

## Executive Summary

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

#### 1. Introduction

*In order to receive federal funding as an entitlement community, Terrebonne Parish Consolidated Government is required by the U.S. Department of Housing and Urban Development (HUD) to establish and implement a Consolidated Plan to guide the use of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funding. The major sections of this 2025-2029 Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-Year Strategic Plan and a 1-Year Action Plan. The Strategic Plan is a comprehensive planning document that addresses specific needs for decent affordable housing, community development, economic opportunities, homelessness solutions and supportive services identified through data analysis, public meetings and consultation with public and private non-profit agencies. The Action Plan is a subset of the Strategic Plan that addresses funding options for the next fiscal year.*

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

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

*To provide affordability and increase 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.*

#### 3. Evaluation of past performance

*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-five years. One of the most long running CDBG programs to address the condition of*

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

# 2025 -2029 Strategic Plan and 2025 Annual Action Plan



*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 cost 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 25 years. Because of these continual annual cuts in funding, many programs that include 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**

*Terrebonne Parish Consolidated Government's Department of Housing and Human Services began the consolidated plan citizen participation process in September 2024 with the announcement of public survey on the 2025-2029 Consolidated Plan. The survey was developed to receive community input on what was needed in the jurisdiction. The survey was published in the Parish's Facebook page and Community Development page. It was also posted in all Parish libraries, the Housing and Human Services Department's lobby, the Parish council meeting room's posting board, and the Parish's main lobby posting board. To reach a maximum number of citizens, two public meeting was held Parishwide at the Department of Housing and Human Services. Notice of the public meetings was advertised in Terrebonne Parish's official journal, The Houma Courier and posted to the CDBG webpage. 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, the Terrebonne Parish Human Development Division, TPCG School District, Gulf Coast Services, the Bunkhouse, the Haven, and Catholic Charity Services.*

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

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

## **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 citizen's 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.*

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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	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

*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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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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 Program activity. 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 Louisiana Balance of State Continuum of Care (LABOSCOC).*

**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's Coordinated Entry point 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 on an 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 also receives 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 a rental housing subsidy for thirteen families for up to twelve months through a housing-first approach.*

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the 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) Louisiana Coastal Homeless 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 CoC full membership regarding funding, policies and procedures. It also allows for the submission of project applications to the collaborative applicant for inclusion under the CoC 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 jurisdictions consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	OPTIONS FOR AFFORDABLE HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Health Health Agency Special Needs Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Executive Director of Options for Affordable Housing 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 designated Community Housing Development Organization (CHDO) on a continual basis to address affordable rental housing needs.
2	<b>Agency/Group/Organization</b>	START CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health Services-Special Needs
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Start Corporation Operations Director and Youth Services Director 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 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 operation management of its homeless shelter, the Beautiful Beginnings Center on an annual basis.
3	<b>Agency/Group/Organization</b>	Bunkhouse Inn
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 Coastal Homeless Coalition on a continual basis to address homeless needs.
4	<b>Agency/Group/Organization</b>	Terrebonne Parish Head Start
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Terrebonne Parish Head Start Administrator completed a housing and non-housing needs assessment as it relates 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 the families the Division serves.
5	<b>Agency/Group/Organization</b>	Terrebonne Parish Section 8 Program
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Terrebonne Parish Housing Choice Voucher Program Administrator completed a housing and non-housing needs assessment as it relates 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	<b>Agency/Group/Organization</b>	Terrebonne Parish Human Development Division
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education Services-Employment Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Terrebonne Parish Human Development Administrator completed a housing and non-housing needs assessment as it relates 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	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES ARCHDIOCESE OF NO
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Religious Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	An Associate Director of Individual and Family Assistance completed a housing and non-housing needs assessment as it relates 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	<b>Agency/Group/Organization</b>	Houma Terrebonne Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Director of the Houma-Terrebonne Housing Authority (HTHA) completed a housing and non-housing needs assessment as it relates 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	<b>Agency/Group/Organization</b>	Terrebonne Parish School District/Title IX-McKinney-Vento Program
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education Church
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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**

*No specific agency types were intentionally left out of the public participation process.*

**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****Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

*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 possible to serve Terrebonne Parish residents.*

**Narrative (optional):**

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 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

Terrebonne Parish Consolidated Government's Department of Housing and Human Services began the consolidated plan citizen participation process in September 2024 with the announcement of public survey on the 2025-2029 Consolidated Plan. The survey was developed to receive community input on what was needed in the jurisdiction. The survey was published on the Parish's Facebook page and Community Development page. It was also posted in all Parish libraries, the Housing and Human Services Department's lobby, the Parish council meeting room's posting board, and the Parish's main lobby posting board. To reach a maximum number of citizens, two public meetings were held Parishwide at the Department of Housing and Human Services. Notice of the public meetings was advertised in Terrebonne Parish's official journal, The Houma Courier, and the Community Development website. The public was given the opportunity to comment on funding for future community development programs and to express their needs and priorities for consideration.

### 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 Meeting	Non-targeted/broad community	Very few individuals attended the meeting. Focus on community outreach was targeted through publications, social media, and the internet.	The comments received expressed a need for subsidized housing, affordable housing, and homeowner repair assistance.	There were no comments that were not accepted.	

Demo

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	A public hearing regarding the draft Consolidated Plan and Annual Action Plan was held on July 1, 2025.	No comments were received.	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	50 surveys completed, representing all areas of the parish. All agencies and nonprofit organizations completed a survey and Zoom call. These agencies represent all residents of the parish in finding and providing resources. The community also completed surveys as well. The survey was available in all public libraries, department lobby, parish lobby, parish council room, FaceBook, division webpage, parish website.	The comments received expressed a need for subsidized housing, affordable housing, and sheltering.	N/A	

**Table 4 – Citizen Participation Outreach**



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## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

*Needs are assessed by analyzing community development, housing, homeless and non-homeless special needs data from the US Census and HUD's Comprehensive Housing Affordability Strategy tables. This data quantifies housing problems and measures the significance of special needs populations, including elderly, frail elderly and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30% of household income on housing expenses) and extreme cost burden (paying more than 50% of household income on housing expenses) has a major impact on households in Terrebonne, particularly extremely low and low income households. This data indicates that there is a great need for affordable housing in Terrebonne. Measures of housing condition in Table 4 (lack of complete kitchen or plumbing facilities) doesn't provide a very reliable measure of condition, however Terrebonne Parish Consolidated Government currently has over 400 low income applicants on the Housing Rehabilitation Program waiting list, which proves that there is a significant need for homeowner repair assistance.*

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

*Based on the following data, public meetings, consultations and demand; affordable housing and home repair/modification assistance are the greatest needs of low-income and special needs households in Terrebonne Parish. More than half the households in Terrebonne earn below 80% of area median income, Households below 30% AMI, with a cost burden above 30%, consisting of 40% of the total households. Furthermore, 40% of that group are severely cost burdened, paying more than 50% of their income on housing expenses. Of the households earning between 50% and 80% of area median income, more than 25% are cost burdened. Although the impact affects all household types, is it most severely felt by households with children and elderly households with limited fixed incomes.*

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	112,750	111,270	-1%
Households	40,075	40,365	1%
Median Income	\$47,826.00	\$52,224.00	9%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,169	5,160	6,480	3,930	19,620
Small Family Households	2,074	1,870	2,325	1,370	9,985
Large Family Households	269	374	403	305	2,369
Household contains at least one person 62-74 years of age	827	1,115	1,723	1,112	4,592
Household contains at least one person age 75 or older	646	939	1,256	519	1,527
Households with one or more children 6 years old or younger	766	1,153	978	614	2,814

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	150	0	60	24	234	175	284	30	0	489
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	80	0	15	95	20	0	8	0	28
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	19	39	0	50	108	139	10	75	4	228
Housing cost burden greater than 50% of income (and none of the above problems)	1,294	715	50	0	2,059	1,048	598	198	40	1,884

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	370	1,090	939	239	2,638	297	445	647	209	1,598
Zero/negative Income (and none of the above problems)	250	0	0	0	250	499	0	0	0	499

Table 7 – Housing Problems Table

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,465	834	110	89	2,498	1,388	889	309	44	2,630
Having none of four housing problems	849	1,479	1,915	972	5,215	1,450	1,969	4,125	2,840	10,384
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS  
Source:

## 3. Cost Burden &gt; 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	743	725	520	1,988	671	569	283	1,523
Large Related	15	263	25	303	90	15	55	160
Elderly	383	349	150	882	421	375	419	1,215
Other	570	465	339	1,374	238	84	83	405
Total need by income	1,711	1,802	1,034	4,547	1,420	1,043	840	3,303

Table 9 – Cost Burden &gt; 30%

Data 2016-2020 CHAS  
Source:

## 4. Cost Burden &gt; 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	110	110	537	405	0	942
Large Related	0	0	144	144	60	0	0	60
Elderly	258	54	80	392	299	163	150	612
Other	0	500	410	910	203	0	0	203
Total need by income	258	554	744	1,556	1,099	568	150	1,817

Table 10 – Cost Burden &gt; 50%

Data 2016-2020 CHAS  
Source:

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	19	39	0	65	123	155	10	45	0	210

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	4	0	38	4	46
Other, non-family households	0	80	0	0	80	0	0	0	0	0
Total need by income	19	119	0	65	203	159	10	83	4	256

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

### Describe the number and type of single person households in need of housing assistance.

*Elderly and disabled single person households seem to have the greatest need for housing assistance. The majority of households on the Housing Rehabilitation Program waiting list are elderly and/or disabled. Start Corporation, a local non-profit organization in Terrebonne that provides housing and services to the disabled has approximately 37 occupied housing units and 70 applicants on their housing waiting list. The Houma Terrebonne's Housing Authority lost its 300 unit facility due to storm damage caused by Hurricane Ida in August of 2021. Shady Acres, which was a subsidized elderly housing complex also lost its housing units in 2021 because of Hurricane Ida. The only remaining complex serving subsidized elderly housing is Bonne Terre Village, which has an extensive waiting list.*

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

*Based on data provided by the Houma-Terrebonne Housing Authority and Start Corporation, there are over 600 disabled households in need of housing assistance. The Houma-Terrebonne Housing Authority lost all its public housing units (520) from Hurricane Ida damage in August of 2021. As of early 2025, no*

*units have come back online. The Haven housed 167 families that were victims of domestic violence in 2024 and an additional 370 had to be turned away due to capacity.*

**What are the most common housing problems?**

*The most common housing problems are affordability, availability, and the need for homeowner housing rehabilitation.*

**Are any populations/household types more affected than others by these problems?**

*Small related and elderly households are most affected in both the homeowner category and renter category.*

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

*Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. Inflation has more than doubled since the beginning of the previous 5-year consolidated plan 2019-2024. Inflation increased from 1.8% in 2019 to 4.1% in 2023 with a high of 8% in 2022. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. Some households have relatives or friends with whom they can double-up, thus avoiding homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally come up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing.*

*Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects.*



**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

*Member agencies of the Louisiana Coastal Homeless Coalition plan for the needs of homeless individuals and families. The lead agency for the Houma Region, Start Corporation organizes an annual point-in-time count. The point-in-time count provides the estimates of the various categories of homeless individuals and families. These include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children.*

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

*Severe cost burden is linked with housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands can include, but are not limited to illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events.*

## **Discussion**

*Cost burden and extreme cost burden are the most common housing problems parish wide for both renters and owners. The lower the income of the household, the more extreme the cost burden and inability to make housing payments, repairs and required maintenance. The lack of decent low-cost rental housing remains a major factor in Terrebonne's housing affordability challenges. In August of 2021, Hurricane Ida destroyed nearly 800 HUD funding affordable housing units alone. It was estimated that another 2,000 private affordable housing units were also substantially damaged or lost. According to the 2021 Louisiana Housing Needs Assessment developed by the LSU Public Administration Institute, a perfectly balanced housing market would have at least 100 affordable units per 100 tenants and ideally around 100 affordable and available units per 100 tenants at each income level; for every 100 extremely-low income renters in Terrebonne Parish, there were 52 affordable and available units. Furthermore, there were 75 and 90 affordable and available units for very low-income and low-income renters, respectively, per 100 tenants.*

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

*The 2016-2020 CHAS data, constructed from data collected by the US Census Bureau for HUD, shows housing problems by income and race/ethnicity. The housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30%, and overcrowding (more than 1 person per room). The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0%-30% of the area median income, 30%-50% of the area median income, 50%-80% percent of the area median income, and 80%-100% of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for a particular racial or ethnic group.*

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,523	1,639	0
White	1,989	954	0
Black / African American	1,048	445	0
Asian	0	0	0
American Indian, Alaska Native	120	205	0
Pacific Islander	0	0	0
Hispanic	364	14	0

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,268	1,901	0
White	1,394	1,390	0
Black / African American	1,359	405	0
Asian	55	4	0
American Indian, Alaska Native	244	50	0
Pacific Islander	0	0	0
Hispanic	220	20	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,018	4,465	0
White	1,350	2,804	0
Black / African American	499	1,043	0
Asian	0	10	0
American Indian, Alaska Native	23	294	0
Pacific Islander	0	0	0
Hispanic	60	275	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	583	3,352	0
White	378	2,571	0
Black / African American	100	510	0
Asian	14	55	0
American Indian, Alaska Native	25	35	0
Pacific Islander	0	0	0
Hispanic	25	45	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

