

2026 Annual Action Plan

Community Development Block Grant
HOME Investment Partnerships Program



Terrebonne Parish Consolidated Government
Department of Housing and Human Services
Community Development Division



Executive Summary

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

1. Introduction

Terrebonne Parish Consolidated Government receives federal entitlement funding from two programs, the Community Development Block Grant Program, and the HOME Investment Partnerships Program. It is anticipated that in Year 2 of the 2025-2029 Strategic Plan, these two grant programs combined will bring \$1,161,185.79 into the Parish to support affordable housing, homeless, and community development projects. It is anticipated that in Year 2 of the plan, program income will bring \$15,000.00. Prior year resources in the amount of \$715,643.50 from the Community Development Block Grant Program and \$1,754,209.06 from the HOME Investment Partnerships Program bring the total resources for the second year of the Consolidated Plan to \$3,646,038.35.

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.

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The Terrebonne Parish Consolidated Government Department of Housing & Human Services' specific objectives and outcomes to address identified needs include:

To ensure the sustainability of decent affordable housing for low-income homeowners;

To provide affordability and increase the availability of decent rental housing;

To provide availability and increase accessibility to economic opportunities; and

To continue to collaborate with homeless providers to offer a seamless continuum of services.

Specific activities to support these objectives and proposed outcomes can be found in Section 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.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. Terrebonne Parish Consolidated Government's Department of Housing and Human Services has had a successful track record of providing programs and services to address the needs of its low-income citizens for over thirty years. One of the most long-running CDBG programs to address the condition of Terrebonne's housing stock is the owner-occupied housing rehabilitation program. This program provides housing repair activities for lower-income households, especially the elderly that independently cannot physically or financially preserve their homes. CDBG has also funded many sewer, water and infrastructure projects to improve the quality of life in low-income communities throughout the Parish. Terrebonne Parish has provided over five hundred first-time homebuyers with down-payment and closing costs utilizing HOME Investment Partnerships Program funding. Unfortunately, Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds have been reduced by more than 50% in the last 20 years. Because of these continual annual cuts in funding, many programs including the First Time Homebuyer Program have been discontinued. Details of past performance can be found in Terrebonne's Consolidated Annual Performance and Evaluation Reports (CAPERs).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

Terrebonne Parish Consolidated Government's Department of Housing and Human Services began the consolidated plan citizen participation process in September 2024 with the launch of a public and agency survey. Additionally, in March of 2025 announcement of public meetings to be held on the 2025-2029 Consolidated Plan. Notice of the public meetings and surveys were advertised in Terrebonne Parish's official journal, The Houma Courier, the Parish website, and the Parish Facebook page. The survey was posted on the website, Facebook page, Housing and Human Services' lobby, the Parish's main lobby, the Parish's Council room, and every Parish library. The public was given the opportunity to comment on funding for future community development programs and to express their needs and priorities for consideration.

As part of the required consolidated plan consultation process, Terrebonne Parish Consolidated Government consulted with public and private not-for-profit agencies that provide human services, housing and homeless supportive services. These agencies include Start Corporation, Options for Independence, Houma-Terrebonne Housing Authority, Terrebonne Parish Section 8, Terrebonne Parish Head Start, the Louisiana Coastal Homeless Coalition and the Terrebonne Parish Human Development Division.

In accordance with the Terrebonne Parish Citizen Participation Plan, this plan will be made available to the public for comment for a period of 30 days.

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.

Community surveys and comments expressed a need for housing repair, affordable rental housing, and affordable homeowner housing.

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

No comments or views were rejected.

7. Summary

This plan was developed to address the needs of Terrebonne Parish’s low-income community as a result of citizens' views and the experience of agencies that serve Terrebonne’s low-income, elderly, homeless and disabled residents. The needs expressed during this process align with the results of the analytical parts of the document drawn from the U.S. Census Bureau’s American Community Survey and CHAS data as provided by HUD.

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

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

Describe the agency/entity 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	HOUMA	
CDBG Administrator	HOUMA	Department of Housing and Human Services
HOME Administrator	HOUMA	Department of Housing and Human Services
ESG Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency in coordinating the consolidated planning process is the Terrebonne Parish Department of Housing and Human Services. This institutional structure provides a suitable model for coordination of this strategy, since all federal and state programs that benefit low-income residents must in some way coordinate with the Housing and Human Services Department.

An important strength in the local system is that one primary Parish agency, the Department of Housing and Human Services, administers the funding for all HUD entitlement and State entitlement programs.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Terrebonne Department of Housing and Human Services Community Development Division collaborates with public and private community service agencies on a continual basis to identify and address housing, homeless and public service needs.

