CITY OF BATON ROUGE

PARISH OF EAST BATON ROUGE

Mayor-President's Office of Community Development

HOME ARP Action Plan

DRAFT

March 1, 2023

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1.0 Introduction

1.1 Overview

The Baton Rouge Office of Community Development administers federal and state funds through programs designed to advance the development of affordable housing for low- and moderate-income families, support for the unhoused, drives disaster recovery efforts, and invests in community development initiatives. In keeping with its mission to ensure that every Baton Rouge resident can obtain safe, healthy, hopeful communities, the OCD prioritizes services to offer solutions to people at risk of or experiencing homelessness.

On March 10, 2021, due to the nationwide impact of COVID-19, Congress through the American Rescue Plan Act of 2021 (ARP) appropriated $5 billion to communities across the U.S. to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. These funds were then allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S. Department of Housing and Urban Development (HUD). This special round of funding is called the "HOME-ARP" program. HUD published detailed guidance in the CPD Notice 21-10: Requirements for the Use of Funds in the HOME-ARP Program (September 13, 2021). This Notice establishes all HOME-ARP requirements, as well as the applicable suspensions, waivers and alternative requirements. Funding for this grant must be expended on eligible activities by the year 2030.

While Baton Rouge received an allocation as a Participating Jurisdiction in the Entitlement Program, there was also an additional allocation for the "LA Non-Entitlement" areas that is administered by the Louisiana Housing Corporation (LHC) that we are able to coordinate with to serve the Greater Baton Rouge region. Louisiana was also allocated funding for the "Entitlement" areas or major cities at noted in the table below, which will be administered by the local jurisdictions directly. The overall goal is to cooperate regionally across the state with all grantees to ensure the needs of the vulnerable populations are met in a coordinated way.

1.1.1 HUD-ARP Allocations to Louisiana

Alexandria	$937,270
Baton Rouge	**$5,104,454**
Houma-Terrebonne	$1,235,848
Lafayette	$2,251,381
Lake Charles	$1,416,211

Monroe	$1,167,981
New Orleans	$9,474,585
Shreveport	$3,584,981
LA Non-Entitlement	$39,286,662
Jefferson Parish	$5,664,967

As part of the HOME-ARP requirements, the BROCD must complete the prescribed grant requirements to access our award of $5,104,454.

The HOME-ARP grant process includes:

• Community and stakeholder consultation,

• Development of a needs assessment and gap analysis,

• Finalization of a HOME-ARP Allocation Plan based on the analysis and public comment and submitted to HUD for approval.

• Completion of a substantial amendment to the Fiscal Year 2021 Annual Action Plan for review and acceptance.

1.2 Purpose of Funds

The appropriation requires that the HOME-ARP funds must be used to primarily benefit individuals and families that meet the requirements for one or more qualifying populations (QPs). The QPs are defined as:

- People experiencing sheltered and unsheltered homelessness.
- People currently housed and at the risk of homelessness.
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- Other families requiring services, housing assistance, to prevent homelessness.
- Those at greatest risk of housing instability or in unstable housing situations which includes households with: 1) Annual income ≤ 30% of area median income and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs); or 2) Annual income ≤ 50% of AMI and meets one of the conditions outlined in HUD's at risk of homelessness definition.

1.3 Eligible Use of Funds

The requirements also specify that grantees can only use the HOME-ARP funds for the following eligible activities:

• **Affordable Rental Housing (HOME-ARP Rental Housing)**

- Production or Preservation of Affordable Housing (such as acquisition and rehabilitation)

• **Tenant-Based Rental Assistance (HOME-ARP TBRA)**

• Assistance to qualifying populations to pay the rent, security deposits, utility payments, and utility deposits

• **Supportive Services (HOME-ARP Supportive Services)**

• Provision of Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, moving costs, rental applications, and rent assistance).

• This can be a stand-alone program or in combination with other HOME-ARP activities.

• **Non-congregate Shelter (HOME-ARP NCS)**

• Acquisition and Development of Non- Congregate Shelter – these structures can remain in use as a non-congregate shelter or can be converted to:

1. emergency shelter under the Emergency Solutions Grants (ESG) Program;
2. permanent housing under the Continuum of Care (CoC) Program; or
3. affordable housing under the HOME Program.

• Cost of conversion cannot be paid with HOME-ARP.