*The CHAS data shows that in the 0%-30% and 30%-50% AMI income category, there is no disproportionate need by race or ethnic group. The 50%-80% and 80%-100% AMI income category shows a disproportionate need among the white race versus the other races.*

*Although the Asian, American Indian/Alaska Native and Hispanic households show significantly high percentages, these households have very small populations.*

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

*The 2016-2020 CHAS data constructed from statistics collected by the US Census Bureau for HUD shows housing problems by income and race/ethnicity. The severe housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30%, and overcrowding (more than 1 person per room). The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0%-30% of the area median income, 30%-50% of the area median income, 50% -80% percent of the area median income, and 80%-100% of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for a particular racial or ethnic group.*

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,853	2,299	0
White	1,519	1,409	0
Black / African American	838	650	0
Asian	0	0	0
American Indian, Alaska Native	120	205	0
Pacific Islander	0	0	0
Hispanic	364	14	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data: 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,723	3,448	0
White	838	1,930	0
Black / African American	555	1,208	0
Asian	55	4	0
American Indian, Alaska Native	123	165	0
Pacific Islander	0	0	0
Hispanic	145	95	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	419	6,040	0
White	339	3,809	0
Black / African American	65	1,483	0
Asian	0	10	0
American Indian, Alaska Native	19	298	0
Pacific Islander	0	0	0
Hispanic	0	335	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	133	3,812	0
White	98	2,851	0
Black / African American	0	610	0
Asian	0	69	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	0	0
Hispanic	0	70	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

*In terms of percentages, the CHAS data reports that in the 0%-30% income category there is a disproportionately greater need among white and Black/African American households. Additionally, the 30%-50% income category shows a disproportionate need among the same households. In the 50%-80% and 80%-100% income category, there is a disproportionate need among white households.*

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

*The 2016-2020 CHAS data was used to compare housing cost burden across racial/ethnic groups. Cost burden (30 to 50% of household income going to housing expenses), extreme cost burden (more than 50% of household income going to housing expenses) and no cost burden (less than 30% of household income going to housing expenses) were compared by racial/ethnic group to the Parish as a whole.*

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	30,339	5,083	4,176	779
White	23,770	2,805	2,165	324
Black / African American	3,810	1,850	1,234	319
Asian	203	14	55	0
American Indian, Alaska Native	1,268	174	214	135
Pacific Islander	0	0	0	0
Hispanic	824	165	425	10

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion:

*The data above shows the greatest disproportionate need for affordable housing among white households with 78% greater than or equal to 30%, 55% between 30-50%, and 52% with greater than 50% housing cost burden. In terms of percentages, a disproportionate need exists among American Indian/Alaska Native in relation to population size with a housing cost burden equal to or greater than 30%.*



### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

*The CHAS data presented in the previous sections identifies an unmet need for decent affordable housing among all minorities. However, in terms of population, there is a greater need among Black/African American households.*

**If they have needs not identified above, what are those needs?**

*Housing problems among all racial and ethnic categories are similar in regard to housing affordability, repair and maintenance.*

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

*Although there are neighborhoods within the city of Houma with a high concentration of low income Black/African American households, the population as a whole is fairly distributed parish wide.*

## NA-35 Public Housing – 91.205(b)

### Introduction

*The Houma–Terrebonne Housing Authority owns and operates the two public housing facilities in Terrebonne. Senator Circle provides 217 units of housing for families and Bayou Towers is a 300 unit facility for the elderly and disabled. Terrebonne Parish Consolidated Government manages the Housing Choice Voucher Program (Section 8) for the jurisdiction of Terrebonne Parish.*

*The Houma-Terrebonne Housing Authority lost all of its units within both complexes due to the devastating damage caused by Hurricane Ida. The Authority is in the planning stages of its rebuilding efforts as of December 31, 2024.*

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	439	402	0	400	0	0	2

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	194	44	0	44	0	0
# of Disabled Families	0	0	127	119	0	117	0	0
# of Families requesting accessibility features	0	0	439	402	0	400	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	205	60	0	60	0	0	0

Demo

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	220	320	0	318	0	0	2
Asian	0	0	1	2	0	2	0	0	0
American Indian/Alaska Native	0	0	13	19	0	19	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	0	0	0	0	0	0
Not Hispanic	0	0	434	402	0	400	0	0	2
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

*According to the Houma-Terrebonne Housing Authority, the local PHA, elderly tenants at the Bayou Towers facility are in need of attendants to assist with housekeeping issues in order to remain compliant with lease provisions; transportation in mobility impaired accessible vehicles to accomplish a variety of chores and tasks; and attendants to assist in navigating to various required appointments and live-in aides to help them remain in an independent living facility.*

*These needs will be addressed in the rebuilding process.*

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

*The Houma-Terrebonne Housing Authority has all vacant units for families at the Senator Circle due to the rebuilding process and 300 elderly units vacant from the Bayou Towers. The Section 8 Program currently has approximately 510 families remaining on their waiting list. This waiting list consist of various individuals and family households that are in every category of elderly, disabled, displaced, NED, and extremely-low income.*

*Needs reported by the Houma-Terrebonne Housing Authority include units with central air and heat, local law enforcement involvement, neighborhood watch and handicap accessibility. These needs will be addressed in the rebuilding process.*

*Needs reported by Section 8 Participants include security deposit assistance and utility assistance.*

**How do these needs compare to the housing needs of the population at large**

*There are approximately 475 Section 8 participants, 0 families residing at Senator Circle and 0 elderly persons residing at Bayou Towers. The Section 8 PHA has 76 participants with tenant protection vouchers received for the public housing participants who lost units. When considering the families waiting for a unit that lost their units at Senator Circle and at Bayou Towers, and the 500 on the Section 8 waiting list; along with the CHAS data discussed in the housing needs section of this document, there is a significant unmet demand for decent affordable housing in Terrebonne Parish. The housing needs of the families on the public housing and Section 8 waiting lists reflect the needs of the rental population of the parish as a whole.*

**Discussion**

*Terrebonne Parish Consolidated Government collaborates with the Houma–Terrebonne Housing Authority regarding programs and services of mutual interest. Two Head Start classrooms that were operated by Terrebonne Parish Consolidated Government located within the Senator Circle public housing complex for families will be rebuilt within one mile of the old facility. USDA Commodities are*

## Demo

*distributed by Terrebonne Parish Consolidated Government at various locations parishwide. Terrebonne Parish Consolidated Government has built 20 affordable single family units within a mile of Senator Circle to replace some of the lost units. The units were built with American Rescue Plan funds through a nonprofit. TPCG is planning to build another 90 units at the same location with HOME, HOME ARP, ARP, and developer layering funding to include tax credits. Information on all programs and services provided by Terrebonne Parish Consolidated Government are made available to public housing residents. The Housing and Human Services Department provides technical assistance to the Houma-Terrebonne Housing Authority for the completion of HUD Environmental Review requirements.*

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The following tables provide an estimate of homeless individuals and families within several categories. These numbers are taken from the 2024 Point-in-Time count spearheaded by the Louisiana Coastal Homeless Coalition lead agency, Start Corporation. The Point-in-Time count is parish and region wide. A separate count of homeless individuals or families within rural areas is not conducted.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	24	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	28	43	0	0	0	0
Chronically Homeless Individuals	2	10	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	8	43	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	2	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

*The Region III Continuum of Care, known as Louisiana Coastal Homeless Coalition, of which Terrebonne Parish Consolidated Government is a member, conducted its point-in-time survey to obtain specific information to complete Part I - Homeless Population/Sub-Population Chart during a 24 hour period in January 2024. Data on the homeless subpopulations was developed from consumer files entered in the HMIS as compared with the response to the point-in-time survey. START Corporation was the lead agency for this survey with many volunteers from different organizations participating. The results of the point-in-time survey and HMIS data documented ninety-five (95) homeless persons. Of these, twenty-four (24) were emergency sheltered persons in a household with children. Also included in this number were forty-three (43) emergency sheltered persons in households with no children. Twenty-eight (28) persons in households with no children were unsheltered. Ten (10) of the sheltered and two (2) of the unsheltered were chronically homeless individuals. Fifteen (15) of the respondents were domestic violence survivors, thirty-three (33) were seriously mentally ill, fifty-one (51) were Veterans, two (2) were persons with HIV/AIDS and ten (10) were substance abusers. The survey data reflects a 54% increase in homeless individuals from 2018 to 2019.*



### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	22	17
Black or African American	43	7
Asian	0	0
American Indian or Alaska Native	1	4
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1	1
Not Hispanic	66	27

Data Source

Comments:

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

*The results of the 2024 Point-in-Time survey, documented 24 households with at least one parent with children included in the count. The survey reported 43 sheltered veterans and 8 unsheltered veterans, however the survey did not specify whether the veterans were single or had children. Based on information from agencies that serve homeless veterans, the majority of applicants are single.*

*Considering that the majority of the Houma Region is comprised of small rural communities that do not have no/low barrier shelters and the count was conducted on one of the coldest nights of the year, the count did not reflect the overwhelming need for emergency and permanent housing solutions. Gulf Coast Social Services and the TPCG Human Services Division collectively provided over 100 hotel vouchers to homeless households in 2023 and 2024 combined. There are only 2 shelters that accept families and 2 shelters that accept single persons in the entire region. The Beautiful Beginning Center can accommodate 8 families and The Haven (DV) can accommodate 10 to 12 families. These two family shelters are consistently full. Given that the temperature on the night of the count and that fact that people need to be seen to be counted, many unsheltered persons were not counted.*

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

*The 2024 Point-in-time survey reported 95 instances of homelessness categorized as 50 African American, 39 White, 5 American Indian/Alaskan Native and 1 Pacific Islander. Although there is no local data available to describe the nature and extent of homelessness by racial and ethnic group, in their latest report "Racial Disparities in Homelessness in the United States" written by the National Alliance to End Homelessness, African Americans make up more than 40% of the homeless population, but represent 13% of the general population. American Indians/Alaska Natives, Native Hawaiians/Pacific Islanders and those of more than one race each make up less than 5% of the general population. But each group's share of the homeless population is more than double their share of the general population. The proportion of Native Hawaiians/Pacific Islanders in the homeless population (1.3 %) is 6.5 times higher than their proportion in the general population (0.2%). Those identifying as Hispanic make up 18% of the general population but 21% of the homeless population. Both Whites and Asians are significantly underrepresented among the homeless population.*

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

*According to the 2024 Point-in-time survey, 28 of 95 persons surveyed were unsheltered. The survey results reported that 67 respondents were in an emergency shelter. Of the 95 persons surveyed, only 2 were documented as chronically homeless and unsheltered.*

### **Discussion:**

Major factors that are currently contributing to homelessness in the Houma Region include the on-going oil and gas market downturn, low wage jobs, hurricanes, and the severe shortage of affordable housing. Housing Louisiana's most recent report showed that over 36,000 homes were damaged or destroyed by Hurricane Ida. This reflected in an uptick in the median value/cost of home to \$160,000, and an uptick in median rent to \$913. On July 26, 2019, the Louisiana Workforce Commission reported that the Houma-Thibodaux metropolitan area lost 400 jobs in June 2019 and was down 2,700 jobs compared to June of 2018. Since the oil bust that began in 2014, the area has lost roughly 16,000 jobs. The estimated poverty rate for families with children 5 to 17 years of age in Terrebonne is 21.3% and a colossal 42.4% for female head of households with children 5 to 17 years of age. On average, an extremely-low income family (30% of median income) in the Houma Region is paying 73% of gross household income towards housing cost. Very-low income families (50% of median) are paying 46% of gross household income.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

*The non-homeless special needs population includes the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS.*

### **Describe the characteristics of special needs populations in your community:**

*These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources. The elderly and persons with physical or developmental disabilities often require special facilities and/or a caretaker.*

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

*Specific needs of the non-homeless special needs population are varied depending upon the mobility and cognitive skills of the individual. Through interviews with the agencies serving the special needs population that includes elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and persons with alcohol or other substance abuse problems, the following services are most often requested and are provided by the various community organizations within Terrebonne:*

- *Personal care assistance*
- *Housekeeping services*
- *Medication monitoring*
- *Home health care*
- *Transportation*
- *Housing*
- *Employment rehabilitation and training*
- *Counseling and support services; and*
- *Nutritious meals*

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

*According to the Louisiana Department of Health and Hospitals December 31, 2023 HIV/AIDS Surveillance quarterly report there were 232 persons living with HIV infection in Terrebonne Parish. The 2024 homeless point-in-time survey reported 10 homeless persons living with HIV/AIDS, so the remaining 222 are presumed to be non-homeless. As of December 31, 2023, there were 972 persons living with HIV/AIDS in Region 3, which encompasses Terrebonne, Assumption, Lafourche, St. Charles, St. James, St. John the Baptist and St. Mary parishes. Of these, 32.7% were women and 65.5% were men. 60.9% were Black/African American, 30.8% White and 6.4% Hispanic. The majority of persons were adults 30 years of age and older. The largest group reporting 219 persons were 60 years of age and older.*

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

**Discussion:**

*Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are coping with the help of family, some have needs that can only be met with help from outside their family. Some are on the verge of homelessness and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations are themselves and depend on individual situations.*