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

The Terrebonne Parish Department of Housing and Human Services coordinates all Section 8, Family Self-Sufficiency, Community Development Block Grant Entitlement, HOME Entitlement, Head Start, Community Services Block Grant, Low Income Home Energy Assistance and Louisiana Emergency Solutions Grant Programs. Through a long-lasting partnership with the Houma-Terrebonne Housing Authority and many other private non-profit housing agencies in Terrebonne Parish that serve low-income and homeless citizens, coordination of services and referrals are made regularly. A relationship is maintained with mental health and homeless providers through the local Continuum of Care, the Houma Region of Louisiana Balance of State Continuum of 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.

The Department's Community Development Division coordinates services with Start Corporation, the lead local Continuum of Care agency and other member service providers that assist the homeless and at-risk of homeless populations on a regular basis. Community Development Block Grant public service dollars are allocated annually to supplement Louisiana Emergency Solutions Grant Program funds for the operation of the Beautiful Beginnings Center; Terrebonne Parish’s homeless facility for families with children. In addition, HOME funds are used to support a Tenant Based Rental Assistance Program that provides rental subsidies for up to 24 months to persons successfully exiting a homeless shelter and are working at least 30 hours per week. The Department was also awarded Rapid Re-Housing funds from HUD through the Continuum of Care application process. The Rapid Re-Housing Program addresses the unmet need of permanent housing and supportive services for homeless individuals and families. The Program is projected to provide rental housing subsidies for thirteen families annually.

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

Terrebonne Parish Consolidated Government is a member agency of the Louisiana Balance of State Continuum of Care and the local (Houma Region) Coalition. TPCG's Community Development Division participates in the development of the Continuum of Care's allocation of funds, performance standards, outcomes and HMIS policy and procedures by attending regularly scheduled and grant planning meetings.

Terrebonne Parish Consolidated Government has a "good standing" member designation, which allows for participation in votes of the Continuum of Care full membership regarding funding, policies, and procedures. It also allows for the submission of project applications to the collaborative applicant for inclusion under the Continuum of Care collaborative application and eligibility to apply for statewide Emergency Solutions Grant Program funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	OPTIONS FOR AFFORDABLE HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of Options for Affordable Housing completed a housing and non-housing needs assessment relating to the 2025-2029 Consolidated Plan. The Community Development Division coordinates with this agency that is a designated Community Housing Development Organization (CHDO) on a continual basis to address affordable rental housing needs.
2	Agency/Group/Organization	START CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Start Corporation Operations Director and Youth Services Director completed a housing and non-housing needs assessment relating to the 2025-2029 Consolidated Plan. The Community Development Division coordinates with this agency that is a designated Community Housing Development Organization (CHDO) on a continual basis to address affordable rental housing and homeless needs. The Department is member of the local homeless continuum of care known as the Louisiana Coastal Homeless Coalition, in which Start is the lead agency. The Department also contracts with Start for the operational management of its homeless shelter, the Beautiful Beginnings Center on an annual basis.
3	Agency/Group/Organization	Bunkhouse Inn
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Bunk House Inn Owner/Operator completed a housing and non-housing needs assessment as it relates to the 2025-2029 Consolidated Plan. The Community Development Division coordinates with this agency that is a co-member of the Louisiana Balance of State CoC on a continual basis to address homeless needs.

4	Agency/Group/Organization	Terrebonne Parish Head Start
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Terrebonne Parish Head Start Administrator completed a housing and non-housing needs assessment relating to the 2025-2029 Consolidated Plan. This agency is a Department of Housing and Human Services Division and coordinates with the Community Development Division on a continual basis to address economic opportunities and anti-poverty strategies for families the Division serves.
5	Agency/Group/Organization	Terrebonne Parish Section 8 Program
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Terrebonne Parish Housing Choice Voucher Program Administrator completed a housing and non-housing needs assessment relating to the 2025-2029 Consolidated Plan. This agency is a Department of Housing and Human Services Division and coordinates with the Community Development Division on a continual basis to address housing and non-housing special needs.
6	Agency/Group/Organization	Terrebonne Parish Human Development Division
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Terrebonne Parish Human Development Administrator completed a housing and non-housing needs assessment relating to the 2025-2029 Consolidated Plan. This agency is a Department of Housing and Human Services Division and coordinates with the Community Development Division on a continual basis to address housing and non-housing special needs.
7	Agency/Group/Organization	CATHOLIC CHARITIES, DIOCESE OF HOUMA-THIBODAU
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An Associate Director of Individual and Family Assistance completed a housing and non-housing needs assessment relating to the 2025-2029 Consolidated Plan. The Community Development Division coordinates with Catholic Charities on a continual basis by providing referrals for assistance to homeless families and non-homeless families in need of support services.
8	Agency/Group/Organization	Houma Terrebonne Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of the Houma-Terrebonne Housing Authority (HTHA) completed a housing and non-housing needs assessment relating to the 2025-2029 Consolidated Plan. The Community Development Division coordinates with the HTHA on a continual by providing referrals for assistance to homeless families and non-homeless families in need of support services.

