Program (HOPWA) will address the goal of improving the living conditions of the State's extremely low, very low, low and moderate income citizens in all regions of the State including underserved small cities and rural areas.

The NHTF is statutorily targeted to primarily assist extremely low income and very low income households. NHTF will reduce the housing costs of extremely low and very low income families and increase the resources available to meet other consumer needs.

The State Formula HOPWA is specifically dedicated to preventing homelessness among low income persons who are living with HIV. These individuals struggle with the stigma of their medical condition when seeking medical care, housing, employment and supportive services, in addition to the challenges that come with poverty. State Formula HOPWA is an integral component of preventing homelessness in this target population.

The HOME, NHTF, ESG, and State Formula HOPWA programs will assist in the provision of decent housing units by the preservation of existing housing stock through acquisition/ rehabilitation and the production of additional units through new construction.

The Louisiana Community Development Block Grant (LCDBG) Program will provide funding for infrastructure improvements which will improve the quality of life and raise the living standards of all of the citizens being served. The LCDBG Program also allocates monies for the expansion of economic opportunities with the primary purpose of creating jobs which are accessible to low and moderate income persons. Funds are available for local governments to use to make public improvements which support a private industrial expansion effort.

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

The state allows all types of housing initiatives, so as to provide opportunities to units of local government to use housing funding in the manner most conducive to their needs. HOME and CDBG funds may be used to provide grants to local governments to eliminate hazards that pose a threat to the

health and safety of very low income and/or elderly/handicapped families who own and occupy substandard housing. NHTF will be used in combination with other available resources to increase the number of affordable and available housing units for extremely low and very low income households (including homeless individuals and families) statewide.

The state will continue to offer funding initiatives to for-profit developers, units of local government, experienced non-profit organizations and CHDOs interested in undertaking homeownership and rental development across the state. The goal is to use soft funds to expand the supply of affordable housing throughout the state; especially in non-entitlement areas. Selection criteria points are awarded to projects evidencing the leverage of soft funds and local governmental funding and support.

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

The lead-based paint regulations described in 24 CFR Part 35 require that the lead hazard evaluation and reduction activities be carried out for all proposed NHTF and HOME-assisted projects constructed before 1978. Applications for rehabilitation funds for existing buildings constructed before 1978 must include a lead hazard evaluation by appropriate lead-certified personnel. In addition, if necessary, developers must provide relocation of any occupants from units or buildings where rehabilitation has the potential to create or disturb lead paint hazards. For owner-occupied rehabilitation projects using HOME assistance, a lead paint inspection will be required on pre-1978 homes. If lead paint is found, mitigation measures are required when the cost of mitigation and rehabilitation are within the per project limits established for the program. The HOME program requires lead screening in housing built before 1978 for their Owner Occupied Rehabilitation Assistance Program.

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

The state CDBG, HOME, NHTF, ESG, SF HOPWA and other federal grants will continue to support programs and organizations that provide assistance and economic opportunities for homeless, extremely low, very low, low and moderate income persons and for populations with special needs. Funds will continue to be used to support subsidized housing, food and healthcare programs, and emergency services.

The state will continue to use Weatherization Assistance Program and Low-Income Home Energy Assistance Program funds to assist low-income households to reduce energy costs; particularly the elderly, persons with a disability and households with children. Increasing the energy efficiency of homes has been an effective mean to reduce the number of poverty-level families by increasing the

amount of funds that may be used for other household needs

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

The State plan to continue and promote collaborative efforts with local governments and housing authorities in the state. The State will also continue to partner with non-profit housing developers; especially state certified Community Housing Development Organizations (CHDOs) to develop, own and sponsor affordable housing projects. In addition, the State will continue to coordinate its efforts with local banks, mortgage lenders, and financial institutions in the development of affordable housing and economic development projects.

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

LHC's "Community Connections" housing conference held in April, 2019 brought together housing professionals from all over the state and nation to discuss various issues related to the provision of affordable housing. The State plans to continue this collaborative endeavor to broaden relationships with local governments, affordable housing partners, and service provider agencies to identify and ameliorate policies that have a negative effect on affordable housing and enhance coordination. The State has also executed a Memorandum of Understanding (MOU) with the U.S. Department of Agriculture Rural Development to coordinate efforts promoting affordable housing. All affordable rental housing applications utilizing HOME funds are required to submit a certification that the local offices of HUD and Rural Development were contacted concerning the construction of the proposed project. Developers must hold public hearings to gather feedback on development plans and acknowledge in writing that the construction of the proposed project will not have an adverse impact on existing developments. All projects seeking points for providing special need services are required to have agreements with service providers in place prior to commitment agreements are executed.

