

**CITY OF LAKE CHARLES, LOUISIANA**  
**2024 ANNUAL ACTION PLAN**

**Draft**



Prepared By  
The City of Lake Charles  
Community Development Department



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# Executive Summary

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

### 1. Introduction

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.20G.91.230, with revisions for preparing a Consolidated Plan and guiding the use of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Persons With AIDS Program (HOPWA), and Emergency Solutions Grant (ESG) funding based on applications to the U.S. Department of Housing and Urban Development (HUD).

A Consolidated Plan was prepared for federal fiscal years 2020-2024. An Annual Action Plan must be prepared for each year of the Consolidated Plan. This is the third Annual Action Plan to be submitted under the current Consolidated Plan.

The City's proposed allocation for FY 2024-2025 consists of a total \$1,007,145 in projected support from two programs:

Community Development Block Grant (CDBG)	\$680,104
HOME Investment Partnerships (HOME)	\$327,041

The activities and programs described in the Annual Action Plan are aligned with the Strategic Plan, as outlined in the Consolidated Plan. The 2024-2025 program year will place considerable emphasis on neighborhood revitalization.

The following is the proposed FY 2024-2025 Annual Action Plan, which identifies the method of distributing HUD funds and outlines the City's overall housing and community development needs and strategies.

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

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

In the City's 2020-2024 Consolidated Plan, three major objectives were identified. They included:



- Increase affordable housing quality through rehabilitation programs and housing assistance to support the current housing stock and promoting development opportunities throughout the City to increase the supply of affordable rentals and ownership units.
- Address infrastructure and public facilities needs within low income neighborhoods to provide safe access through streets and sidewalks, and provide updated community spaces.
- Support for public services to ensure the availability of support services for families, youth, homeless, special needs, and other low income populations.

Lake Charles has experienced population and market growth in recent years, through business development and investments in education and training programs. The increase in population has also increased housing demand and housing costs. Median home prices and rental costs in Lake Charles have increased by 30 percent over the last decade, while wages have seen a 15 percent increase. Fifty-six percent of households in Lake Charles earn below HUD's Area Median Family Income (HAMFI) of \$41,538, while 43.2 percent earn above the HAMFI. The number of households earning less than the median and the increase in housing costs has caused an increase in cost burdened households within Lake Charles.

Housing stock within the City of Lake Charles is older, with 19,519 units or 60 percent of housing, having been built before 1980, based on 2018 ACS data. Of these housing units, 66 percent are owner-occupied and 56 percent are rentals. In addition to the potential for higher repair costs and overall lower housing quality, homes built before 1980 also pose higher risk of lead-based paint being present. In the last five years, the City of Lake Charles has continued to experience an increase in community need for home rehabilitation, with requests for assistance exceeding the funding and capacity to address annually.

In addition to increased housing demand and costs, and having an older housing stock, the City suffered through two hurricanes in 2020. Hurricanes Laura (August) and Delta (October) each dealt major blows to the City's housing stock as thousands of homes suffered major damage or complete loss, and many residents were displaced (as of June 1 of 2021, three thousand residents are still displaced). As in any disaster, the most vulnerable communities are suffering as many of those homes were uninsured or under-insured.

Lake Charles is currently addressing the need to rehabilitate its oldest owner-occupied housing stock through the City's CDBG and HOME funding, and the need for affordable and quality housing will continue to be a priority. The combination of older housing units with higher costs puts low income households at risk for living in substandard housing, or to maintain housing.

In addition to the priority for increasing the quantity and quality of affordable housing, the City will support agencies and nonprofits that provide housing assistance and other needed services and supports within Lake Charles to help address the community needs identified in the Consolidated Plan.

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

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

The City of Lake Charles has a history of successful programs funded through the Community Development Block Grant and HOME Investment Partnership Program. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded Homeowner Rehabilitation activities targeting lower income and elderly households unable to properly maintain their homes. The City also operates a successful program that provides Homebuyer Assistance to new homebuyers. The City is working to remove the dilapidated housing stock in the CDBG eligible areas through demolition and major rehabilitation programs.

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

Summary from citizen participation section of plan.

The Citizen Participation Plan (CPP) provides details for public notice(s) to all meetings and the various stages of Consolidated/Action Plan development. City staff holds community meetings, per the CPP, to provide citizens with information concerning the availability of Community Development Block Grant and HOME funds and allow citizen input.

**5. Summary of public comments**

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

Summary forthcoming after comments are received.

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

Not Applicable

**7. Summary**

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	LAKE CHARLES	Community Development Department
HOME Administrator	LAKE CHARLES	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The lead agency for the development of the Action Plan is the City's Community Development Department. The Community Development Department consults and collaborates with a number of agencies, including the Lake Charles Housing Authority, the City's Community Housing Development Organizations (CHDOs) to identify and address goals for community development and affordable housing programs.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The City of Lake Charles works with a wide variety of agencies, organizations, and service providers to understand and identify local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Consolidated Plan and Action Plan process are two of the ways that the City utilizes outside organizations in the consultation process.

#### **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 City has ongoing relationships with a number of housing providers (CHDOs) working on housing development activities. The City also works closely with the Housing Authority of Lake Charles which organizes resources from the federal government to address the housing needs of the City's lowest income households. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

#### **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.**

City staff works actively with the Southwest Louisiana Balance of State, the lead agency for the Continuum of Care, and collaborates with the Calcasieu Parish Police Jury to support program implementation. Staff participates in regularly scheduled meetings and point-in time surveys.