9	Agency/Group/Organization	Terrebonne Parish School District/Title IX-McKinney-Vento Program
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Terrebonne Parish School District's Homeless Liaison completed a housing and non-housing needs assessment as it relates to the 2025-2029 Consolidated Plan. The Community Development Division coordinates with this agency that is a co-member of the Louisiana Coastal Homeless Coalition on a continual basis to address homeless needs.

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

Broadband Internet Service Providers: According to the FCC National Broadband Map, the entirety of Terrebonne Parish is covered. As a result, no agencies were consulted.

Emergency Management Agencies: The Department of HHS maintains a close working relationship with the Office of Emergency Preparedness- the Director is the Mass Care Manager.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Louisiana Balance of State Continuum of Care (LA BOSCO)	The strategic plan provides for a set of goals for addressing homelessness that are in line with the goals set by the membership of the Louisiana Balance of State Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Terrebonne Parish Consolidated Government (TPCG) works closely with the Houma Terrebonne Housing Authority and other departments within the local government in the provision of programs to address local issues covered by the Consolidated Plan. The Community Development Division is part of the Housing and Human Services Department, which coordinates unduplicated services with the Section 8, Head Start and Human Development Divisions.

TPCG also coordinates with the Louisiana Housing Corporation where it is possible to serve Terrebonne Parish residents.

AP-12 Participation – 91.105, 91.200(c)

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

The Department of Housing and Human Services began the citizen participation process with a public notice that was published in the Houma Courier, which is the official journal of Terrebonne Parish Consolidated Government, announcing that the draft 2026 Annual Action Plan was being prepared and the first public hearing was scheduled for April 28, 2026, to discuss the plan with stakeholders. Another public hearing took place on May 26, 2026. A public notice was published in the Houma Courier announcing that the draft 2026 Annual Action Plan was available for review and public comment for a thirty (30) day period. The review and comment period began on Friday, May 1, 2026, and concluded on Monday, June 1, 2026. The public hearings were held from 5:00 pm to 5:30 pm at the Department of Housing and Human Services. During the same time the publication in the Houma Courier took place, a public notice on the parish website was posted.

Goal setting was based on the needs (request for assistance) of Terrebonne Parish’s low-income community, the experience of agencies that serve Terrebonne’s low-income, elderly, homeless, and disabled residents, as well as the needs expressed during the Annual Action Plan and 5-Year Consolidated Plan process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Low attendance	The program needs to focus on decent, safe, affordable housing with repairs, rental assistance, and security deposit assistance.	None	
2	Public Hearing	Non-targeted/broad community	Low attendance	The program needs to focus on decent, safe, affordable housing with repairs, rental assistance, and security deposit assistance.	None	
3	Newspaper Ad	Non-targeted/broad community	N/A	None	None	
4	Internet Outreach	Non-targeted/broad community	N/A	None	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Terrebonne Parish Consolidated Government receives federal entitlement funding from two programs, the Community Development Block Grant Program and the HOME Investment Partnerships Program. It is anticipated that in Year 2 these two grant programs combined will bring \$1,161,185.79 into the Parish to support affordable housing, homeless, and community development projects. It is anticipated that in Year 2 of the plan, program income will bring \$15,000.00. Prior year resources in the amount of \$715,643.50 from the Community Development Block Grant Program and \$1,754,209.06 from the HOME Investment Partnerships Program bring the total resources for the second year of the

Consolidated Plan to \$3,646,038.35.

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	816,077.00	0.00	715,643.50	1,531,720.50	2,448,231.00	The expected amount for the remainder of ConPlan is the annual allocation times 3 (remaining years left). Prior year resources consist of unspent 2025 funds being carried over to 2026.

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	345,108.79	15,000.00	1,754,209.06	2,114,317.85	1,035,326.37	The expected amount for the remainder of ConPlan is the annual allocation times 3 (remaining years left). Prior year resources consist of funds unspent in prior years that have been allocated to the Housing Initiative Project that will start in 2026. Breakdown of Prior Year Resources: \$131,836.19(M-20-MC-22-0209); \$228,127.66(M-21-MC-22-0209); \$379,334.70(M-22-MC-22-0209); \$378,167.40(M-23-MC-22-0209); \$319,209.72(M-24-MC-22-0209); \$317,533.39(M-25-MC-22-0209).

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	0.00	0.00	0.00	0.00	0.00	

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 funds will leverage Head Start dollars by funding the cost of two classrooms and supplementing program delivery. These funds will also leverage State Emergency Solutions Grant dollars that fund the operation of Terrebonne's homeless facility for families with children. HOME match will be satisfied with Parish general funds.