• Includes private units or rooms for temporary shelter the serve individuals and families that meet one or more of the qualifying populations and do not require occupants to sign a lease or occupancy agreement.

• **Non-profit Assistance and Administration**

• Non-profit Operating (5% maximum allocation) (may not exceed the greater of 50 percent of the general operating expenses of the organization for that fiscal year).

• Non-profit Capacity Building (5% maximum allocation) (may not exceed the greater of 50 percent of the general operating expenses of the organization for that fiscal year).

• Administration and Planning for the HOME-ARP Program (15% maximum allocation).

2.0 Consultation

2.1 Overview

HUD requires each HOME-ARP Participating Jurisdiction (PJ) to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations. Agencies that must, at a minimum, be consulted include:

- CoC(s) serving the jurisdiction's geographic area,
- homeless service providers,
- domestic violence service providers,

- veterans' groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

During the Housing Planning Process in 2022, the Office of Community Development in coordination with Mayor-President Broome's Office, the Department of Development, Council Members, the Housing 1st Alliance and the Planning Commission consulted with other 100 residents, partnering organizations, developers, nonprofits, and housing providers. The engagement included a Housing Summit on November 1st, regular meetings with residents from disinvested neighborhoods throughout June, July and August, one on one interviews with 17 key stakeholder organizations, and a survey completed by the Balance of State Continuum of Care (BOSCOC) followed by a convening of key BOSCOC members to discuss housing challenges.

2.1.1 LA BOSCOC

The Louisiana Balance of State Continuum of Care (LA BOSCOC) is a self-governing coalition of organizations and people dedicated to ending homelessness in Louisiana. It covers more than half of Louisiana's geography, including the cities of Baton Rouge, Houma-Terrebonne, and Lake Charles.

The LA BOSCOC is also the single largest funder of homeless housing and services in its geography through HUD's Continuum of Care (CoC) Program. The CoC Program primarily funds permanent housing with attached case management and wraparound services. The LA BOSCOC awards CoC Program funding through an annual cycle that usually begins in May or June. Click here to learn more about applying for CoC Program funding.

The LA BOSCOC is governed by its Board, which draws on elected members from each LA BOSCOC Region, appointed members from statewide agencies and other key stakeholders, and people with lived experience of homelessness. Many of the LA BOSCOC's key functions are overseen by the its committees. The LA BOSCOC is managed on a day-to-day basis by the Louisiana Housing Corporation, which serves as its collaborative applicant (or 'lead agency').

To learn more, visit https://laboscoc.org/members

2.1.2 Summary of Consultation

To ensure broad input specific to the HOME-ARP Allocation Plan from stakeholders and the public, the City Parish engaged with stakeholders and the public, including:

- Resident engagement through the Resident Leader Academy (June – August, 2022)
- A stakeholder meeting (July 11th, 2022)
- A virtual public hearing (July 19th, 2022)
- Housing Taskforce Working Group Meeting I (September 30, 2022)
- One on One Interviews (October 2022)
- Housing Summit (November 1, 2022)
- BOSCOC consultation workshop (November 30, 2022)
- Housing Taskforce Working Group Meeting II (December 2, 2022)
- Consultation with the BOSCOC Coordinator (February 15, 2023)

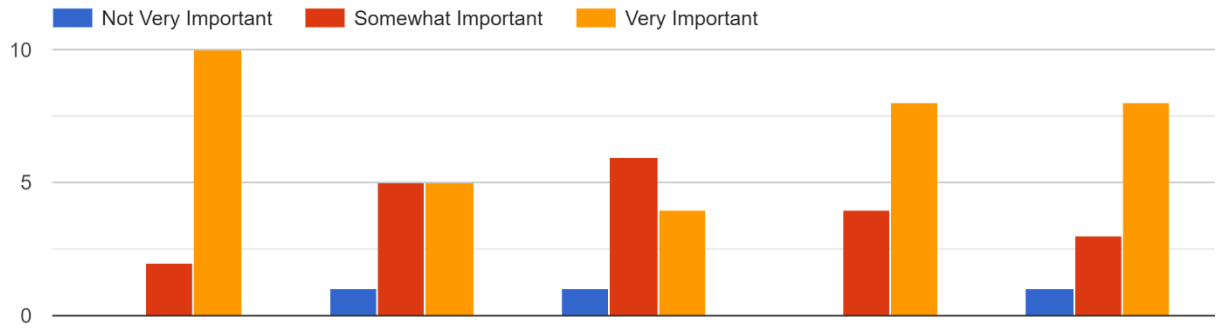
Appendix I	Appendix II	Appendix III
List of organizations consulted	List of public comments received at the Housing Summit	BOSCOC Member Survey Results