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

The City no longer receives ESG funding (state level). These funds are now administered through the Calcasieu Parish Police Jury (CPPJ). The CPPJ manages homeless prevention and rapid re-housing programs through Continuum of Care initiatives, with assistance from City staff. Agencies are required to use the Homeless Management Information System to track clients.

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



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

1	<b>Agency/Group/Organization</b>	Balance of State Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Equitable access to decent, affordable housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Balance of State was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Lake Charles anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.

2	<b>Agency/Group/Organization</b>	Lake Charles Housing authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-homeless Services-Health Services-Education Service-Fair Housing Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Economic Development Anti-poverty Strategy Equitable access to decent, affordable housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Lake Charles anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
3	<b>Agency/Group/Organization</b>	Calcasieu Parish Police Jury
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Equitable access to decent, affordable housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Calcasieu Parish Police Jury was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Lake Charles anticipates an ongoing dialogue to refine community development strategies and programs.

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

**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	SWLA Balance of State	The Strategic Plan provides a set of goals for addressing homelessness, with are supported by the continuum and its participating agencies.
2014 SWLA Housing Study	SWLA Economic Development Alliance	Addressing the availability and quality of affordable housing.
2016 Comprehensive Economic Development Strategy	Imperial Calcasieu Planning and Development Commission	Economic and workforce development, community development and supports.



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2015 Natural Hazard Mitigation Plan	Calcasieu Parish	Addressing the quality of affordable housing and improving infrastructure.

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

**Narrative (optional)**

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

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

The Citizen Participation Plan (CPP) was provides details for public notice for all meetings and the various stages of Consolidation Plan development, public hearings before the citizens of Lake Charles and City Council, accommodations for persons with disabilities, and conducting of public review of draft documents.

In addition to public hearings, as a means of receiving comments from the public, the Community Development staff holds community meetings/hearings to provide citizens with information concerning the availability of CDBG and HOME funds and incorporate their comments into the planning process. During the Draft Action Plan period, citizens are encouraged to view the Plan at various locations and make comments.

**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	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing				



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	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing				

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	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Lake Charles receives federal funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME) annual allocation programs. These entitlement program funds are received by the City based upon formula allocation and administered by the City's Community Development Department. The City's federal funds are used to leverage other sources of federal, state, local and private funding.

#### 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	680,104	0	2,010,657	2,690,761	0	Expected resources are based on the City's 2024 CDBG allocation and prior year 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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	327,041	0	1,265,616	1,592,657	0	Expected resources are based on the City's 2024 HOME allocation and prior year resources.

Table 5 - Expected Resources – Priority Table

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

Leverage and match will be identified on a project by project basis, where required. HOME match will be provided from the City's General Fund (12.5% of the HOME project expenditures).

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

The City will continue to emphasize expropriating abandoned and adjudicated property to make property available for profit and non-profit developers to build affordable housing development.

**Discussion**

The City plans to utilize over \$1 million in federal funds received for Fiscal Year 2024-2025 for CDBG and HOME activities. These efforts and the funding received in previous and subsequent years of this plan will be leveraged with local resources to serve the community and meet needs of low income households and individuals throughout the jurisdiction.

## 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	Increase Affordable Housing Supply and Quality	2020	2024	Affordable Housing	Citywide	Increase Affordable Housing Supply and Quality	CDBG: \$442,068 HOME: \$250,186	Homelessness Prevention: 30 Persons Assisted
2	Support for Public Services	2020	2024	Non-Housing Community Development	Citywide	Support for Public Services	CDBG: \$102,016	Homelessness Prevention: 25 Persons Assisted Other: 275 Other

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Increase Affordable Housing Supply and Quality
	<b>Goal Description</b>	<p>Improve the condition and availability of affordable housing, including:</p> <ul style="list-style-type: none"> <li>• Improve the condition of housing for low-income homeowners.</li> <li>• Eliminate blighting influences and the deterioration of property and facilities.</li> <li>• Support development of affordable housing.</li> </ul> <p>Increase access to affordable housing through assistance to low-income homebuyers.</p>
2	<b>Goal Name</b>	Support for Public Services
	<b>Goal Description</b>	<p>Improve living conditions in Lake Charles by addressing non-housing community development needs through support for community-based public service programs, including, but not limited to programs for employment, public safety, child care, health, drug abuse, education, emergency food assistance, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 570.207(b)(4)), homebuyer down payment assistance, rental assistance, or recreational needs.</p>



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Lake Charles receives federal funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME) annual allocation programs. These entitlement program funds are received by the City based upon formula allocation and administered by the City's Community Development Department. The City's federal funds are used to leverage other sources of federal, state, local and private funding.

### Projects

#	Project Name
1	CDBG Administration
2	Public Services
3	Down Payment Assistance
4	Choice Neighborhood
6	HOME Administration
7	CHDO Set Aside
8	HOME Rehabilitation

Table 7 - Project Information

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

The City identified three priorities in the 2020-2024 Consolidated Plan (Affordable Housing, Infrastructure and Public Services). The damaged caused by Hurricanes Laura and Delta forced the City to reconsider its priorities. At this time, Affordable Housing and Public Services are still a high priority while Infrastructure is low. The only obstacle towards addressing those priorities is a lack of funding.