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

*From a community development perspective, public facilities include a number of different types of facilities, including but not limited to neighborhood centers, recreational facilities, and fire station/equipment, as well as those dedicated to a specific clientele such as senior centers, homeless facilities, youth centers, and childcare centers.*

*There is a critical need for emergency shelter/housing for single women without children and are not victims of domestic violence in Terrebonne Parish. The Beautiful Beginnings Center serves families with children, the Bunk House Inn serves single men and The Haven serves victims of domestic violence.*

*There is also a critical need for Head Start facilities. Two facilities were lost during Hurricane Ida in August 2021 creating a gap for approximately 60 clients.*

### **How were these needs determined?**

*The need for emergency shelter/housing for single women without children and not victims of domestic violence was determined through consultation with community partners and Louisiana Coastal Homeless Coalition members. Community needs surveys completed by both social service agencies and the public also reaffirmed the need.*

### **Describe the jurisdiction's need for Public Improvements:**

*From a community development perspective, public improvements include a variety of needs, including but not limited to streets and sidewalk improvements, water/sewer improvements, flood protection and drainage.*

*Although the former administration has made great strides regarding the construction of levees and drainage projects to provide flood protection, there remains a great need for additional funding in Terrebonne Parish. Other needs include expanded community sewer service that would eliminate the need for alternate private sewer treatment systems in rural communities, construction of a new jail complex outside of a flood hazard area or the expansion of the current facility provided with enhanced flood protection and downtown revitalization.*

### **How were these needs determined?**

*Terrebonne Parish Consolidated Government's "Vision 2030/Building Sustainable Communities" master plan lists flood protection as Terrebonne's first capital project priority for sustainability and*

*resiliency. Consultation with community partners and input from residents Parishwide echoed the critical need for flood protection and drainage improvements.*

*The master plan that provides a framework for the sustainable growth, development and protection of Terrebonne Parish and quality of life for its residents was adopted by the Houma-Terrebonne Regional Planning Commission and accepted by the Terrebonne Parish Council. The Terrebonne Parish Planning Department and master plan consultant team lead a major public participation campaign that provided many opportunities for public participation. The plan in its entirety can be viewed at <https://www.tpcg.org/communitydevelopment>*

### **Describe the jurisdiction's need for Public Services:**

*Public services include any new or improved service, including but not limited to youth, senior, employment, crime prevention, childcare, health, drug abuse, services for homeless persons, education, fair housing counseling, and recreation. Based on consultations with local service providers and community meetings, the following were identified as public service needs:*

- *Youth services including Head Start and after-school programs*
- *Homeless services to include supportive services focused on self-sufficiency*
- *Employment training*
- *Supportive services for persons with disabilities*
- *Housing counseling*

### **How were these needs determined?**

*Consutation with local service providers, parishwide community meetings and community needs surveys.*

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

*Terrebonne Parish is currently experiencing a period of very low vacancy rates especially in the area of affordable homeowner housing. These low vacancy rates have been caused primarily by the loss of existing housing and a decline in the construction of modest affordable housing. On the supply side, the loss of existing housing is largely a result of extensive flood damage to housing in the coastal areas of the parish, Hurricane Ida (which damaged or destroyed 36,237 homes), and the subsequent demolition of damaged and abandoned homes. Many factors have led to the decline in new affordable housing construction, such as low-profit margins, stricter code compliance following Hurricanes Katrina, Rita, Zeta, and Ida; and the adoption of the new the Draft Flood Insurance Rate Maps (DFIRM). FEMA 2.0 and higher interests rates are making owning a home out of reach for most families.*

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

*The majority of the housing stock in Terrebonne is single-family housing, with 69% of households residing in single-family detached structures. Approximately 72% of households are homeowners, with 80% of owner households living in housing units with three or more bedrooms. 11% of housing units are in multifamily development, with two to twenty or more units in the structure. As with owner households, rent households are living in larger units consisting of 3 or more households. The data suggests the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.*

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	31,635	69%
1-unit, attached structure	635	1%
2-4 units	1,863	4%
5-19 units	2,150	5%
20 or more units	1,775	4%
Mobile Home, boat, RV, van, etc	7,469	16%
<b>Total</b>	<b>45,527</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	60	0%	415	4%
1 bedroom	427	1%	3,010	26%
2 bedrooms	5,220	18%	3,795	33%
3 or more bedrooms	23,283	80%	4,143	36%
<b>Total</b>	<b>28,990</b>	<b>99%</b>	<b>11,363</b>	<b>99%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**



*The Houma-Terrebonne Housing Authority owns and operates 517 units (217 family units and 300 elderly units) of public housing targeting households with low incomes, which is in a rebuilding process. Approximately 100 housing units owned and operated by Non-Profit and Community Housing Development Organizations also target low income and disabled renter households. The Terrebonne Parish Housing Choice Voucher (Section 8) Program administers 550 vouchers, all of which are tenant based. The Voucher Program targets households with very-low incomes.*

*Historic Restoration, Inc. owns and operates Bonne Terre Village I and II, which has 115 affordable elderly rental units. Historic Restoration, Inc. also owns and operates Barataria Station I and II, which has 100 mixed income family rental units. Terrebonne Council on Aging owns and operates Shady Lane Apartments with 49 rent subsidized elderly units. Volunteers of America Southeast/Renaissance Neighborhood Development Corporation owns and operates Bayou Cane Apartments, which has 82 mixed income family units that are all affordable to households earning 80% of median income. Volunteers of America Southeast/Renaissance Neighborhood Development Corporation also owns and operates Academy Place Apartments. 40 of the 103 units of elderly housing are set aside for low-income households and 6 are set aside for Permanent Supportive Housing Voucher holders. Start Corporation, a non-profit community housing development organization owns and operates Larke Village and Taddy Village, which provide 36 one-bedroom units for developmentally disabled persons.*

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

*No units of affordable housing are expected to be loss for any reason except for 76 of the tenant-based vouchers under the Section 8 Program. They are tenant protection vouchers (Sunset Vouchers) that are lost once a participant ends the use of it for any reason.*

**Does the availability of housing units meet the needs of the population?**

*Currently 69% of all households in Terrebonne reside in single-family detached homes. With Hurricane Ida damaging or destroying over 36,000 units, which included 800 public and USDA affordable units, there is a great shortage of affordable housing in Terrebonne Parish. This includes all types and sizes.*

**Describe the need for specific types of housing:**

*While single family detached is often considered ideal in terms of raising a family, the growing senior and disabled population, of which some lost their units when public housing lost their units, require a smaller low-maintenance housing type. In the coming years, it is anticipated that the senior population may put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, as they attempt to downsize or be rehoused after Hurricane Ida. The units by tenure data above, reports that 80% of owner households reside in homes with three or more bedrooms. By comparison, only 36% of renter households reside in units with three or more bedrooms. While many renter households contain single or couple households with no children, a number of larger renter*

*households are overcrowded in smaller rental units, less than three bedrooms. With rents continuing to rise in Terrebonne, low to moderate renters are seeking affordable homeownership opportunities. Unfortunately, the high cost of new construction or the rehabilitation of older properties places homeownership particularly in the form of the traditional single-family home out of reach for many families, even with significant subsidies. For this income group, the rental market still provides the only practical option for quality affordable housing in the near term. Considering all these factors, there is a need for apartment developments with 1-bedroom units for seniors and the homeless/displaced population, rental housing with at least 3 bedrooms for families, and affordable housing for homeownership.*

## **Discussion**

*The majority of housing units in Terrebonne are single-family owner-occupied structures with at least 3 bedrooms. Of renter households, the majority lives in units with two or three bedrooms. As the demographics of the parish and state start reflecting the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize from their family home to smaller units, some of which might be in senior communities where residents can participate in a variety of community activities, including meal service, exercise, shopping, and entertainment. The housing stock also needs additional supplies of larger rental and homeowner units, some of which may come from the baby boomers moving to smaller units. There is an additional need of various bedroom sizes for families that are doubled up, displaced, and/or homeless from weather events.*

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing related costs are a major portion of any household's monthly budget. In 2009, the median home value in Terrebonne Parish was \$137,700. By 2017, the median value had increased by over 10% to over \$151,000. The most recent median home value reported in the 2020 American Community Survey is \$155,600, which reflects only a 14% increase. In the last six years the median contract rent has significantly increased nearly 20% from \$821.00 in 2017 to \$1,010 in 2023. In Terrebonne, according to the American Community Survey, 59% percent of renter households pay between \$500 and \$999 per month in rent. The survey reports that 9% of the rental housing stock is affordable to households earning 30% of the area median income (very low income) and 21% is affordable to households earning 50% of the area median income (low income). With the median home value price at \$155,600 and interest rates at more than double since the beginning of the last 5-year Consolidated Plan (7.06%), no homes are priced in a range that would be affordable for households earning up to 50% of the area median income.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	137,000	155,600	14%
Median Contract Rent	682	741	9%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,038	26.7%
\$500-999	6,591	57.9%
\$1,000-1,499	1,395	12.3%
\$1,500-1,999	185	1.6%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>11,209</b>	<b>98.5%</b>

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	804	No Data
50% HAMFI	1,874	2,747

Number of Units affordable to Households earning	Renter	Owner
80% HAMFI	6,162	7,638
100% HAMFI	No Data	11,248
<b>Total</b>	<b>8,840</b>	<b>21,633</b>

**Table 31 – Housing Affordability**

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	656	780	981	1,266	1,428
High HOME Rent	665	669	848	1,062	1,165
Low HOME Rent	540	578	693	801	893

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

*There is a severe shortage of sufficient housing for very low- and low-income households in Terrebonne Parish. Very low-income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning 30% of area median income, rental properties are their only option. With this limited housing stock, many households are forced to spend more of their income on housing expenses, which creates a cost burden for those households. With inflation reaching historic levels not seen since mid 1980, it creates an extreme cost burden, requiring more than 75% of their income for housing expenses. Some households are forced to double-up with other families, sharing housing units that were designed for only one household.*

## How is affordability of housing likely to change considering changes to home values and/or rents?

*If current trends continue, affordability will continue to be an issue in Terrebonne. Home prices and rents need to not only stabilize but actually go down in order to reduce the number of cost burdened households. While increasing home values can provide greater economic stability for current homeowners, it restricts the availability of affordable owner and rental housing for low and very-low income households, which includes minimum wage earners working 40 hours per week. On top of inflation and interest rates, insurance rates in Terrebonne Parish has more than doubled since FEMA 2.0 was enacted.*

## **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

*HOME and Fair Market Rents compare favorably to the area median rent. The median rent covers all unit sizes while HOME and Fair Market Rents are shown by unit size indicated by the number of bedrooms. In almost all cases, the HOME and Fair Market Rents are comparable to median rent, with the exception of efficiency and 1 bedroom units. Fair Market Rents for 3 and 4 bedroom units are sufficiently high enough to encourage the development and availability of larger units for Section 8 Participants searching for rental properties.*

### **Discussion**

*The low vacancy rate of affordable units and a stable population indicate a clear need for new housing options in Terrebonne Parish. While there is a strong preference for homeownership in Terrebonne Parish, it may be impractical as a policy to promote homeownership for households earning below 75% of area median income. The market for affordable homeownership under expected market conditions in the near future is strongest in the 80-120% area median income range. Rental programs such as the Section 8 Voucher Program, the USDA Subsidized Rental Program and the Low-Income Housing Tax Credit Program will typically be better options for households with incomes below 75% of area median income. Homeownership, at these income levels require very high subsidies and these households are more likely to face serious financial challenges if major home repairs are required. The 5-Year Consolidated Plan will focus on activities that promote not only affordable rental units but affordable homeownership through programs such as, but not limited to: land acquisition for future development, infrastructure development, Infill-Housing, clearance, downpayment assistance, interest buydown, and rental assistance.*

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

*The condition of housing units is highly correlated to the income of the household residing within those housing units. In Terrebonne, 81% of owner-occupied housing units and 53% of renter occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data show that 18% of owner households and 46% of renter households have at least one housing problem or condition. Presumably, this one housing problem is most likely either cost burden or more than one person per room, with the later more likely for renter housing than for owner housing. The four severe conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 50% of household income on housing expenses). The data from Housing Louisiana that shows 36,237 homes were damaged or destroyed in August 2021 from Hurricane Ida suggest more units than the chart below shows consists of multiple conditions.*

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

*Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that include all these conditions may be unfit for human habitation. Some may be candidates for rehabilitation, while others may not be. Substandard condition suitable for rehabilitation would be units where the cost of the needed repairs is less than 75% of the replacement value and/or does not exceed the estimated after-rehabilitation value of the house.*

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,195	18%	5,165	45%
With two selected Conditions	140	0%	168	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	23,640	82%	6,060	53%
<b>Total</b>	<b>28,975</b>	<b>100%</b>	<b>11,393</b>	<b>99%</b>

**Table 33 - Condition of Units**

Data Source: 2016-2020 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6664	23%	3190	28%
1980-1999	8113	28%	2506	22%
1950-1979	10431	36%	4557	40%
Before 1950	3767	13%	1140	10%
<b>Total</b>	<b>28975</b>	<b>100%</b>	<b>11393</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2016-2020 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14198	49%	5697	50%
Housing Units built before 1980 with children present	10364	73%	1538	27%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2598	0	2598
Abandoned Vacant Units	0	2574	2574
REO Properties	489	0	489
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

*An estimated 48% of the owner-occupied housing stock and 42% of the renter-occupied housing was built prior to 1980, placing the age of that housing at least 45 years old, much of it many years older. As the housing stock ages, water infiltration and many other factors can cause rapid deterioration of housing units, particularly where the residents do not or cannot provide needed maintenance. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households. Typically, with some exceptions, the oldest residential units and neighborhoods are where the poorest residents are found. As a result, it is reasonable to assume that most residential units built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families. There are currently approximately 400 low-income applicants on the Terrebonne*

*Housing Rehabilitation Program for owner-occupants. At each of the public hearings held parish wide regarding this strategic plan, the majority of participants expressed a need for home repairs. There is little to no demand for rental rehabilitation in Terrebonne with a rental vacancy rate of approximately 5%.*

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

*Only 7% of owner housing units and 8% of rental housing units are reported to be occupied by families with children under the age of 6 years. According to the latest report from the Louisiana Department of Health, of the children 6 years of age and younger screened for lead in Terrebonne Parish, 3-5.9% had elevated lead levels of the tested children.*

### **Discussion**

*There is an extensive need for owner-occupied housing rehabilitation in Terrebonne Parish. The Housing Rehabilitation Program funded by the Parish's Community Development Block Grant and HOME Investment Partnerships Program, provides a deferred loan/grant to owner occupants to rehabilitate substandard single family dwellings to meet housing codes and environmental requirements; alleviate unsafe, hazardous and unsanitary conditions; and make emergency repairs that threaten human health and safety.*



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Houma-Terrebonne Housing Authority owns and operates 517 units of public housing targeting households with very low to low incomes. The Authority is in the rebuilding process as of December 31, 2024, after losing all its units to Hurricane Ida. Approximately 100 housing units owned and operated by Non-Profit and Community Housing Development Organizations also target very low and low income renter households. The Terrebonne Parish Housing Choice Voucher (Section 8) Program currently administers 522 vouchers, all of which are tenant based. The Voucher Program targets households with very-low incomes. The Section 8 programs also administers 76 Tenant Protection Vouchers.