2.2 Stakeholder Survey Results

After completing a series of one-on-one interviews and stakeholder meetings, we asked participants to complete an online survey to rank their affordable and stable housing priorities:

2.2.1 Affordable Housing

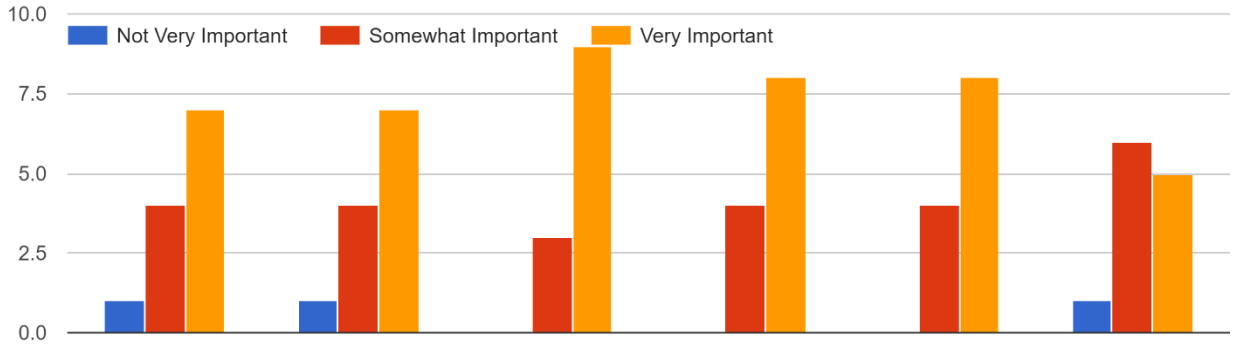
Let us know your Affordable Housing priorities:



Developing reliable, robust funding for affordable housing development	Reducing insurance, permitting, or other pre-development costs	Developer, landlord, and lender training to increase community capacity	Ensuring new housing is built near opportunity, transit, quality infrastructure and diverse housing types	Increasing wrap around services for affordable housing developments

2.2.2 Stable Housing

Let us know your Stable Housing priorities:



Increasing financial literacy and homeownership supports	Develop housing types for single occupancy residents	Increase outreach and awareness of services	Ensuring quality rental opportunities with landlords	Increasing tenant protections	Improving and resourcing homelessness ecosystem and diversion

2.3 Summary of Consultation Feedback

Feedback from stakeholder consultation for HOME ARP funds included, but is not limited to, identification of the following priorities:

- Maintaining current emergency shelter bed capacity and improve organization's ability to refer to housing solutions.
- Increase affordable housing units and diversify types of units with landlords and property managers committed to working with most vulnerable.
- Coordinate and increase wrap around services that are co-located with affordable housing.

3.0 Public Participation

3.1 Overview

Public Participation is ongoing. This section will be completed at the close of the current public hearing process.

In accordance with Section V.B of the Notice (page 13), the BROCD used their adopted Citizen Participation Plan for establishing reasonable notice, comment period, and to encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, we provided residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. In addition, we held two public hearings in 2022 and 2023 during the development of the HOME-ARP allocation plan and prior to submission where we shared:

- The amount of HOME-ARP we received, and
- The range of activities we plan to undertake.

Throughout the HOME-ARP allocation plan public participation process, the we followed all applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

The City-Parish Office of Community Development (OCD) held a virtual public hearing on July 19th, 2022. The hearing was attended by 47 people, including but not limited to, staff members from the City-Parish OCD, Habitat for Humanity, Build Baton Rouge, the Louisiana Housing Corporation, the Housing First Alliance, Mid City Redevelopment Alliance, the East Baton Rouge Council on Aging, the Urban Restoration Enhancement Corporation, and individual citizens of the City-Parish. The meeting included information regarding the HOME-ARP Allocation Plan as an amendment to the FY 2021 Annual Action Plan and the upcoming FY2022 Annual Action Plan. Attendees were allowed to submit questions and provide comments after the presentation and for 30 days following the hearing.