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

Terrebonne Parish Consolidated Government will continue to donate adjudicated property to non-profit developers for the development of affordable housing.

Discussion

The US Department of Housing & Urban Development has allocated 1,161,185.79 million in CDBG and HOME funds to Terrebonne Parish Consolidated Government for the FY 2026 program year. These funds will be used to provide housing and public service programs as described further in the 2026 Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Head Start Operations	2025	2029	Non-Housing Community Development	Parishwide	Head Start/Child Care Centers	CDBG: \$1,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 220 Persons Assisted
2	Tenant Based Rental Assistance	2025	2029	Affordable Housing Public Housing	Parishwide	Affordable Rental Housing	CDBG: \$50,000.00	Tenant-based rental assistance / Rapid Rehousing: 22 Households Assisted
3	Owner-Occupied Housing Rehabilitation	2025	2029	Affordable Housing	Parishwide	Affordable Owner Housing	CDBG: \$530,450.45 HOME: \$203,831.59	Homeowner Housing Rehabilitated: 16 Household Housing Unit
4	Homeless Shelter Operations	2025	2029	Homeless	Parishwide	Emergency Shelter	CDBG: \$121,411.55	Homeless Person Overnight Shelter: 75 Persons Assisted
5	Community Development Housing Organizations	2025	2029	Affordable Housing	Parishwide	Affordable Rental Housing	CDBG: \$51,766.32	Rental units constructed: 1 Household Housing Unit
6	New Construction	2025	2029	Affordable Housing	Parishwide	Affordable Rental Housing	HOME: \$5,000.00	Rental units constructed: 13 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Head Start Operations
	Goal Description	Childcare development activities are an important component in securing self-sufficiency for low-income families. CDBG funds will supplement the cost-of-service delivery and afford the lease of two classrooms, which will benefit 200 low income families.
2	Goal Name	Tenant Based Rental Assistance
	Goal Description	Provision of rental subsidies to families successfully exiting temporary shelter for up to twenty-four months to ease the burden of rent while attempting to become self-sufficient. Provides security and utility deposits for applicants on the Section 8 waiting list who are either disabled, elderly, or homeless.
3	Goal Name	Owner-Occupied Housing Rehabilitation
	Goal Description	Housing rehabilitation, emergency repair, modifications for disabled homeowners to improve sustainability and affordability of owner-occupied housing.
4	Goal Name	Homeless Shelter Operations
	Goal Description	Provision of temporary housing and supportive services that promote self-sufficiency for families with children. CDBG will provide matching funds to leverage competitive Emergency Solutions Grant funding for the operation of the Beautiful Beginnings Center.
5	Goal Name	Community Development Housing Organizations
	Goal Description	Allocation of at least 15% of annual Home Investment Partnerships Program funds to certified Community Development Housing Organizations as required by HUD for the provision of affordable housing.

6	Goal Name	New Construction
	Goal Description	The project will re-house public housing residents who have been displaced as a result of the substantial damage caused by Hurricane Ida to Bayou Towers public housing for the elderly. Development of resources needed to create a well-balanced living environment.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects have been assigned for 2026 to address priority needs. Needs are based on demand, consultation from non-profit service providers and community input.

Projects

#	Project Name
1	CDBG Administration
2	CHDO Housing Development
3	Head Start Operations
4	HOME Administration
5	Homeless Shelter Operations
6	Housing Rehabilitation
7	Rehabilitation Administration
8	Tenant Based Rental Assistance
9	Housing Initiative

Table 7 - Project Information

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

The projects listed above were selected in accordance with their consistency with the priorities established through the Consolidated Plan public meetings, demand for services and agency surveys. These projects meet needs enumerated in the needs assessment and prioritization process to the extent that funding is available. The weather in South Louisiana is conducive to exacerbating normal wear and tear of housing material, while storms frequently deplete the affordable housing stock. Funds are focused on replenishing these resources.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Parishwide
	Goals Supported	Head Start Operations Owner-Occupied Housing Rehabilitation Homeless Shelter Operations
	Needs Addressed	Head Start/Child Care Centers Emergency Shelter Affordable Rental Housing
	Funding	CDBG: \$163,215.00
	Description	Management, oversight, and coordination of the Community Development Block Grant Program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Administration Office is located at 4800 Highway 311, Houma, LA 70360
	Planned Activities	Administration and oversight.
2	Project Name	CHDO Housing Development
	Target Area	Parishwide
	Goals Supported	Community Development Housing Organizations
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$282,913.10
	Description	Loan assistance to designated CHDO's to develop, purchase and rehabilitate affordable housing units that will be made available to lower income families.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 duplex that will provide affordable housing for low-income families. The affordability period will be 20 years. TPCG continues to allocate its required annual CHDO allocation until enough funds are available to construct an affordable rental unit.
	Location Description	The location is to be determined.
Planned Activities	Development of an affordable duplex rental unit.	