Historic Restoration, Inc. owns and operates Bonne Terre Village I and II, which has 115 affordable elderly rental units. Terrebonne Council on Aging owns and operates 49 subsidized elderly rental units. Historic Restoration, Inc. also owns and operates Barataria Station I and II, which has 100 mixed income family rental units. Bayou Bend Apartments have 52 and Cedar Grove Apartments have 48 federally assisted subsidized units. Start Corporation, a non-profit community housing development organization owns and operates Larke Village and Taddy Village, which provide 36 one-bedroom units for developmentally disabled persons.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			517	522			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

*The Houma–Terrebonne Housing Authority owns and operates the two public housing facilities in Terrebonne with 517 units. Senator Circle provides 217 units of housing for families and Bayou Towers is a 300-unit facility for the elderly and disabled. Both complexes are in the rebuilding process as of December 31, 2024, with no new units back available since losing them to damage caused by Hurricane Ida in August of 2021. Hurricane force winds and rain caused the separation and failure of the asphalt shingle roofing system. Uplift winds caused the shingle tabs to lift, break or be removed from the felt underlayment. The high force winds and flying debris removed flashing, gutters, soffit, and roof mounted vents. Damage to the roof system allowed water to inundate the building interior damaging wood, thermal and moisture protection, finishes, furnishings, heating, electric and utility systems.*

## Public Housing Condition

Public Housing Development	Average Inspection Score
Houma-Terrebonne Housing Authority	87

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

*Working with FEMA, all units are being assessed of the damages and determine what repairs are needed to return them to pre-disaster function and capacity. The FEMA Code of Federal Regulations, Title 44, §206.226(f) states: "A facility is considered repairable when disaster damages do not exceed 50% of the cost of replacing a facility to its pre-disaster condition, and it is feasible to repair the facility so that it can perform the function for which it was being used as well as it did immediately prior to the disaster." As FEMA sends HTHA Site Inspection Reports, we validate and return to FEMA. The completed reports will move on to the next phase in the Public Assistance Program to be determined if the buildings are to be repaired or replaced. Once these projects/buildings are obligated, HTHA will move forward with the repair or replacement of the building/unit.*

*Both the Senator Circle and Bayou Towers lost all its units due to damages caused by Hurricane Ida in August of 2021. Bayou Towers will be demolished and rebuilt with a smaller, multiple site plan. Senator Circle units will be demolished and rebuilt.*

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

*The Houma-Terrebonne Housing Authority's strategy conforms to its mission statement. The strategy includes engaging as many stakeholders as possible with the intent to provide decent, safe, sanitary, affordable housing in good repair to low and very low-income families. This strategy also includes providing resources that assist families in attaining self-sufficiency and economic independence.*

- *Modernization and Maintenance – Upgrading aging infrastructure, ensuring regular maintenance, and implementing energy-efficient solutions to enhance safety, comfort, and sustainability. We are currently working with the state and FEMA to rebuild/repair/replace under FEMA's Public Assistance Program. Once we have obligated projects for the damaged buildings/units, HTHA will be able to move forward with restoring or replacing the buildings/units back to pre-disaster and to also make any necessary code upgrades. Bringing back the buildings/units will allow the displaced individuals the opportunity to return to their previous community.*
- *Community Development Initiatives – Creating safe and vibrant community spaces, such as parks, playgrounds, and recreational areas, to improve residents' quality of life.*
- *Resident Services and Support Programs – Offering educational opportunities with a computer lab, childcare services, and other community programs to promote self-sufficiency and economic mobility.*
- *Crime Prevention and Safety Measures – Possibly collaborating with law enforcement and community*

*organizations to enhance security, reduce crime, and foster a safe living environment.*

- *Health and Wellness Programs – Providing access to onsite community programs, and fitness initiatives to promote residents' well-being.*

- *Sustainability and Green Initiatives – Implementing eco-friendly solutions, such as energy-efficient appliances, water conservation measures, and green building practices, to improve living conditions and reduce costs.*

- *Resident Engagement and Empowerment – Encouraging resident participation through feedback mechanisms to ensure their voices are heard in housing policies and improvements.*

- *Affordable Housing Expansion – Exploring mixed-income developments, partnerships with private developers, and federal grant opportunities to expand housing options and reduce overcrowding.*

*By integrating these strategies, HTHA aims to create safe, stable, and thriving communities that support the long-term success of public housing residents.*

## **Discussion:**

*Overall, the housing units at both the Senator Circle and Bayou Towers locations are substantially damaged and will require major repairs or demolition and rebuilding.*

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

*The following data is the most current count of homeless facilities available in Terrebonne. Start Corporation's, "The Network" project provides vouchers to place homeless persons in beds located at the Bunkhouse Inn. With this in mind, voucher beds are included in the Year Round Beds category in the following table. There are no specific number of beds assigned for strictly chronically homeless households.*

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	53	0	19	170	0
Households with Only Adults	12	0	47	101	0
Chronically Homeless Households	0	0	0	0	0
Veterans	4	0	12	16	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

*Member agencies of the Louisiana Coastal Homeless Coalition Continuum of Care provide a wide range of housing and supportive services to the homeless in Terrebonne Parish that include, but are not limited to outreach, shelter, permanent housing, counseling, substance abuse treatment, case management, job training, food, legal aid and transportation.*

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

**Coordinated Entry-** *Start Corporation is the point of contact for the Louisiana Balance of State Continuum of Care (LA BOSCO) Houma Region. The LA BOSCO has established a system to coordinate intake, assessment, and referral to resources for all people experiencing homelessness and at risk of homelessness.*

**Disabled Homeless Persons-** *Options for Independence provides permanent housing vouchers through its Vision 1 Program to single persons 18-30 that have a documented disability. Start Corporation provides vouchers through several permanent housing programs to both single women and single men.*

**Emergency Shelter-** *The Bunk House Inn owned and operated by a local non-profit agency provides homeless shelter for single men, as well as a Single Room Occupancy voucher program for men. Beautiful Beginnings Center owned by Terrebonne Parish Consolidated Government provides shelter and supportive services through an operational contract with Start Corporation. Both Chez Hope and The Haven provide shelter to women that are victims of domestic violence. Salvation Army, Terrebonne Parish Consolidated Government and Start Corporation provide vouchers for short term hotel stay on a limited basis.*

**HIV/AIDS-** *Exchange House provides a transitional residential facility for HIV/AIDS clients. Start Corporation has recently begun a program through its Federal Qualified Health Clinic to provide HIV screening, referral and outreach.*

**Substance Abuse Services-** *The Louisiana Department of Health/Behavioral Health office provides behavioral healthcare, social supports, and prevention services that promote recovery and resilience to help persons recover from mental illness and addictive disorders. Assisi Bridge House provides transitional housing for recovering men and Claire House provides long term residential substance abuse services to recovering women and children.*

**Supportive Services-** Typically, case managers for state and parish social services offices, non-profits and emergency shelters provide this type of assistance. Without the assistance of a case manager, most homeless persons would not be able to negotiate the system of services.

**Health Care-** Health care is provided through parish health departments and non-profit medical clinics. Start Community Health Center is a primary care and dental clinic in the City of Houma. Teche Action Clinic is a community based health care provider with services also provided to residents within the city. Teche Action Clinic also serves the outlying areas of the Parish where no public transportation is available and there is a very large population of low and very-low income residents. By-Net is a rural health network providing free pharmaceuticals to needy people in outlying areas.

**Food-** The Terrebonne Churches United Good Samaritan Food Bank prepares emergency food packages for homeless persons in need of food.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

*Special needs populations include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without any or very limited public assistance. Terrebonne Parish will continue coordinate services for persons with special needs by networking with other public and private agencies that have been at the forefront in identifying needs and have assumed the lead in providing services.*

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

*The supportive housing needs of special needs populations in Terrebonne vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical and developmental disabilities may also become a pressing issue as persons with disabilities who were previously taken care of by parents lose those caregivers to death or incapacity. Supportive housing needs of persons with HIV/AIDS, persons with alcohol or drug addition, and public housing residents include, but are not limited to personal care assistance, housekeeping services, medication monitoring, home health care, transportation and vocational rehabilitation services. Vocational rehabilitation services include, counseling, medical treatment to correct or modify a physical or mental impairment, life skills training, educational instruction and on-the-job training.*

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

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PLAN\_SECTION\_ID=[1350402000]>

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

*The Terrebonne Parish Department of Housing & Human Services plans to continue undertaking the following activities as long as funding is available.*



## **Community Development Block Grant**

### **Housing Rehabilitation/Reconstruction**

*The Housing Rehabilitation/Replacement Program provided financial assistance to eligible low-income families who own and occupy their residence. Housing units are rehabilitated to meet Terrebonne Parish housing code requirements and provides for emergency repairs to eliminate health or safety hazards. Preference is given to the elderly and disabled.*

### **Housing Choice Voucher**

#### **Terrebonne Parish Section 8 Housing Choice Voucher Program**

*Rental assistance payments on the behalf of eligible participants were made directly to a participating landlord. \_*

#### **Family Self-Sufficiency Program**

*This program provides eligible Section 8 families with an opportunity to achieve economic independence and self-sufficiency by combining housing assistance with other public and private resources.*

## **Federal Emergency Management Agency/Community Services Block Grant**

### **Crisis -Intervention Rent, Hotel, and Mortgage Assistance Program**

*This program provides financial assistance to eligible low income families with a current housing crisis to enable them to either maintain a current residence, to pay the first month's rent at another location or to secure temporary shelter.*

#### **Weatherization Assistance Program**

*This program provides for the installation of energy saving measures in the homes of low-income people designed to prevent heat from escaping in the winter and cool air from escaping in the summer. These energy saving measures can include caulking, weather-stripping, window and door replacement, attic insulation, skirting, and incidental repairs.*

#### **Low Income Home Energy Assistance Program**

*The Low Income Home Energy Assistance Program provides payments directly to utility vendors on behalf of low-income households to reduce the burden of high-energy cost.*

#### **Emergency Intervention Program**

*The Emergency Intervention Program provides assistance to eligible low-income families to replace certain items that may have been destroyed as a result of a fire or flood. This program is designed to provide immediate support when no other resources are available.*

### ***Second Harvest Food Bank***

#### ***Needy Family Food Assistance Program***

*The Needy Family Food Assistance Program (Commodities) provides staples to eligible households on a quarterly basis. The staples are distributed at several locations throughout the Parish. Applications are taken on an on-going basis prior to each distribution.*

Additional information regarding the programs and services listed above can be found at <http://www.tpcg.org/hhs/communityservices>

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

*Terrebonne Parish Consolidated Government will continue to network with the following service providers as a referral agency to help navigate non-homeless persons with special needs to the appropriate services.*

*Assisi Bridge House and Claire House- Provides transitional housing for persons recovering from addictive disorders. <https://htdiocese.org/assisi-bridge-house> <https://clairehouseforwomenandchildren.vpweb.com/>*

*Bayouland Families Helping Families- This non-profit is a resource and information center for families of children with disabilities that is family directed. <http://blfhf.org/>*

*Louisiana Office of Behavioral Health- Manages and delivers the services and supports necessary to improve the quality of life for citizens with mental illness and addictive disorders. <http://ldh.la.gov/index.cfm/page/95>*

*Terrebonne Churches United/Good Samaritan Food Bank- Three Ecumenical (interchurch) food banks, operated by Catholic Social Services in Terrebonne and Lafourche Parishes, provide food and household items to families in crisis – mainly while waiting to receive food stamps. <https://tcufoodbank.org/>*

*Gulf Coast Social Services- This non-profit agency is a provider of case management respite care, counseling, personal care attendants, camp services, independent living, and life skills training for the elderly, disabled persons, families, youth and veterans. <https://www.gcssla.org/>*

Options for Independence- Provides behavioral and mental health services, a residential care facility for females 10 to 18 years of age and affordable rental housing for low income families.