An additional public hearing was held

- ***Date(s) of public notice: 3/13/2023***
- ***Public comment period:*** *start date -* ***3/13/2023*** *end date -* ***3/28/2023***
- ***Date(s) of public hearing (virtual): 3/16/2023***
- ***Date(s) of public hearing (in person): 3/20/2023***

Describe efforts to broaden public participation:

For our public hearings, we not only used our website and local paper to promote the public hearing, but also engaged the Communications Director for the City of Baton Rouge Mayor-President Broome's Office. The team amplified promotion using social media and press releases.

We also engaged a network of resident leaders we have been built and empowered to increase awareness of and participation in not just the work of the Office of Community Development, but also in the decisions made about community resources.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

Enter narrative response here.

Summarize any comments or recommendations not accepted and state the reasons why:

Enter narrative response here.

4.0 Needs Assessment and Gap Analysis

4.1 Overview

The needs assessment and gap analysis below evaluate the size and demographic composition and unmet needs of HOME-ARP qualifying populations. In addition, the needs assessment and gap analysis identify any gaps within its current shelter and housing inventory, and service delivery system. This needs assessment and gap analysis focuses on the following:

1. Sheltered and unsheltered homeless populations.
2. Currently housed populations at risk of homelessness.
3. Other families requiring services or housing to prevent homelessness.
4. Those at greatest risk of housing instability or unstable housing situations.

In accordance with Section V.C.1 of the Notice (page 14), the Baton Rouge Office of Community Development evaluated the size and demographic composition of **all four** of the qualifying populations within its boundaries and assessed the unmet needs of each of those populations. In addition, we reviewed gaps in our current shelter and housing inventory as well as the service delivery system in Baton Rouge. To the best of our ability, we used current data, but COVID prevented the 2021 and 2022 point in time count. We also consulted service providers to try to ensure we understood the need of individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

4.2 Our Homeless Community

According to the Louisiana Balance of State Continuum of Care (LA BOSOC), the January 2020 PIT count identified 465 sheltered individuals and 283 unsheltered individuals experiencing homelessness. Within those populations, 222 have mental health disabilities, 166 have substance use disorder, 124 have physical disabilities, 109 have chronic health conditions, and forty-two have developmental disabilities. Subpopulations include sixty-seven persons who experience chronic homelessness, forty domestic violence victims, forty-seven veterans, and twelve youths. Data is located at the following site: https://laboscoc.org/fy19-point-in-time-count.

You can learn more about the Balance of State Continuum of Care's 2020 Point in Time Count by viewing Appendix IV.

4.2.1.1 Individuals Served through Baton Rouge Coordinated Entry in 2022

System Engagement History - Based on the Household's First Enrollment that Overlaps with the Report Period	ALL	%	AO	%	AC	%	CO	%
UNIVERSE: Households experiencing any homelessness or RRH during the report period	1227		1017		204		4	
Households experiencing homelessness for the first time this reporting period	814	66%	685	67%	125	61%	3	75%
Households who returned to homelessness this reporting period after a previous permanent housing placement	27	2%	19	2%	8	4%	0	0%
Households who have been continuously homeless since a prior reporting period	321	26%	248	24%	71	35%	1	25%
Households who re-engaged in the homeless system after a previous temporary or unknown destination	65	5%	65	6%	0	0%	0	0%

AO=Adult-Only Household AC=Adults-Child Household CO=Child-Only Household

4.2.2 Chronic Homelessness

At Risk of Homelessness as defined in 24 CFR 91.5

Particular characteristics that have been linked with instability and an increased risk of homelessness are 1) Renter households with extremely low-income; 2) Veterans who live without familial or community support; 3) Persons with mental and/or physical disabilities living without familial or community support; 4) Households that are headed by persons with substance abuse issues; 5) Homes with family members who are victims of domestic violence; and 6) Formerly incarcerating persons being released from prison. As with homeless persons, persons at risk of homelessness are affected by the same barriers, which may include a lack of decent, low-cost housing units, adequate transportation, and the requirement for credit references when trying to obtain housing. In addition, there is not enough supportive housing available for those who need it.