### **Discussion:**

The selection criteria under the HOME, NHTF and Low Income Housing Tax Credits Programs have been and will continue to be structured to address Louisiana's identified housing priorities and to provide for coordination with the Louisiana Department of Economic Development, U. S. Department of Agriculture Rural Development, and local housing authorities.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

#### Introduction:

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

##### Reference 24 CFR 91.320(k)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	97%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.320(k)(2)

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

as follows:

The State of Louisiana utilizes only forms of investment that are included in Section 92.205 (b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Resale/or Recapture Provisions- Federal regulations for the HOME Program specify certain requirements for resale restrictions or recapture provisions when HOME funds are used to assist with a homeownership purchase, whether the purchase is with or without rehabilitation. These provisions are imposed for the duration of the period of affordability on all HOME assisted homebuyer projects through a written agreement with the homebuyer. Enforcement mechanisms are liens, deed restrictions, or covenants running with the land. The HOME written agreement shall accurately disclose the resale or recapture provisions and the enforcement mechanism with the homebuyer before or at the time of sale. The HOME assisted unit must be the principal residence of the homebuyer throughout the period of affordability. The "Resale or Recapture Provisions" (see Appendix D) are triggered by the non-owner occupancy (either voluntary or involuntary) of the HOME assisted unit or any transfer of title, during the HOME period of affordability (See Appendix D).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The period of affordability is determined by the amount of the HOME fund investment in accordance with 24 CFR 92.254(a) (4); (see Appendix D). To ensure affordability, the State will, at its option, impose either resale or recapture requirements conforming to the standards of 24 CFR 92.254. The minimum amount of HOME Funds authorized to be recaptured by the State shall be the principal amount of the blended first mortgage times the percentage of the principal amount of such loans representing HOME Funds, as specified in the Agency's Arbitrage Certificate for the series of bonds which financed such loan. In cases where the homebuyer assistance is provided through a CHDO or State Recipient or other non-profit directly using HOME funds that are not part of a bond issue, the State will apply the recapture provision during the period of affordability to HOME funds that are used to enable the homebuyer to purchase the unit. The Recapture period shall be that which is required by the federal regulations at the time the assistance was provided. Prior to the funding of homebuyer assistance, a written loan agreement will be required between the State (LHC) or its administrating sub-recipient (CHDO, State Recipient, etc.) and the homebuyer. The written agreement will specify all recapture provisions as well as all other applicable requirements

of the program (see Appendix D).

It shall be the policy of the State to prohibit the subordination of its lien interest on a property subsidized with HOME Funds unless the residual equity available after the new debt is placed on the property is sufficient to allow recapture of the HOME subsidy. If the residual equity available is sufficient to allow for recapture, the State shall give written permission to the homeowner to allow for the refinancing. During the period of affordability, no such homeowner will be permitted to refinance the property without the prior written approval of the State. It shall be the policy of the State to use its authority to forgive a portion or all of a HOME-funded loan made through the Single Family Homebuyer Program with good reason, consistent with the HOME rules and regulations, and with the approval of the Executive Director of the Louisiana Housing Corporation.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The State does not intend to use FY 2022 HOME funds to refinance existing debt secured by multifamily housings. If the State of Louisiana uses HOME funds to refinance existing debt secured by multifamily housing, it will only be provided in accordance with 24 CFR 92.206 (b).

### **Emergency Solutions Grant (ESG) Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

Each Continuum of Care must develop written standards to ensure that ESG providers are coordinating services with the objective of assisting those persons experiencing homelessness to rapidly regain housing. All recipients of ESG funding must adhere to the local CoC standards.

As part of the program requirements for implementation of the Emergency Solutions Grant Program, recipients are required develop policies and procedures for coordination of service delivery.

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

In an effort to meet requirements from HUD to establish a centralized or coordinated assessment system, the state has worked with the Louisiana Network Data Consortium (LSNDC) and each CoC to development and implement an assessment tool. The assessment tool known as the Vulnerability Index Service Prioritization and Decision Assistance Tool (VI-SPDAT) is an effective tool designed to implement an effective approach to access and assessment. The tool will be incorporated into ServicePoint and all homeless service providers receiving funding will be required to use the VI-SPDAT assessment tool and enter the data into ServicePoint. This common assessment tool will be utilized by all Continuums. Access to services differs in each region however within a CoC everyone will be assessed in the same manner and services are coordinated, therefore a client can present at any access point and be assessed for housing needs and placement.

Applicants for the ESG Program shall be required to incorporate into their proposal plans a description of the “coordination and linkage of the proposed project with available community resources” and “the extent to which the proposed activities will complete the development of a comprehensive system of services which will provide a continuum of care to assist homeless persons to achieve independent living.”