3	Project Name	Head Start Operations
	Target Area	Parishwide
	Goals Supported	Head Start Operations
	Needs Addressed	Head Start/Child Care Centers
	Funding	CDBG: \$1,000.00
	Description	Activities include funding the rental cost of classroom sites and other costs associated with service delivery. Individual applications will be taken to determine income eligibility. CDBG National Objective Eligibility 570.208(a)(2)(B) Activities benefiting low- and moderate-income person/Limited clientele activities/Family size and income.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 220 low-income households will benefit.
	Location Description	Head Start Administration is located at 4800 Highway 311, Houma, LA 70360
	Planned Activities	Activities include funding the rental cost of classroom sites and other costs associated with service delivery. Individual applications will be taken to determine income eligibility. CDBG National Objective Eligibility 570.208(a)(2)(B) Activities benefiting low- and moderate-income person/Limited clientele activities/Family size and income.
4	Project Name	HOME Administration
	Target Area	Parishwide
	Goals Supported	Tenant Based Rental Assistance Owner-Occupied Housing Rehabilitation Community Development Housing Organizations
	Needs Addressed	Affordable Rental Housing Affordable Owner Housing
	Funding	HOME: \$39,850.42
	Description	Program oversight, coordination, and planning.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Administration Office is located at 4800 Highway 311, Houma, LA 70360
	Planned Activities	Program oversight, coordination, and planning.
5	Project Name	Homeless Shelter Operations
	Target Area	Parishwide
	Goals Supported	Homeless Shelter Operations
	Needs Addressed	Emergency Shelter
	Funding	CDBG: \$121,411.00
	Description	Local match for the State Emergency Solutions Grant that finances the operation of the Beautiful Beginnings homeless shelter for families. CDBG National Objective Eligibility 570.208(a)(2)(i)(A) Activities benefiting low- and moderate-income person/Presumed low-income/homeless persons.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated that 35 extremely low-income, homeless families will benefit. 75 persons.
	Location Description	300 Bond Street, Houma, LA 70360
	Planned Activities	Emergency housing and supportive services that promote self-sufficiency.
6	Project Name	Housing Rehabilitation
	Target Area	Parishwide
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Affordable Owner Housing
	Funding	CDBG: \$1,048,783.00 HOME: \$488,069.47

	Description	Rehabilitation of owner-occupied single-family units to meet code. Individual applications are taken to determine eligibility. CDBG National Objective Eligibility 570.208(a)(3) Activities benefiting low- and moderate-income persons/Housing activities/Home Investment Partnership Program Eligibility 92.205 (a)(1) and (4).
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 16 low-income homeowner families with benefit from these activities.
	Location Description	Administration office is located at 4800 Highway 311, Houma, LA 70360 Activity addresses are to be determined.
	Planned Activities	Owner-occupied housing rehabilitation and emergency repair.
7	Project Name	Rehabilitation Administration
	Target Area	Parishwide
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Affordable Owner Housing
	Funding	CDBG: \$197,311.50
	Description	Project delivery and service costs associated with the administration of the housing rehabilitation reconstruction program, which includes application intake, eligibility screening, case management, inspections and construction management. CDBG National Objective Eligibility 570.208(a)(3) Activities benefiting low- and moderate income persons/Housing activities.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 16 low-income homeowner families, 50 individuals will benefit.
	Location Description	Administration office is located at 4800 Highway 311, Houma, LA 70360
	Planned Activities	Inspections, application in-take, case management and construction management.
8	Project Name	Tenant Based Rental Assistance
	Target Area	Parishwide

	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$203,484.86
	Description	The Terrebonne Parish TBRA Program provides rental assistance payments to homeless families for up to 24 months. Individual applications are taken to determine if applicants meet HUD income guidelines and definition of homeless. A referral from a homeless assistance agency must be submitted with each application. Participants must be working or enrolled in school to remain eligible. The security and utility deposit only component uses the Section 8 waiting list. HOME Investment Partnership Program Eligibility 92.209 Tenant Based Rental Assistance
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	22 Homeless families transitioning to self-sufficiency.
	Location Description	Program office is located at 4800 Highway 311, Houma, LA 70360
	Planned Activities	Rental subsidies and deposits for families successfully exiting temporary shelter, Section 8 waiting, or transitional housing.
9	Project Name	Housing Initiative
	Target Area	Parishwide
	Goals Supported	New Construction
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$1,100,000.00
	Description	The project will re-house public housing residents who have been displaced as a result of the substantial damage caused by Hurricane Ida to Bayou Towers public housing for the elderly. Development of resources needed to create a well-balanced living environment.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at least 20 elderly persons will benefit from this project.
	Location Description	Project location is Saints Circle, Houma, LA 70363

Planned Activities	Construction of 13 one-bed duplexes. Land acquisition.
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AP-50 Geographic Distribution – 91.220(f)

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

Assistance will be available to eligible low-income citizens throughout the entire entitlement area parish wide.