4.2.2.1 Adults Experiencing Chronic Homelessness

Chronic Homelessness and Disabling Condition	ES,SH,TH	RRH	PSH
Chronically Homeless	182	35	62
Meets all time requirements, but missing or no disabling condition	68	30	4
Has 365+ days and a disabling condition, but missing/insufficient occasions	3	14	17
Has 365+ days, but missing/insufficient occasions and missing or no disabling condition	2	18	2
270+ days of cumulative time spent homeless and has a disabling condition	9	8	10
270+ days of cumulative time spent homeless, but missing or no disabling condition	7	5	1
Has <270 days of cumulative homelessness and a disabling condition	293	106	135
Has <270 days of cumulative homelessness and missing or no disabling condition	109	99	9

ES = Emergency Shelter, SH = Safe Haven, TH = Transitional Housing
RRH = Rapid Rehousing, PSH = Permanent Supportive Housing

4.2.2.2 Families Experiencing Chronic Homelessness

Chronic Homelessness and Disabling Condition	ES,SH,TH	RRH	PSH
Chronically Homeless	8	14	10
Meets all time requirements, but missing or no disabling condition	6	13	2
Has 365+ days and a disabling condition, but missing/insufficient occasions	0	0	4
Has 365+ days, but missing/insufficient occasions and missing or no disabling condition	0	1	0
270+ days of cumulative time spent homeless and has a disabling condition	0	5	2
270+ days of cumulative time spent homeless, but missing or no disabling condition	5	7	0
Has <270 days of cumulative homelessness and a disabling condition	21	45	45
Has <270 days of cumulative homelessness and missing or no disabling condition	27	82	12

4.2.3 Domestic Violence

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to a February 14, 2022, WAFB Baton Rouge news story, “This past year domestic and dating violence-related deaths were on the rise with 36, nearly doubling the number of deaths

from 2020 to 19 of those 23 were intimate partners…. Moore says the Baton Rouge Police Department made 2,154 domestic violence related arrests in 2021. The East Baton Rouge Clerk of Court tracks protective orders issued as a condition of bond, sentencing, or probation in criminal court. Moore says the judges of the 19th Judicial District Court issued approximately 1,200 orders last year, a significant increase from previous years, which averaged around 300."

As stated in the EBR 2020 Consolidated Plan, homes with family members who are victims of domestic violence are linked with housing instability and an increased risk of homelessness. As with the other populations mentioned above, this population is affected by the same barriers, which may include a lack of decent, low-cost housing units, lack of supportive services and case management, adequate transportation, and the requirement for credit references when trying to obtain housing. In addition, there is not enough supportive housing available for those who need it.

4.2.3.1 Domestic Violence Survivors (Adults Only)

Domestic Violence Survivor Status	ES,SH,TH	RRH	PSH
Not a domestic violence victim/survivor	557	258	266
Domestic violence victim/survivor & currently fleeing	17	14	10
Domestic violence victim/survivor & not currently fleeing	38	23	32
Domestic violence victim/survivor & missing/DK/refused current fleeing status	18	8	2
Missing, DK, or Refused	43	12	33

4.2.3.2 Domestic Violence Survivors (Families)

Domestic Violence Survivor Status	ES,SH,TH	RRH	PSH
Not a domestic violence victim/survivor	37	116	42
Domestic violence victim/survivor & currently fleeing	6	13	9
Domestic violence victim/survivor & not currently fleeing	20	28	20
Domestic violence victim/survivor & missing/DK/refused current fleeing status	0	2	2
Missing, DK, or Refused	4	8	2

ES = Emergency Shelter, SH = Safe Haven, TH = Transitional Housing
RRH = Rapid Rehousing, PSH = Permanent Supportive Housing

4.2.4 Veterans

Veterans and families with a veteran family member that meet the criteria of one of these prior qualifying populations, consistent with its HOME-ARP allocation plan

Veteran is defined in 38 CFR 3.1(d) as a person who served in the active military, naval, air, or space service and who was discharged or released under conditions other than dishonorable. Many Veterans face challenges throughout their lives that may lead them to lose their home, eventually becoming homeless. There are many benefits that may support veterans' specific needs available in Baton Rouge, though, including a Supportive Services for Veteran Families (SSVF) program and a dedicated Veterans Transitional Housing program, Garfield House.