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The State LHC shall continue use of a geographic allocation formula in the distribution of the State's ESG funding to ensure that each region of the State is given a specified minimum of State ESG grant assistance for eligible ESGP projects. The State will issue a request for proposals upon notification of the state ESG allocation, each jurisdiction electing to submit an application will solicit for proposals from the public. The local government or Continuum of Care can submit an application to the state for funding. Private and faith-based nonprofit organizations are eligible to apply for funding. All applications must demonstrate collaboration with local mainstream service providers and homeless provider groups. Competing applications for each region's allocated grant amounts will be evaluated and scored. Each governmental applicant will receive written notification of the award.

Previous recipients of State Grant amounts are eligible to apply, however, expenditure patterns and deliverable performance will be reviewed in evaluating such applicant's ability to implement and complete Program activities on a timely basis.

Regional funding amounts for which applications are not received shall be subject to statewide competitive award to applicants from other regions and/or shall be reallocated among other regions in accordance with formulations consistent with regional allocation factors.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with



homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

In accordance with 24 CFR 576.405, the state requires all agencies selected for funding meet the homeless participation requirement. The state grants no exceptions to the regulation.

5. Describe performance standards for evaluating ESG.

LHC has implemented performance based contracts system allows the state to track program performance both positive and negative. Performance-based contracting methods are intended to ensure that required performance quality levels are achieved and that total payment is related to the degree that services performed or outcomes achieved meet contract standards. The performance based contract will motivate contractors to perform at optimal levels and to encourage contractors to increase efficiency and maximize performance.

The ESG performance standards are based on the programs activities. The state works diligently with providers to ensure quality level data is entered into HMIS, producing quality data reports. The programs are continually evaluated for performance based on number of clients and services and expenditure rates.

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

☒ Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

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

If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Eligibility to apply for NHTF funds will generally be the same as required by NHTF regulations with modifications, where allowed, to conform to the adopted QAP and general LHC policies. Eligible applicants/recipients of NHTF funds include nonprofit and for-profit developers, public housing agencies, and municipalities. In accordance with the definition at 24 CFR 93.2, recipients must:

(1) Make acceptable assurances to the grantee (LHC) that it will comply with the requirements of the NHTF program during the entire period that begins upon selection of the recipient to receive NHTF funds, and ending upon the conclusion of all NHTF-funded activities; (2) Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity; (3) Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with NHTF funds to ensure compliance with all applicable requirements and regulations of such programs; and (4) Have demonstrated experience and capacity to develop an eligible NHTF activity as evidenced by its ability to own, construct, rehabilitate, manage and operate an affordable multifamily rental housing development.

b. Describe the grantee’s application requirements for eligible recipients to apply for HTF funds.

If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

(1) Program funds allocated annually to the State by HUD shall be awarded to eligible applicants through a formal NOFA application process. Submission requirements for project applications will be developed annually by LHC for a joint Application for both National Housing Trust Fund and Low Income Housing Tax Credits funding. (2) Program funds will be awarded according to the Housing and Economic Recovery Act of 2008, federal regulations and guidelines, and the final approved QAP. The Selection Criteria for the final approved FY 2022 QAP are included in this annual plan as **Appendix E**. In addition to the specific requirements of the QAP, the following threshold criteria must exist in any Application to be considered for a NHTF award: 1) the project must include the creation or preservation of permanent rental housing (transitional housing and shelters are not eligible); 2) the housing must remain affordable via deed restrictions for at least 30 years; 3) at least one of the State’s Consolidated Plan housing priorities must be addressed and 4) there must be a reasonable expectation that the

project will be ready to proceed within 12 months.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

The Selection Criteria for the final approval 2022 QAP are included in this plan as **Appendix E**. Under the selection criteria points will be awarded to the degree that the application meets or exceeds the minimum requirements that are established. Scores are reflective of the priorities established for the current year. Projects will be awarded based on their scores after satisfying threshold requirements. The highest scoring project will be funded first and each successive score will be funded until the available funds are exhausted. The annual application packet shall be made available to eligible applicants and interested parties upon request at the same time and manner as applications for low income housing tax credits.

d. Describe the grantee’s required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Projects that conform to a governmental priority will receive preference when:

- Project Located in Difficult Development Area (DDA), or Choice Neighborhood Initiative (CNI);
- Rural Area Project (as defined in the QAP glossary) (NHTF Priority: Geographic Diversity); and
- Area of Demonstrated Needs (as defines in NOFA of RFP)

e. Describe the grantee’s required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