Geographic Distribution

Target Area	Percentage of Funds
Parishwide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Terrebonne Parish Consolidated Government adheres to the belief that it is important for community development activities to benefit the citizens and areas throughout the parish. As CDBG and HOME funds are targeted to benefit very low to low-income persons, these monies are used for parish-wide projects and programs that directly benefit the intended groups.

Discussion

Terrebonne Parish covers a fairly big geographical area where low-income families are spread out throughout the entire parish. The program's focus is to help as many eligible individuals or families allowable with the resources available-parish wide.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	29
Special-Needs	0
Total	39

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	22
The Production of New Units	1
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	39

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The goals listed above are projections for activities funded by the Community Development Block Grant and Home Investment Partnerships Programs. It is anticipated that TPCG will continue to work with local non- and for-profit agencies to provide additional programs that support affordable housing and sustainability.

AP-60 Public Housing – 91.220(h)

Introduction

The Houma-Terrebonne Housing Authority is a quasi-governmental entity that is not under the direction of Terrebonne Parish Consolidated Government; however, there is collaboration regarding programs and services of mutual interest. The Authority lost all of its units within Senator Circle and Bayou Towers due to damages sustained from Hurricane Ida in 2021.

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

HTHA is planning to demolish Bayou Towers, a 300-unit elderly facility, and build a few duplexes to replace some of the units lost. The Authority is also looking to purchase vacant land to build smaller, scattered units instead of a tower-style building. HTHA is searching to replace its last consultant to help guide the authority to path of rebuilding. TPCG Community Development Division will also continue to provide technical assistance to the Houma-Terrebonne Housing Authority for the completion of HUD Environmental Review requirements.

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

Resident meetings were held on the first Thursday of each month at the Bayou Towers location and the second Thursday of each month at the Senator Circle location in an effort to resolve any housing-related issues and make recommendations for improvement.

At these meetings, the board discussed the future of the Housing Authority with the director, consultants, former residents, and the public.

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

The PHA's designation is undetermined at this time.

Discussion

The Houma-Terrebonne Housing Authority Executive Director, Nikita Gilton can be contacted directly at 985-876-4755 for specific questions regarding the agency's mission, goals and overall objectives.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Terrebonne Parish Consolidated Government is a member of the Louisiana Balance of State Continuum of Care (LA BOSCOG)-Houma Region. As a member, Terrebonne Parish Consolidated Government adheres to the strategies and goals set forth by the membership. In addition to submitting an application to the annual U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program Notice of Funding Availability (NOFA), the LA BOSCOG's major functions are as follows:

- Ensuring the efficient, effective, and ethical delivery of housing and supportive services;
- Providing training, technical assistance, and leadership to providers of homeless services;
- Promoting community-wide commitment to the goal of ending homelessness;
- Educating the public, public officials, and other stakeholders about homelessness and homeless services.

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

Persons experiencing homelessness will be directed to the LA BOSCOG coordinated entry staff for the Houma Region, operated by Start Corporation's office located at 232 Civic Center Boulevard, Houma, LA. Assessment staff will follow the LA BOSCOG Coordinated Entry Policy and Procedures. A standardized assessment process, participant triage tool (PTT), will be used to gather information on needs, preferences and the barriers to regaining housing. HMIS documentation will also be collected and recorded. Once the assessment has been completed, coordinated entry staff will follow established policies and procedures to prioritize households for referral to appropriate and available housing and supportive services resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

Terrebonne Parish Consolidated Government and member agencies of the Louisiana Balance of State Continuum of Care (LA BOSCOG)-Houma Region intend to continue to provide the following facilities and services.

Beautiful Beginnings Center

This emergency shelter for families with children is owned and operated by Terrebonne Parish Consolidated Government's Housing and Human Services Department. Residents are required to work to remain sheltered. Supportive services and assistance in transitioning into permanent housing for each

family is provided. The Department also offers a match savings program to families residing at the Beautiful Beginnings Center. Resident savings are matched up to \$500.00 for payment directly to vendors for permanent housing costs upon exit.

Bunk House Shelter

This private non-profit agency provides emergency shelter to homeless men. Residents must be working or willing to work to remain sheltered. The Terrebonne Parish Section 8 Program administers a Single Room Occupancy Program (SRO) for single-men transitioning from emergency shelter.

The Haven

This private non-profit provides housing assistance to victims of domestic violence and operates Margaret's Home, an emergency shelter for up to 14 women and children. It also provides support services to victims suffering from emotional, physical, and sexual abuse.