<https://optionsforindependence.com/>

Start Corporation- Start Corporation offers numerous programs to provide supportive housing, case management, social skills training, residential services, a clubhouse, and a Peer to Peer program for persons with low incomes and/or behavioral, physical, or developmental challenges and disabilities.

<http://staff.startcorp.org/>

Louisiana Department of Health/Behavioral Health- This State office provides behavioral healthcare, social supports, and prevention services that promote recovery and resilience to help persons recover from mental illness and addictive disorders. <http://ldh.la.gov/index.cfm/page/94>

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

*The Economic Development Market Analysis below provides the number of jobs and workers by sector in Terrebonne Parish. It also provides data on our labor force, occupations, travel time to work and educational attainment. There is a close correlation among education, employability and income. Employability includes job readiness and possessing the necessary skills to meet job requirements.*

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,739	6,476	11	12	1
Arts, Entertainment, Accommodations	4,521	5,268	10	10	0
Construction	2,698	3,265	6	6	0
Education and Health Care Services	9,825	12,000	22	22	0
Finance, Insurance, and Real Estate	2,278	2,825	5	5	0
Information	248	261	1	0	-1
Manufacturing	4,513	6,556	10	12	2
Other Services	1,254	1,433	3	3	0
Professional, Scientific, Management Services	2,226	3,179	5	6	1
Public Administration	1,238	1,300	3	2	-1
Retail Trade	5,809	6,850	13	13	0
Transportation and Warehousing	2,717	3,429	6	6	0
Wholesale Trade	1,654	1,654	4	3	-1
Total	43,720	54,496	--	--	--

**Table 40 - Business Activity**

Data Source Comments:

## Labor Force

Total Population in the Civilian Labor Force	46,297
Civilian Employed Population 16 years and over	45,946
Unemployment Rate	2.50
Unemployment Rate for Ages 16-24	3.40
Unemployment Rate for Ages 25-65	2.10

**Table 41 - Labor Force**

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	5,562
Farming, fisheries and forestry occupations	577
Service	9,148
Sales and office	10,127
Construction, extraction, maintenance and repair	5,590
Production, transportation and material moving	7,624

**Table 42 – Occupations by Sector**

Data Source Comments:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	32,490	73%
30-59 Minutes	7,951	18%
60 or More Minutes	4,281	10%
<b>Total</b>	<b>44,722</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source Comments:

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,512	522	4,551

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	16,059	926	6,093
Some college or Associate's degree	11,280	562	4,561
Bachelor's degree or higher	8,500	323	1,323

**Table 44 - Educational Attainment by Employment Status**

Data Source Comments:

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	276	790	425	3,038	1,548
9th to 12th grade, no diploma	8,303	2,491	1,554	3,480	1,799
High school graduate, GED, or alternative	3,151	13,713	11,558	22,679	11,731
Some college, no degree	3,040	3,364	2,890	5,288	1,953
Associate's degree	0	1,171	774	1,279	310
Bachelor's degree	640	2,788	2,727	4,342	1,834
Graduate or professional degree	0	388	526	1,272	642

**Table 45 - Educational Attainment by Age**

Data Source Comments:

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	44,213
High school graduate (includes equivalency)	36,865
Some college or Associate's degree	25,534
Bachelor's degree	53,164
Graduate or professional degree	56,154

**Table 46 – Median Earnings in the Past 12 Months**

Data Source Comments:

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

*The major employment sectors in Terrebonne Parish, in terms of the number of workers in the various industries, are Retail Trade; Manufacturing; Education and Health Care Services; Arts, Entertainment, Accommodations; and Agriculture, Mining, Oil & Gas Extraction.*

**Describe the workforce and infrastructure needs of the business community:**

*The 2016-2021 Comprehensive Economic Development Strategy prepared by South Central Planning and Development Commission identified the following weaknesses and threats; cultural attitudes toward the value of education is affecting middle-skill jobs where there is often a mismatch between the applicant's credentials and the skills an employer expects; infrastructure including transportation, public utilities and broadband has not kept up with the pace of regional economic growth. As a result, longer commutes and limited rural public transportation options constrain employment and educational options for residents; regional competition is a challenge; and the improvement of the region's water quality and the protection and preservation of its coastline and wetlands is paramount to economic resiliency of the region.*

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

*Port Fourchon is continuing to expand its footprint. The Port is expanding its future with Fouchon Island, its deep-water port facility, by developing 550 acres of developed land. The Port is looking towards the single largest project with a 20 Billions dollar Energy World LNG export facility project.*

*Louisiana Universities Marine Consortium (LUMCON) has a facility to support water research and more. The DeFelice Marine Center is a modern, 75,000 square foot complex of research, instructional, housing, and support facilities.*

*The Marine Center also has extensive research facilities which includes nearly 50 indoor and outdoor mesocosms systems with running seawater that allow for a variety of scientific experiments and observations. A machine and electronic shop capabilities and staff that are available to assist in designing and constructing any equipment needed in support of research projects.*

*The Houma-Terrebonne Airport is working to develop a Center of Excellence for an unmanned aviation system program which can provide value to the oil-and-gas industry, coastal restoration and protection, security and military sectors. The first phase of the \$2.3 million project includes the construction of a new 40,000-square-foot hangar, access road and taxiway. The project is expected to create and retain 200 jobs and generate \$50 million in private investment. It will include development of an aircraft and maintenance curriculum at Fletcher Technical Community College, as well as a pilot program in concert with Louisiana Tech University. Additionally, there are multiple taxiway and apron projects expected on*



*infrastructure in the next few years to include taxiway construction, pavement marking, taxiway lighting, and local trucking.*

*Regarding infrastructure and other projects, because of the destruction of Hurricane Ida, the parish is receiving the following funds: FEMA-\$44,404,544 for permanent repairs at Terrebonne General Medical Center, \$17,992,498 for levee repairs, \$7,452,630 for emergency protective measures; CDBG-DR-\$117,627,676 for economic revitalization and infrastructure; and U.S. Department of Commerce-\$2,600,000 for water infrastructure improvements.*

*Private-sector investments include \$12 million in oil, gas, and energy; \$5 million in Swiss-style manufacturing; \$8 million in aerospace; and \$1 million in food processing.*

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

*Generally, there is a wide range of jobs in Terrebonne Parish with a variety of education and skill requirements. The industry with the most workers (13%) in Terrebonne is the Retail Trade sector, which typically calls for a less educated, less skilled workforce. The industries trailing closely behind are Manufacturing (12%), which typically has a higher degree of education/skill requirements. and Education and Health Care Services (22%), which has the most stringent education/skill requirements for the most visible portion of the workforce; the educators, doctors, and nurses. This sector also has a large support staff with lower education and skill requirements, including maintenance workers, drivers, and many other job classifications. The educational attainment of the labor force seems to correspond to the current employment opportunities with 21% having a Bachelor's degree or higher, 27% having some college or an Associate's degree and 39% having graduated high school. Although there are many business sector jobs that do not require higher education, there is a great need for more worker certification and training programs to match the current job market. Education received a sector boost with a pay increase that put Terrebonne Parish among the top 10 paid teachers in Louisiana.*

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

*Fletcher Technical Community College (FTCC) partners with local industry leaders to develop programs to prepare potential workers and to build a sustainable workforce. The Louisiana Workforce Commission provides training and support services that include on-line job listings, educational and skills assessment, job counseling, placement, employer based training and youth employment programs. Louisiana Rehabilitative Services assists people with disabilities to obtain and maintain employment.*

*These efforts support the Consolidated Plan by providing the skills training and support services needed to help Terrebonne Parish residents improve their economic condition while helping to meet the ever growing workforce needs of our area.*

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

*Vision 2030, Terrebonne's Comprehensive Plan Update, was developed to set the stage for the creation of a more desirable future for the citizens of the parish. Through an extensive public participation and outreach effort, citizens played an important role in shaping the parish wide vision statement that will ultimately guide the plan, its goals, objectives and actions. The Vision Statement, "By 2030, Terrebonne Parish will be a safe, secure and resilient coastal community that is well-protected by a completed hurricane protection network; a community that provides expanded and diverse job opportunities in technologically-oriented industries supported by adequate infrastructure and an effective transportation system; a community that embraces and promotes its unique culture through efficient use of its land resources; a community that protects and sustains its physical environment through the effective enforcement of sensible regulations; and a community filled with opportunity such that its youth will choose to remain in the parish to continue to build and enjoy the 'Good Earth,' preserving it for future generations." coincides with needs identified in the Consolidated Plan.*

**Discussion**

*Terrebonne is preparing for a dynamic future by making itself an attractive location for corporate investments, relocation and expansion. The Vision 2030 Comprehensive Master Plan Update and the Comprehensive Economic Development Strategy plots a course toward modernization of the city's infrastructure, improvements in housing stock, transportation, and environmental sustainability. These efforts are supported by Terrebonne Parish Government, South Central Planning and Development Commission, local private businesses and public agencies that provide assistance with business development and workforce training.*

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

*The Block Groups that are identified on the maps below have at least 30% of households with housing problems and include some of the oldest residential areas and neighborhoods in Terrebonne. Many of the housing units in these areas are in poor condition and are in need of extensive rehabilitation or removal. These areas are typically where the lowest income households in the Parish are located. In most cases, the housing units in these areas are offered at lower rents or sales prices. Despite the lower costs, many low income households pay a large portion of their income on housing expenses. For this purpose concentration is defined as a Block Group where at least 30% of households are experiencing housing problems.*

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

*2020 Census Data reports that African-Americans comprise of 19.4% of the population in Terrebonne Parish. The African-American population is spread widely across the Parish; however, there is some concentration in Block Groups within the City of Houma and Gray. Some of these areas also show high rates of poverty, with poverty rates as high as 50% of the population. Maps displaying Poverty Rate and concentrations of African-Americans by Block Group is included below.*

### **What are the characteristics of the market in these areas/neighborhoods?**

*These areas/neighborhoods, as mentioned above, contain much of the poorest housing stock in the Parish. As a result, the housing market contains much of the lowest cost housing as well.*

### **Are there any community assets in these areas/neighborhoods?**

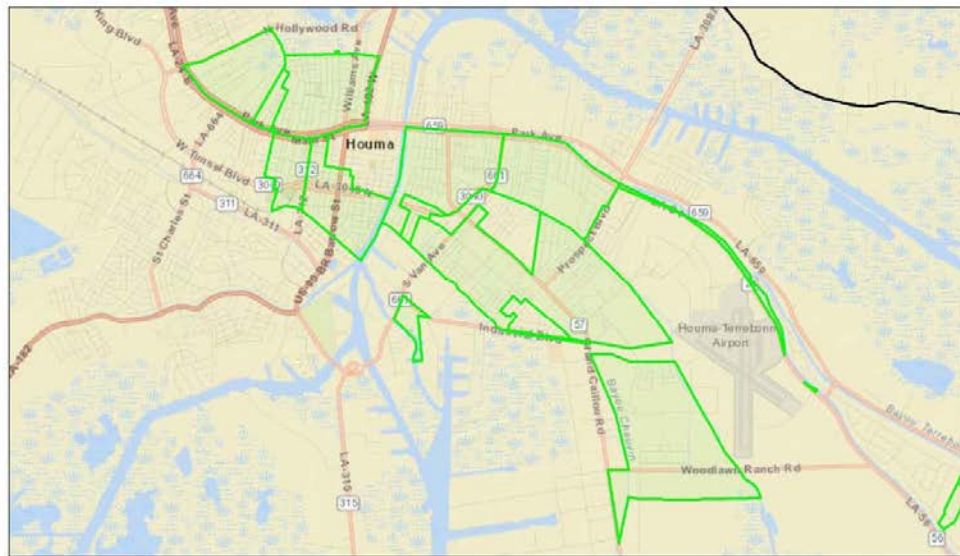
*These areas do have community assets including schools, community centers, senior centers, parks, and other public facilities. Two public housing facilities, one for families (Senator Circle) and the other for the elderly and disabled (Bayou Towers) that are operated by the Houma-Terrebonne Housing Authority (HTHA) are located within these neighborhoods. These complexes are in the redevelopment stage due to damages caused by Hurricane Ida.*

### **Are there other strategic opportunities in any of these areas?**

*In some areas where homes have been removed through the Nuisance Abatement and the Disaster Buyout and Demolition Programs, there are opportunities for in-fill housing.*