The State considers readiness to proceed in a timely manner to be a threshold matter. Therefore no preference will be given to projects based on the readiness to proceed. LHC will not fund any project that does not indicate in its application the ability to start construction within 12 months of the date of contract between the recipient and the State. Furthermore, the State will continue to follow its established practice of putting benchmarks in written agreements and imposing sanctions up to and including canceling the project if they are not met.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

For the 2022 program year, the State is considering project based rental assistance as a threshold item. The State may award project based vouchers through the Louisiana Housing Authority (LHA) to all recipients of HTF funding. Louisiana Housing Authority is the State Public Housing Authority (PHA) entity. If all available LHA project based vouchers are exhausted, the State may revise this item to require that applicants have firm commitments from another PHA or HUD to provide project based vouchers or the State may revise its plan so as to provide operating cost assistance that is designed to make up the difference in operating income lost by the project making units available to extremely low-income families.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The State will prioritize projects that are located in Difficult Development Area (DDA) or Choice Neighborhood Initiative (CNI) Development and/or which have characteristics that support long term affordability (such as green building). The priority will be exhibited through the awarding of points during the application process. The following areas will be considered:

Neighborhood Features: Points in this section are capped by the applicant's selection and verified through the commissioned market study. Points will be awarded for services located within the specified distance of the site inclusive of but not limited to accessibility to grocery, public library,

hospital/doctor office or clinic, bank/credit union (must have live tellers), elementary school, post office, pharmacy/drug store, public transportation (shuttle services excluded), etc.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

NHTF priority preference will be evidenced by the State awarding the following points to project applicants:

Extended Affordability Agreement (Lease to own projects ineligible\*) (Only one selection allowed - Maximum 4 points allowed)

Project will execute agreement in which Owner irrevocably waives its rights under the provisions of I.R.C. §42(h)(6)(E) and (F) until after the:

- (i) 35th year            5 Points
- (ii) 40th year           6 Points
- (iii) 45th year          7 Points

Lease to own projects ineligible; not eligible if executing Corporation's Option to Purchase and Right of First Refusal Agreement.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The State will give priority to projects that have non-federal funding. This will be exhibited through the awarding of the following points to applicants: A. Leverage for Disability Funding (Non-Governmental Support) with support documentation from the funding entity and calculations supporting the selection must be included in the application submission. Leverage must consist of a specified amount of non-

governmental funds used for persons with disabilities throughout the project's compliance period. B. Project's TDC per unit is at least 15% below the maximum TDC/unit. Calculations supporting the selection must be included in the application submission.

Local governmental support that is evidenced by a signed commitment of the award of funds to the project such as the following will receive a preference for NHTF funds:

- Waiving water and sewer tap fees;
- Waiving building permit fees;
- Foregoing real property taxes during construction;
- Contributing land for project development;
- Providing below market rate construction and/or permanent financing;
- Providing an abatement of real estate taxes, PHA contributions or other governmental contributions.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

**6. Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

**7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.**

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

Maximum Per-Unit Development Subsidy for housing assisted with HTF funds as of 3/17/2022 is included in this submission as "**Attachment G**" (Maximum HOME and HTF Per Unit Investment); please see the attachment below.

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

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

Written Rehabilitation Standards are included in this submission as "**Attachment F**"; please see the attachment below.

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

N/A

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

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

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

Multifamily projects that receive NHTF funds for rehabilitation may utilize those funds to refinance existing debt consistent with 24 CFR 93.201(b) if they meet the following guidelines: 1. Refinancing is necessary to reduce the overall housing costs and to make the housing more affordable and proportional to the number of HTF- assisted units in the rental project. 2. Rehabilitation is the primary eligible activity (at a minimum, greater than 51% of the rehabilitation activity). A minimum of \$7,500 of rehabilitation per unit is required. The proportional rehabilitation cost must be greater than the proportional amount of debt that is



refinanced. 3. The grantee must demonstrate management capacity and practices that ensure that the long term needs of the project can be met and the targeted population can be served over an extended affordability period. 4. The grantee must demonstrate that the new investment is being made to maintain current affordable units, to create greater affordability in current affordable units, to create additional affordable units, or to continue the affordability of units that could be lost. 5. Refinancing will be limited to projects that have previously received an investment of public funds. 6. The minimum NHTF affordability period shall be thirty (30) years. 7. NHTF funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG. 8. Refinancing will only be allowed for projects that can produce estoppel letters from all current debt or lien holders. The estoppel letters must state clearly that there is not currently an instance of default or any condition that, if persisting, would lead to an instance of default over the next two years. Also, the letter must state that the current debt/ lien holders have no plans to seek remedy for any existing condition by means of foreclosure, deed in lieu of foreclosure or a dation en paiement.

**Discussion:**