Tenant Based Rental Assistance (TBRA)

Terrebonne Parish Consolidated Government's Housing and Human Services Department administers a Tenant Based Rental Assistance Program, which provides housing subsidies for up to 24 months to homeless families successfully transitioning from emergency shelter. This program is funded with Home Investment Partnerships Program funding.

Transitional Living Center

An 8 bed transitional residential facility for persons with mental disabilities owned and operated by Start Corporation.

Visions 1

A permanent supportive housing program offered by Options for Indolence for persons 18 to 30 years old that are homeless and mentally disabled.

Visions 2

A permanent supportive housing program offered by Start Corporation for mentally disabled persons ages 18 and older. Preference is provided to veterans.

Supportive Services for Veteran Families

Skilled supportive services offered by Start Corporation to help veterans and their families obtain and maintain safe and affordable permanent housing.

New Start for Veterans

Owned and operated by Start Corporation, this 12 unit transitional housing apartment complex offers housing and supportive services to veterans with disabilities.

Rapid Re-Housing Program

This program provides permanent housing and supportive services to homeless individuals and families.

A combination of medium term tenant based rental assistance and case management services will be provided following the Housing First approach which offers housing as quickly as possible for individuals and families experiencing homelessness. Rapid Re-Housing is a no-barrier intervention with no preconditions to enrollment.

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

Many homeless individuals and families have complex barriers that must be addressed before they are able to maintain themselves in permanent housing. Social Workers and/or Case Managers will assist individuals in identifying these barriers, whether they are personal barriers requiring mental health or substance abuse treatment, or various other barriers, such as a lack of childcare or the need for employment training. Once barriers are identified, services to address these barriers must be identified and linkages to supportive services established. While some supportive services, such as training in daily living skills and budgeting, are available in shelters or transitional programs, most will be provided through linkages made to government programs and non-profit service providers by case managers.

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 Louisiana Balance of State Continuum of Care - Houma Region provides homeless prevention through a network of member agencies to help prevent at-risk individuals and families from becoming homeless. These agencies provide crisis intervention that includes, but is not limited to case management, counseling, rental assistance, mortgage assistance, utility assistance, food, clothing, medicine, emergency home repair and job training. The coalition also participates in the statewide homeless prevention discharge plan. This results in a proactive coordinated system detailing protocols with local releasing institutions that have put them in place. The discharge plan addresses post-discharge needs including housing, case management, employment, health care, identification documents, mental health, substance abuse, and other supportive services.

The Department of Social Services (DSS), as the public child welfare agency in Louisiana along with

Region III's Office of Community Services has implemented policies and procedures designed to avoid discharging foster care youth into homelessness to the maximum extent practicable.

The Department of Health and Hospitals (DHH) relative to "Addictive Disorders" along with Region III's Office for Addictive Disorders will not discharge people into homelessness and has developed a continuum of care to allow individuals to go into housing. The discharge plan begins upon entry into the program. Supportive services are provided once temporary or permanent housing is located.

The Louisiana Office of Mental Health (OMH) along with Region III's Office of Mental Health has directed publicly funded mental health institutions to avoid discharging persons into homelessness, to the maximum extent practicable. Furthermore, upon an individual being diagnosed with a mental illness, an individualized discharge plan is created.

The Louisiana Department of Corrections (DOC) along with Region III's Department of Corrections has directed publicly funded correctional institutions to avoid discharging persons into homelessness, to the maximum extent practicable. Furthermore, each inmate has an individualized re-entry plan that begins upon arrival into the correctional facility. The plan covers areas including housing, education, risk assessment, substance abuse, health and mental health. Resource fairs are held for inmates just prior to release to allow them to connect with agencies providing the services they will need upon release. Housing has been identified by the Corrections Department as a key component in the discharge plan followed by employment. Online training was developed by the Department of Discharge Planning called, "Preventing Homelessness – Discharge Planning from Correctional Facilities". The state-wide training focuses on the housing needs of released prisoners.

Discussion

The member agencies of the Louisiana Coastal Homeless Coalition work closely together to meet the needs of homeless individuals and families through the continuum of unduplicated services coordinated through the partnership.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

No public policies have been identified that have a negative effect on affordable housing and residential investment.

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

N/A

Discussion:

While there are several market forces at work that make affordable housing development difficult, such as construction and land costs, the impact of public policy is not a major factor.

AP-85 Other Actions – 91.220(k)

Introduction:

Terrebonne Parish Consolidated Government's Department of Housing and Human Services provides a variety of services to the residents of Terrebonne Parish that are funded by various Federal, State and local sources in addition to the Community Development Block Grant HOME Investment Partnership Program which provide additional resources to help meet underserved needs.

Actions planned to address obstacles to meeting underserved needs

The Parish will continue to seek new funding sources for programs to address underserved needs. The lack of adequate funding is the major obstacle in providing the services needed.