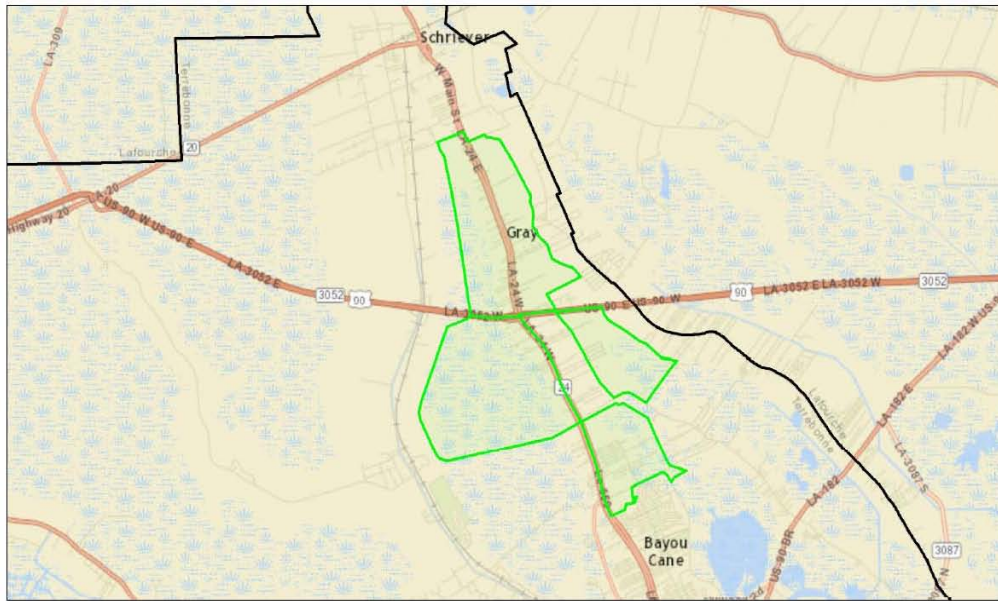
*Parkwood Place is a new affordable housing subdivision that has recently been developed in East Houma. The subdivision's future plans include a Head Start facility and multiple affordable rental properties of all bedroom sizes. At least 51% of the homes constructed are mandated to be sold or leased to households at or below 80% of median income. This project that will provide for 144 new homes is funded with HUD dollars that were allocated to Terrebonne Parish by the Louisiana Office of Community Development as a result of Hurricanes Gustav and Ike.*

Block Groups with Housing Problems (30% or greater) - Houma



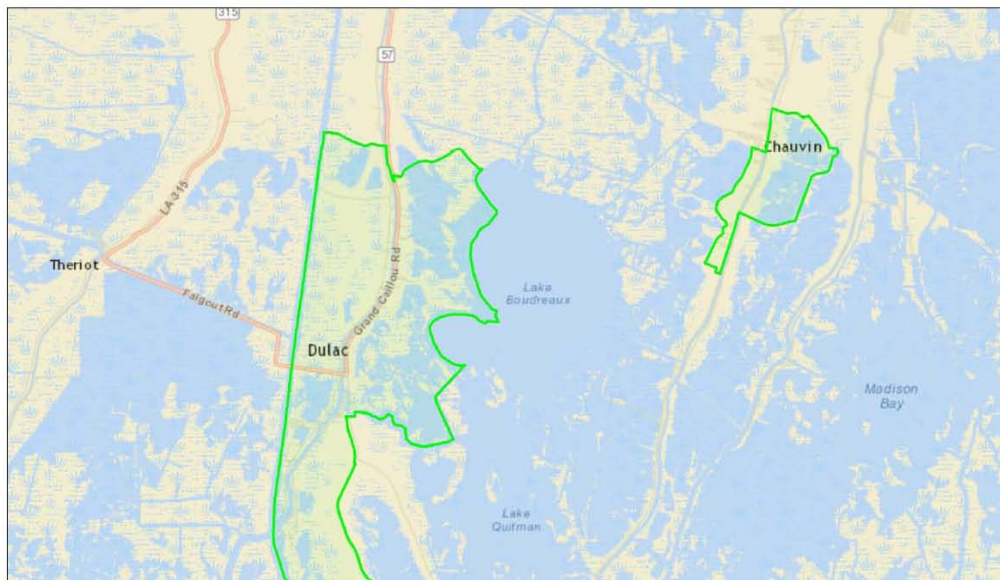
## Housing Problems Houma

Block Groups with Housing Problems (30% or greater) - Gray

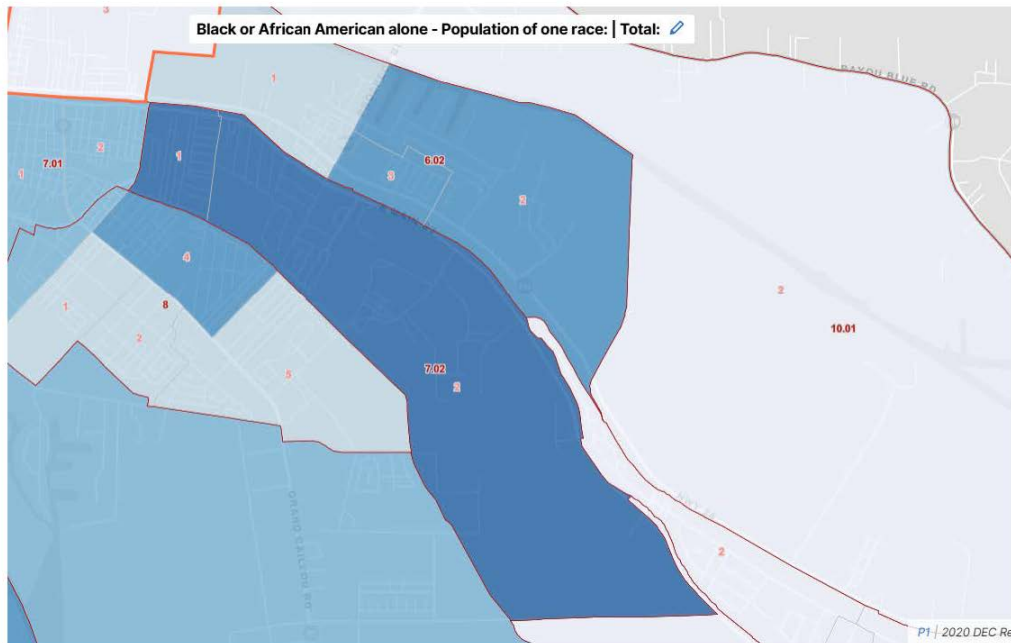


**Housing Problems Gray**

Block Groups with Housing Problems (30% or greater) – Bayou Area

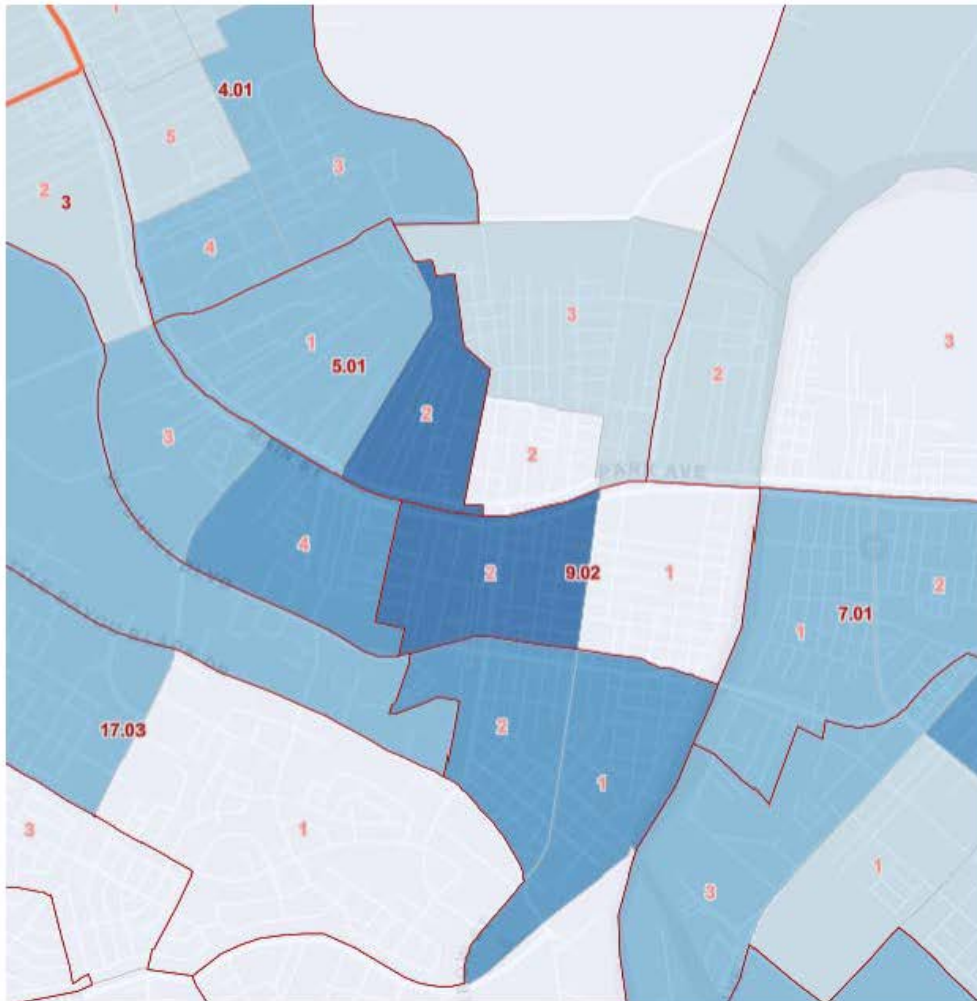


## Housing Problems Bayous



## Concentration- Houma





### Concentration- Gray



## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

*The term broadband commonly refers to high-speed internet access that is always on and faster than the traditional dial-up access. Broadband service providers can be telephone or cable companies, a wireless network provider (cell phone companies) or satellite service. According to the FCC 2020 Broadband Deployment Report, 99.00% of Terrebonne Parish residents have access to both fixed and mobile highspeed internet service. The table below list the broadband providers and the technology provided by each as of June 2024. <https://broadbandmap.fcc.gov/>*

Comcast Corporation	Cable
AT&T Inc	ADSL/Fiber
ViaSat, Inc	Satellite
Hughes Network Systems, LLC	Satellite
T-Mobile and Verizon	Fixed Wireless
VSAT Systems, LLC	Satellite
EATEL	Cable/Fiber

*Although, higher speed plans are more expensive and may not be affordable to low income households in Terrebonne Parish, there are adequate plans available that range from \$25.00 to \$35.00 a month. These plans that offer services to households that meet certain low-income criteria provide speeds anywhere from 10 to 30 Mbps. Lifeline, a government assistance program created by the Federal Communications Commission (FCC) for low-income customers, offers a benefit that reduces plan fees by \$9.25 a month. To be eligible, a household income must at or below 200% of poverty or must participate in federal programs such as the Supplemental Nutrition Assistance Program (SNAP) or Medicaid.*

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

*The competition between the providers listed above offer most Terrebonne Parish residents various rates and services to choose from; and at least three major providers offer affordable rates to low-income households.*



## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

*The climate crisis is already an everyday reality in Terrebonne Parish, especially when it comes to hurricanes, flooding, and sea-level rise. An article by the Climate Reality Project states that, in a high-emissions scenario, Louisiana could see average temperatures rise more than 10 degrees Fahrenheit by 2100. That's a dramatic change, but it doesn't take 10 degrees before temperature changes significantly impact our lives. Even just a few degrees can take a toll on humans and the systems we depend on. According to data by [www.climatecentral.org](http://www.climatecentral.org), by 2050, the Bayou State "is projected to average nearly 115 danger days a year." This is one of the largest projected increases in the nation.*

*Between 2020 and 2024, Louisiana was hit by seven hurricanes (and many more tropical storms). One of the most devastating hurricanes was in August of 2021, Hurricane Ida. It passed through Terrebonne Parish as a Category 4 hurricane. The total damages exceeded \$18 billion in Louisiana. These storms significantly impacted the lives and livelihoods of Louisianans, especially low-income communities.*

*Louisiana is the most flood-prone state in the union. As our climate changes, floods in the state are expected to become more frequent and intense. It is already a full eight feet below sea level and higher temperatures are related to more frequent flooding, more intense flooding, and sea level rise.*

*The Louisiana's Strategic Adaptations for Future Environment (LA SAFE) report states, "with climate change, sea levels are expected to rise in the Gulf of Mexico and waterways in coastal Louisiana. Recently, storms that have affected the region have also increased in frequency and intensity. Relative sea level rise, which is rising waters combined with subsidence, poses a double threat to coastal Louisiana. Increasing water levels bring higher high tides, and subsidence results in sinking land. This accelerated risk means that flooding will reach higher levels of elevation at a faster rate."*

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

*Over the last decade, many Terrebonne Parish residents that previously lived in low-lying, disaster-prone areas that had the financial means to do so, have moved to higher ground. As a result, these vulnerable communities, which already tend to be poorer than others, see an increase in poverty rates. Low-income and minority households are more susceptible to the risks of natural disasters and they also struggle most to recover. They typically live in neighborhoods or buildings more prone to storm impacts and are less insulated against the economic shocks that often accompany the physical ones.*

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

*In order to receive federal funding as an entitlement community, Terrebonne Parish Consolidated Government is required by the U.S. Department of Housing and Urban Development (HUD) to establish and implement a Consolidated Plan. The overall goals established by HUD and set forth in the regulations are to provide decent affordable housing, to provide suitable living environments and to expand economic opportunities for very low, low and moderate-income individuals.*

*The Terrebonne Parish Strategic Plan is a comprehensive planning document that identifies parish needs for decent affordable housing; homeless housing and supportive services; community development and economic opportunities.*