Actions planned to foster and maintain affordable housing

The Housing and Human Services Department will continue its Tenant-Based Rental Assistance, Section 8 and Family Self-Sufficiency Programs, which foster affordable rental housing. The Department will also continue to provide the Housing Rehabilitation/Replacement Programs that include weatherization in an effort to sustain affordable owner housing in Terrebonne.

Actions planned to reduce lead-based paint hazards

The CDBG and HOME program has a certified lead-hazard personnel that utilizes a lead gun for testing when necessary. The Section 8 and Tenant Based Rental Assistance Programs require that housing units meet HUD Housing Quality Standard regulations that include standards for peeling and/or chipping paint. Landlords will be given the opportunity to bring housing units into compliance with lead-based paint requirements; however, failure to do so will result in the housing unit being disqualified.

Actions planned to reduce the number of poverty-level families

It is anticipated that the following Terrebonne Parish programs will reduce or assist in reducing the number of households living in poverty.

Section 8 Housing Assistance Program (985) 219-2912

This program allows families to pay no more than 30% of their household income to basic housing costs. When including the value of housing subsidy payments, many families on this program are able to avoid falling below the poverty line.

Family Self Sufficiency (985) 219-2912

The Section 8 Program provides all participants with the opportunity to take part in this program that

encourages families to enter into a five-year contract that sets specific goals to be obtained. As income increases during the contract period rental payments that are reduced to the landlord are deposited into an escrow account. Once the self sufficiency goals have been obtained and/or the participant no longer requires housing assistance payments, they are allowed to withdraw the funds that were deposited into their account.

CSBG Grants (985) 219-2911

The U.S. Department of Labor through its CSBG grant funds a variety of human and economic development services and activities for low-income families and individuals. These activities will be used to assist low-income people to become financially stabilized through budget management, crisis intervention strategies, short term mortgages/rent, first month's rent and utilities.

LIHEAP (985) 219-2911

The Low-Income Home Energy Assistance Program provides emergency assistance for energy bills for low-income families. Funds are received from the U.S. Department of Energy through the Louisiana State Department of Social Services.

FEMA (985) 219-2911

These funds are received from the U.S. Department of Federal Emergency Management Agency through the Emergency Food and Shelter National Board Program. Emergency rent assistance or mortgage payments will be provided for needy low-income families.

Commodities (985) 219-2911

The U.S. Department of Agriculture Surplus Commodities Program provides food for low-income families on a quarterly basis. Approximately 1200 families utilize this program throughout the year. Monies typically used to purchase food can be expended on other family necessities.

Head Start (985) 219-2918

Daycare services are provided for 200 children yearly, allowing parents to become employed or to participate in educational programs thus fostering economical opportunities.

Tenant Based Rental Assistance (985) 219-2905

Very-low and low-income homeless families with children existing shelter or transitional housing can apply for rental subsidies for twelve months. When including the value of housing subsidy payments made by the Parish for rental assistance, many families on this program are able to avoid falling below the poverty line.

Housing Rehabilitation/Reconstruction (985) 219-2905

Of the households to benefit from this program, 80% are expected to be below poverty. The housing program will not raise families out of poverty but will allow these families to make better use of their

limited incomes.

Actions planned to develop institutional structure

The Department will continue to coordinate with the Louisiana Balance of the State Continuum of Care, the Houma-Terrebonne Housing Authority, Community Housing Development Organizations and other local service providers to leverage funds and to provide a strong referral network of unduplicated services to address priority needs in Terrebonne.

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

The Department will continue to work with the Houma Terrebonne Community Development Corporation, (HTCDC) Community Housing Development Organizations (CHDO), local lenders and other housing agencies to identify opportunities to create partnerships for project finance and development.

Discussion:

The actions planned are primarily the continuation of the existing synchronization with local agencies to leverage funding. No major obstacles in the institutional structure have been identified.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

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.	82.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Terrebonne Parish Consolidated Government is currently administering a CDBG Disaster In-Fill Housing Program. To date, 28 housing units have been developed by participating non-profit

agencies and have been made available to low-income renters

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:

Due to funding constraints, no HOME funded homebuyer activities will be offered in 2026.

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:

HUD regulations require that 15% of each annual allocation be set aside for Community Housing Development Organizations (CHDO). It is anticipated that funds will be loaned to a CHDO for either new construction or acquisition and rehabilitation. Loan agreements typically have a 20-year term and require affordability for the life of the agreement. Sale of a property to another party may occur only with the approval of the PARISH; and the purchaser shall assume all obligations of the CHDO under the agreement, the note, the mortgage, and the deed covenants.

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:

HOME funds will not be used to rehabilitate multifamily housing.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
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).
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.
5. Describe performance standards for evaluating ESG.