*During the five-year period of the 2025 - 2029 Strategic Plan, it is estimated that Terrebonne Parish Consolidated Government will receive approximately \$6,000,000.00 in entitlement funding from the US Department of Housing and Urban Development through the **Community Development Block Grant** and **HOME Investment Partnerships Program**. In addition, Terrebonne Parish Consolidated Government and member organizations of the Louisiana Coastal Homeless Coalition anticipate receiving federal Continuum of Care (CoC) funds to continue providing housing and supportive services to the homeless and special needs populations over the next five years.*

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Parishwide
	Area Type:	Parishwide
	Other Target Area Description:	Parishwide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

*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.*

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Head Start/Child Care Centers
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	Parishwide
	<b>Associated Goals</b>	CDBG Planning and Administration Head Start Operations
	<b>Description</b>	Head Start promotes the school readiness of young children from low-income families through agencies in their local community. Head Start programs support the mental, social, and emotional development of pre-school children. In addition to education services, programs provide children and their families with health, nutrition, social, and other services. Head Start services are responsive to each child and family's ethnic, cultural, and linguistic heritage.
	<b>Basis for Relative Priority</b>	Survey results and citizen demand.
2	<b>Priority Need Name</b>	Emergency Shelter
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Families with Children Rural Individuals Families with Children veterans

	<b>Geographic Areas Affected</b>	Parishwide
	<b>Associated Goals</b>	CDBG Planning and Administration Homeless Shelter Operations
	<b>Description</b>	Emergency Shelter facilities for families, single women, single men and veterans.
	<b>Basis for Relative Priority</b>	Survey results and demand for services.
<b>3</b>	<b>Priority Need Name</b>	Homeless Supportive Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Families with Children Rural Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Parishwide
	<b>Associated Goals</b>	CDBG Planning and Administration
	<b>Description</b>	Supportive services that include, but are not limited to case management, employment search, job training, health care, child care, housing search/placement and individual development accounts.
	<b>Basis for Relative Priority</b>	Survey results and demand for services.
<b>4</b>	<b>Priority Need Name</b>	Affordable Rental Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Parishwide
	<b>Associated Goals</b>	Community Development Housing Organizations HOME Administration Tenant Based Rental Assistance New Construction
	<b>Description</b>	New construction, rental payment subsidies and preservation of existing rental housing stock.
	<b>Basis for Relative Priority</b>	Survey results and community demand.
5	<b>Priority Need Name</b>	Affordable Owner Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Parishwide
	<b>Associated Goals</b>	CDBG Planning and Administration Owner-Occupied Housing Rehabilitation
	<b>Description</b>	Owner-occupied housing rehabilitation, replacement, emergency repair and modifications for persons with disabilities.



	<b>Basis for Relative Priority</b>	Survey results and community demand.
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### **Narrative (Optional)**

*The priority needs listed above are a result of citizen demand and public participation along with the outcomes of an agency survey. The needs align with the results of the analytical parts of this document drawn from the American Community Survey and CHAS data as provided by HUD. The use of Community Development Block Grant and HOME Investment Partnerships Program funds will be limited to those activities deemed to have "High" priorities that do not duplicate another available program or service and can benefit the most citizens parish wide over the next five years. The continual cuts in federal funding have resulted in the reduction or discontinuation of many public service, public improvement and housing programs that have been funded in the past. These cuts along with other diminishing state and local funding are making it more and more difficult to meet all of the high priority needs of the Parish.*

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<i>There is a severe shortage of affordable housing in Terrebonne Parish. Eligible applicants for TBRA, Rapid Re-Housing and Section 8 alike find it difficult to locate units not only that meet HUD's Fair Market Rent allowances, but also meet required Housing Quality Standards. The use of tenant-based rental assistance is also dependent on a landlord's willingness to rent units to TBRA clients in the current thriving market.</i>
TBRA for Non-Homeless Special Needs	<i>In addition to the characteristics above, non-homeless persons with special needs may find it difficult to locate housing that meets their accessibility needs. Most rental complexes meet minimum Section 504 requirements, however do not meet specialized needs. While landlords are obligated to make reasonable accommodations, special needs persons typically need accommodations above what a landlord would consider reasonable.</i>
New Unit Production	<i>The production of new housing units is influenced by several market conditions, including the cost of land, cost of construction and the astronomical cost of property and flood insurance in Terrebonne Parish. However, with interest rates at an all time low, new construction has remained steady. While low rates are beneficial to most homebuyers, without the availability of affordable new construction, down-payment and closing cost assistance or payment subsidies; homeownership is out of reach for most low-income families in Terrebonne.</i>
Rehabilitation	<i>Rehabilitation activities are influenced by the cost of materials, labor and insurance. Because this type of work is not the most desirable, it can be difficult to secure quality contractors that can meet Terrebonne Parish Consolidated Government's insurance requirements and provide reasonable rates. Because of these factors, Terrebonne's Community Development Division has been utilizing employee crews for more than 20 years. Although, this has not significantly decreased costs, it has greatly improved quality, production, work flow; customer relations and satisfaction. Special trades such as electrical and plumbing are required to be bid out to sub-contractors, which in many instances can slow production.</i>
Acquisition, including preservation	<i>Acquisition including preservation is influenced by the same market conditions as new unit production and rehabilitation. Attempting to develop or rent newly rehabilitated units that are affordable to lower income families is nearly impossible without creative financing or grant assistance.</i>

**Table 49 – Influence of Market Conditions**



## SP-35 Anticipated Resources - 91.215(a)(4), 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 1 these two grant programs combined will bring \$1,170,523.00 into the Parish to support affordable housing, homeless, and community development programs and projects. An anticipated additional \$15,000.00 in program income from Community Development Block Grant Program and HOME Investment Partnerships Program projects and \$2,370,069.00 from prior year resources brings the total new resources for the first year of the Consolidated Plan to \$3,555,592.00.*

### 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	823,641	0	785,600	1,609,241	3,294,564	The expected amount for the remainder of the Con Plan is Year 1 times 4.

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	346,882	15,000	1,584,469	1,946,351	1,387,528	The expected amount for the remainder of the Con Plan is Year 1 times 4.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	

Table 50 - Anticipated Resources

**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 requirements will be satisfied with local general fund 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**

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

### **Discussion**

*Terrebonne Parish Consolidated Government has allocated over 1.3 million in CDBG and HOME funds for the FY 2025 program year. These funds will be used to provide housing and public service programs as described in the 2025 Annual Action Plan.*

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Terrebonne Parish Consolidated Government	Government	Homelessness Non-homeless special needs Planning Rental public facilities public services	Jurisdiction
Houma Terrebonne Housing Authority	PHA	Public Housing	Jurisdiction
Louisiana Coastal Homeless Coalition	Continuum of care	Homelessness	Region
OPTIONS FOR AFFORDABLE HOUSING	CHDO	Rental	Jurisdiction
START CORPORATION	CHDO	Rental	Jurisdiction

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

*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 Programs, Section 8, Head Start, Community Services Block Grant, Disaster Housing and competitive ESG funds. The Housing and Human Services Department has many years of experience managing and implementing the programs addressed in the Consolidated Plan.*

*Terrebonne Parish Consolidated Government is a member agency of and coordinates services with the Louisiana Coastal Homeless Coalition, the homeless Continuum of Care agency for Region III and Louisiana Balance of the State Continuum of Care. The Department also coordinates with the Houma-Terrebonne Housing Authority, the local Public Housing Agency, to provide Head Start classrooms within the Senator Circle facility and for the completion of environmental determinations as required by HUD.*

*A major gap in the strategy delivery system is a lack of adequate funding. Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds have been reduced by more than 50% in the last 25 years. Because of these continual cuts in funding, many public service, public improvement and housing programs have been drastically reduced or discontinued. These cuts along with other diminishing federal, state and local funding is making it more and more difficult to meet the priority needs of the Parish.*

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

*The services targeted to homeless persons in Terrebonne are made available through the coordination of non-profit service providers that constitute the Louisiana Coastal Homeless Coalition. These organizations partner with mainstream service providers and the Department of Housing and Human Services to provide a wide ranging response to the needs of homeless persons, that include chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.*



**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

*The member agencies of the Louisiana Balance of State Continuum of Care/Louisiana Coastal Homeless Coalition and other public and private non-profit mainstream service providers have a strong referral network in place. Agencies work together in an effort to provide a seamless continuum of services for homeless and non-homeless persons with special needs. Again, the main reason for any gap in service delivery is the lack of adequate funding to address local needs.*

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

*The coordination between agencies to leverage funds and to provide a strong referral network and unduplicated services is the strategy that is being used to address priority needs in Terrebonne. No gaps in institutional structure have been identified.*

## SP-45 Goals Summary – 91.215(a)(4)

### 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: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
2	Tenant Based Rental Assistance	2025	2029	Affordable Housing Public Housing	Parishwide	Affordable Rental Housing	HOME: \$250,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
3	Owner-Occupied Housing Rehabilitation	2025	2029	Affordable Housing	Parishwide	Affordable Owner Housing	CDBG: \$3,457,434 HOME: \$1,555,277	Homeowner Housing Rehabilitated: 60 Household Housing Unit
4	Homeless Shelter Operations	2025	2029	Homeless	Parishwide	Emergency Shelter	CDBG: \$617,730	Homeless Person Overnight Shelter: 350 Persons Assisted
5	Community Development Housing Organizations	2025	2029	Affordable Housing	Parishwide	Affordable Rental Housing	HOME: \$260,161	Rental units constructed: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CDBG Planning and Administration	2025	2029	Planning and Administration	Parishwide	Affordable Owner Housing Emergency Shelter Head Start/Child Care Centers Homeless Supportive Services	CDBG: \$823,641	Other: 1 Other
7	HOME Administration	2025	2029	Administration	Parishwide	Affordable Rental Housing	HOME: \$173,441	Other: 1 Other
8	New Construction	2025	2029	Affordable Housing	Parishwide	Affordable Rental Housing	HOME: \$1,095,000	Rental units constructed: 13 Household Housing Unit

**Table 53 – 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.

2	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	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.
3	<b>Goal Name</b>	Owner-Occupied Housing Rehabilitation
	<b>Goal Description</b>	Housing rehabilitation, emergency repair, modifications for disabled homeowners and replacement to improve sustainability and affordability of owner occupied housing.
4	<b>Goal Name</b>	Homeless Shelter Operations
	<b>Goal Description</b>	Provision of temporary housing and supportive services that promote self-sufficiency for families with children. CDBG will provide matching funds to leverage competitive Emergency Soultions Grant funding for the operation of the Beautiful Beginnings Center.
5	<b>Goal Name</b>	Community Development Housing Organizations
	<b>Goal Description</b>	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	<b>Goal Name</b>	CDBG Planning and Administration
	<b>Goal Description</b>	General management, oversight and coordination, public information, fair housing activities, studies, planning and technical assistance.
7	<b>Goal Name</b>	HOME Administration
	<b>Goal Description</b>	General management, oversight and coordination.
8	<b>Goal Name</b>	New Construction
	<b>Goal Description</b>	The development of 13 affordable housing units.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

It is anticipated that 35 extremely-low income, 40 low income, and 40 moderate-low income families will be provided affordable housing.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

*The Houma-Terrebonne Housing Authority will meet the compliance criteria with the number of required units through its rebuilding process.*

### **Activities to Increase Resident Involvements**

*The Bayou Towers residents will have numerous opportunities to involve themselves in activities. There is a duly elected Resident Organization that is very active in establishing various partnerships in and outside the Terrebonne Parish Community. There are monthly birthday celebrations, weekly bingo games, home health and wellness presentations.*

*The Senator Circle location offers self-sufficiency training, job readiness and leadership programs.*

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

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

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

*N/A*

## **SP-60 Homelessness Strategy – 91.215(d)**

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

*A network of service providers and governmental agencies have been identified by the Louisiana Coastal Homeless Coalition for outreach. Persons experiencing homelessness will be directed to the LA BOSCOG coordinated entry staff for the Houma Region managed by Start Corporation and located at 157 New Orleans Boulevard, Houma, LA. Assessment staff will follow the LA BOSCOG Coordinated Entry Policy and Procedures. A standardized assessment process (VI-SPDAT) 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 and transitional housing needs of homeless persons**

*Terrebonne Parish Consolidated Government and member agencies of the Louisiana Coastal Homeless Coalition 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 child care 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 governmental programs and non-profit service providers by case managers.*

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

*The Louisiana Coastal Homeless Coalition 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. An 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.*

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

*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.*

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

*According to the latest Louisiana Healthy Homes and Lead Poisoning Surveillance System Report, of the 57 children 6 years of age and younger screened for lead, 21 had levels of lead 5-9.9 micrograms/deciliters, 6 had levels 10-14.9, 0 had levels 15-19.9 micrograms/deciliters and 3 had >20 micrograms/deciliters. The report reveals that of the 657 children tested only 9 or 1.4% of the children tested in Terrebonne Parish had elevated lead levels greater than 10 micrograms/deciliters.*

### **How are the actions listed above integrated into housing policies and procedures?**

*Section 8 and TBRA landlords will be given the opportunity to bring housing units into compliance with lead-based paint requirements. Failure to do so will result in the housing unit being disqualified.*

*Because Terrebonne has such a low rate of lead poisoning (less than 2%) and the cost of abatement greatly increases the cost of housing rehabilitation, homeowners that have applied for the Housing Rehabilitation Program with homes that have been found to have lead-based paint above what is considered de minimis will be considered ineligible for assistance. Above de minimis is equivalent to total of 20 square feet on all exterior surfaces, 2 square feet on any interior surface in a single room or interior space or 10 percent of individual smaller components (window sills or troughs, stair treads, any door or window trim, door, thresholds, etc.).*

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing 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- 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- 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.*

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

*All of the federally and state funded programs listed above are operated within the Terrebonne Parish Department of Housing and Human Services, which provides for a one-stop-shop model. The Department also networks with other local public and private non-profit service agencies.*

## **SP-80 Monitoring – 91.230**

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

*All federally funded programs are monitored on a continual basis by the staff of the Housing and Human Services Department and the Parish Accounting Department by comparing HUD's Integrated Disbursement and Information System reports to expenses keyed into the Parish's AS/400 financial application system and excel financial reports developed by both Departments. All CDBG and HOME funded programs are included in the Terrebonne Parish Consolidated Government annual audit conducted by a licensed certified public accountant.*

*Written policies, procedures and checklists have been developed for each program to ensure consistency and compliance when carrying out activities.*

*CDBG and HOME Sub-recipient monitoring will consist of telephone conferences, meetings, monitoring visits and annual performance evaluations, as set forth in Terrebonne Parish Consolidated Government's Sub-Recipient Monitoring Procedures.*

*A Consolidated Annual Performance Report (CAPER) of the past year's activities and expenditure of funds will summarize actions taken to meet the goals and priorities of the Consolidated Plan. This report will be prepared by the Housing and Human Services Department's Community Development staff and will be submitted to HUD. The performance report will be available to the public for review and comment prior to submittal. The performance reports will serve as a tool to measure the proposed outcomes of the specific objectives set forth in the Consolidated and Annual Plans.*

## 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 1 these two grant programs combined will bring \$1,170,523.00 into the Parish to support affordable housing, homeless, and community development programs and projects. An anticipated additional \$15,000.00 in program income from Community Development Block Grant Program and HOME Investment Partnerships Program projects and \$2,370,069.00 from prior year resources brings the total new resources for the first year of the Consolidated Plan to \$3,555,592.00.*

#### 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	823,641.00	0.00	785,600.00	1,609,241.00	3,294,564.00	The expected amount for the remainder of the Con Plan is Year 1 times 4.



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	346,882.00	15,000.00	1,584,469.00	1,946,351.00	1,387,528.00	The expected amount for the remainder of the Con Plan is Year 1 times 4.
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 54 - 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 requirements will be satisfied with local general fund 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**

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

#### **Discussion**

*Terrebonne Parish Consolidated Government has allocated over 1.3 million in CDBG and HOME funds for the FY 2025 program year. These funds will be used to provide housing and public service programs as described in the 2025 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: 200 Persons Assisted
2	Tenant Based Rental Assistance	2025	2029	Affordable Housing Public Housing	Parishwide	Affordable Rental Housing	HOME: \$50,000.00	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
3	Owner-Occupied Housing Rehabilitation	2025	2029	Affordable Housing	Parishwide	Affordable Owner Housing	CDBG: \$535,367.00 HOME: \$210,161.00	Homeowner Housing Rehabilitated: 12 Household Housing Unit
4	Homeless Shelter Operations	2025	2029	Homeless	Parishwide	Emergency Shelter Homeless Supportive Services	CDBG: \$122,546.00	Homeless Person Overnight Shelter: 70 Persons Assisted
5	Community Development Housing Organizations	2025	2029	Affordable Housing	Parishwide	Affordable Rental Housing	HOME: \$52,032.00	Rental units constructed: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	New Construction	2025	2029	Affordable Housing	Parishwide	Affordable Rental Housing	HOME: \$.00	Rental units constructed: 13 Household Housing Unit

**Table 55 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Head Start Operations
	<b>Goal Description</b>	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	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	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.
3	<b>Goal Name</b>	Owner-Occupied Housing Rehabilitation
	<b>Goal Description</b>	Housing rehabilitation, emergency repair, modifications for disabled homeowners and replacement to improve sustainability and affordability of owner occupied housing.
4	<b>Goal Name</b>	Homeless Shelter Operations
	<b>Goal Description</b>	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	<b>Goal Name</b>	Community Development Housing Organizations
	<b>Goal Description</b>	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	<b>Goal Name</b>	New Construction
	<b>Goal Description</b>	The contrustion of 13 affordable rental units.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

*The following projects have been assigned for 2025 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 56 – 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.*

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



1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	Head Start Operations Owner-Occupied Housing Rehabilitation Homeless Shelter Operations
	<b>Needs Addressed</b>	Head Start/Child Care Centers Emergency Shelter Homeless Supportive Services Affordable Owner Housing
	<b>Funding</b>	CDBG: \$164,728.00
	<b>Description</b>	Management, oversight and coordination of the Community Development Block Grant Program.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	4800 Hwy. 311, Houma, LA 70360
	<b>Planned Activities</b>	Administration and oversight
2	<b>Project Name</b>	CHDO Housing Development
	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	Community Development Housing Organizations
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	HOME: \$231,146.00
	<b>Description</b>	Loan assistance to designated CHDO's for the new construction or rehabilitation of affordable rental housing that will be made available to lower income families.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One rental housing unit that will provide an affordable housing unit for a low-income household. The affordability period is for 20 years.
	<b>Location Description</b>	Undetermined at this time.

	<b>Planned Activities</b>	Development of 1 affordable single-family rental unit may start in 2025, however, will not be completed until 2026.
<b>3</b>	<b>Project Name</b>	Head Start Operations
	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	Head Start Operations
	<b>Needs Addressed</b>	Head Start/Child Care Centers
	<b>Funding</b>	CDBG: \$1,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 200 low-income families.
	<b>Location Description</b>	Centers are parishwide. Administrative operations are located at 4800 Hwy. 311, Houma, LA 70360
	<b>Planned Activities</b>	Child development and family self-sufficiency.
<b>4</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	Tenant Based Rental Assistance Owner-Occupied Housing Rehabilitation Community Development Housing Organizations
	<b>Needs Addressed</b>	Affordable Rental Housing Affordable Owner Housing
	<b>Funding</b>	HOME: \$51,348.00
	<b>Description</b>	Program oversight, coordination, and planning.
	<b>Target Date</b>	12/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	4800 Hwy. 311, Houma, LA 70360
	<b>Planned Activities</b>	Oversight, coordination, and planning.
<b>5</b>	<b>Project Name</b>	Homeless Shelter Operations
	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	Homeless Shelter Operations
	<b>Needs Addressed</b>	Emergency Shelter Homeless Supportive Services
	<b>Funding</b>	CDBG: \$122,546.00
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	70 homeless persons that include families with minor children.
	<b>Location Description</b>	300 Bond Street, Houma, LA 70360
	<b>Planned Activities</b>	Emergency housing and supportive services that promote self-sufficiency.
<b>6</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	Owner-Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Owner Housing
	<b>Funding</b>	CDBG: \$1,118,370.00 HOME: \$394,450.00

	<b>Description</b>	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).
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 12 low-income homeowner families will benefit from this activity.
	<b>Location Description</b>	Parishwide. The administration will be undertaken at 4800 Hwy. 311, LA 70360.
	<b>Planned Activities</b>	Owner-occupied housing rehabilitation and emergency repairs.
7	<b>Project Name</b>	Rehabilitation Administration
	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	Owner-Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Owner Housing
	<b>Funding</b>	CDBG: \$202,597.00
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 low-income homeowner families will benefit from this project.
	<b>Location Description</b>	Parishwide. The administration will be undertaken at 4800 Hwy. 311, Houma, LA 70360.
	<b>Planned Activities</b>	Inspections, application in-take, case management and construction management.
	<b>Project Name</b>	Tenant-Based Rental Assistance

8	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	HOME: \$174,407.00
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 homeless families transitioning to self-sufficiency.
	<b>Location Description</b>	Parishwide
	<b>Planned Activities</b>	Rental subsidies for families successfully exiting temporary shelter or transitional housing.
9	<b>Project Name</b>	Housing Initiative
	<b>Target Area</b>	Parishwide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	HOME: \$1,095,000.00
	<b>Description</b>	New construction of 13 affordable housing units.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Construction of 13 units for low-income individuals or families.
	<b>Location Description</b>	East Street, Parkwood Place Subdivision, Houma, LA 70363

	<b>Planned Activities</b>	Construction of new affordable units.
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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 parishwide.*

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Parishwide	100

**Table 57 - 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**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

*The annual goals listed previously specify the following production numbers for housing assistance and for homelessness, non-homeless, and special needs populations.*

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	12
Special-Needs	0
Total	22

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	22

**Table 59 - 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 the direction of Terrebonne Parish Consolidated Government; however, there is collaboration regarding programs and services of mutual interest. The HTHA lost all of its units due to damages sustained from Hurricane Ida in 2021.*

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

*HTHA is in the final planning stage to demolition Bayou Towers and hopes to have a finalized plan in 2025. The Authority is also looking to purchase vacant land to rebuild units on. Their plan is to replace the Tower's lost units with smaller, scattered units. Construction is not expected in 2025; however, the land purchase is expected. 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.*

*In 2025, HTHA is planning to build a few duplexes to replace some of the units lost.*

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

*Resident meetings are held on the first Thursday of each month at 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 discusses the future outlook of the Housing Authority with the director, consultant, 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 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 BOSCO) and the Louisiana Coastal Homeless Coalition. 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 BOSCO'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 BOSCO coordinated entry staff for the Houma Region operated by Start Corporation's office located 157 New Orleans Boulevard, Houma, LA. Assessment staff will follow the LA BOSCO Coordinated Entry Policy and Procedures. A standardized assessment process (VI-SPDAT) 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 Coastal Homeless Coalition 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 child care 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 governmental 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 Coastal Homeless Coalition 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. An 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 a number of 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 that 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 and Weatherization Programs in an effort to maintain affordable owner housing in Terrebonne.*

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

*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- 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- 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- Activities 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 Coastal Homeless Coalition, 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(l)(1,2,4)

#### Introduction:

*The following provides details on program specific requirements for the Community Development Block Grant and HOME Investment Partnerships Program.*

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

##### Reference 24 CFR 91.220(l)(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
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(l)(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 2025.*

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 25 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)). <TYPE=[text] REPORT\_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

The HOME security deposit only program is limited to the Section 8 waiting list for applicants who are elderly, disabled, or homeless.

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)).

N/A

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).

N/A

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

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

*Terrebonne Parish Consolidated Government has not been awarded ESG Entitlement funds.*

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

N/A

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).

N/A

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.

N/A

5. Describe performance standards for evaluating ESG.

N/A

N/A

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Terrebonne Parish Affordable Housing Market Study
	<b>List the name of the organization or individual who originated the data set.</b> Gibson Consulting, LLC
	<b>Provide a brief summary of the data set.</b> Terrebonne Parish is currently experiencing a period of very low vacancy rates, particularly for owner-occupied housing. These low vacancy rates have been caused primarily by the loss of existing housing; a slowdown in new construction; and strong population and household growth. On the supply side, the loss of existing housing is largely a result of extensive flood damage to housing in the coastal areas of the parish and the subsequent demolition of damaged and abandoned homes. Additionally, in August of 2021, Hurricane Ida destroyed nearly 800 affordable housing units among Public Housing and two USDA multifamily complexes. The slowdown in new construction has been caused by the general economic downturn, inflation, interest rates and more stringent mortgage underwriting requirements at the national level, and at the local level, by tightening code enforcement, FEMA 2.0 and the Parish's adoption of the new DFIRM. Additionally, foreclosure rates in Terrebonne Parish are significantly lower than those at the state and national levels, meaning more people are staying in their homes and less homes are going on to the market as a result of foreclosures. On the demand side, the local economy is outperforming the state and the nation in terms of both employment and population growth. Local housing experts claim that rising rents are driving some longtime renters to seek affordable homeownership opportunities.

	<p><b>What was the purpose for developing this data set?</b></p> <p>Terrebonne Parish Consolidated Government was required to perform a housing market study by the State of Louisiana as a pre-requisite to apply for housing projects associated with the allocation of Hurricane Ida and tax credit funding.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The housing market study encompasses the entire Parish of Terrebonne.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The study was conducted on November 03, 2023, which aligns with the data provided by the US Census and Community Housing Affordability Strategy.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The data is complete.</p>
2	<p><b>Data Source Name</b></p> <p>2020 Comprehensive Housing Affordability Strategy</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Department of Housing and Urban Development</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Income distribution, Housing Problems and Cost Burden</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>This data set was developed by HUD</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2020</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Unknown</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Terrebonne Parish, Louisiana</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Unknown</p>
3	<p><b>Data Source Name</b></p> <p>American Community Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>Annual estimates of the Resident Population April 1, 2019 to April 1, 2023</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Unknown</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2019 to 2023</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Unknown</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Unknown</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Unknown</p>
4	<p><b>Data Source Name</b></p> <p>American Fact Finder 2020</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Table S2001</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Unknown</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2020</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Unknown</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Unknown</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Unknown</p>
5	<p><b>Data Source Name</b></p> <p>2023 American Fact Finder</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Unknown</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Unknown</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2020</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Unknown</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Unknown</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Unknown</p>