4.2.4.1 Veterans (Adults Only)

Veteran Status	ES,SH,TH	RRH	PSH
Veteran	37	124	106
Non-Veteran	596	189	231
Missing, DK, or Refused	40	2	6

4.2.4.2 Veterans (Families)

Veteran Status	ES,SH,TH	RRH	PSH
Veteran	3	21	1
Non-Veteran	62	142	74
Missing, DK, or Refused	2	4	0

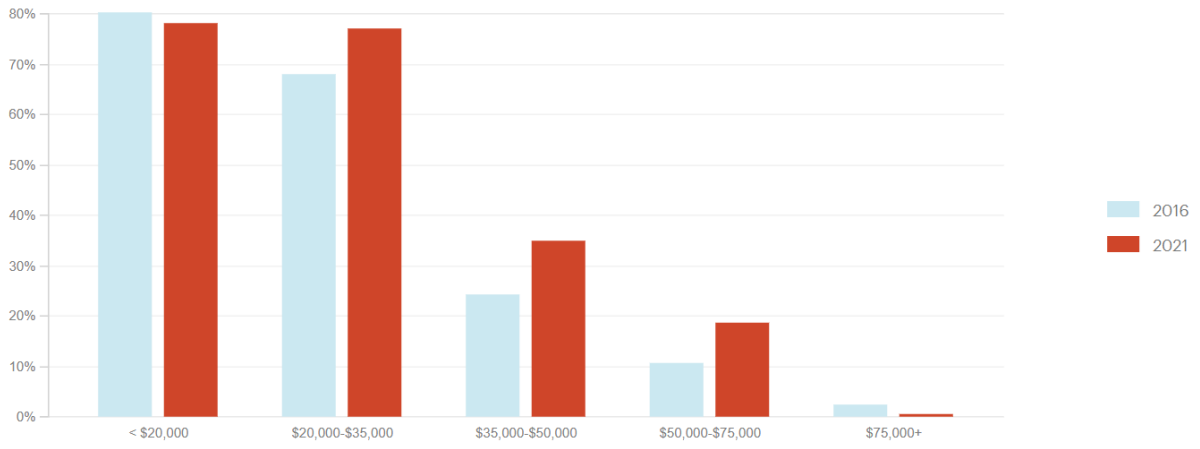
ES = Emergency Shelter, SH = Safe Haven, TH = Transitional Housing
RRH = Rapid Rehousing, PSH = Permanent Supportive Housing

4.2.5 Other Populations

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

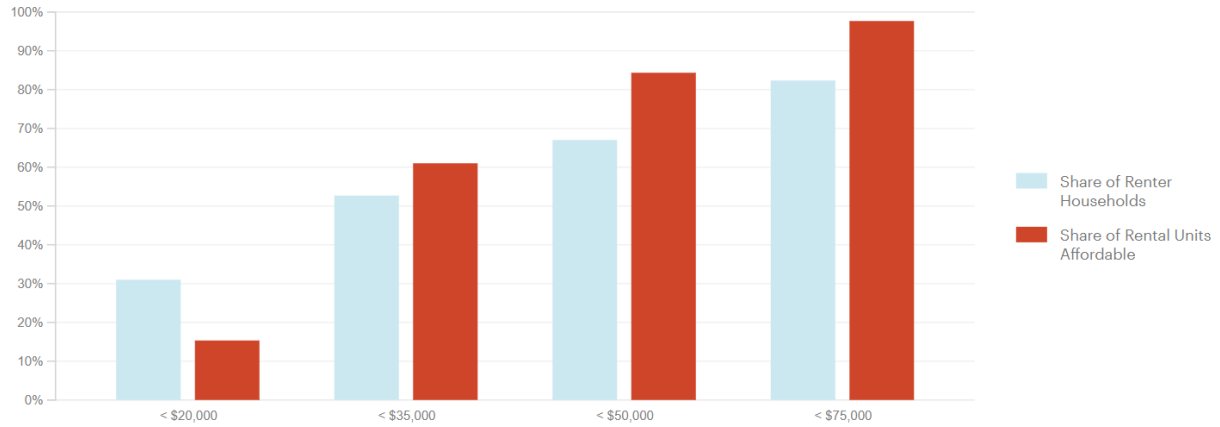
In Baton Rouge, the incidence of housing cost burdens is generally highest for unassisted renter households with the lowest incomes. In Baton Rouge, renter households with incomes of less than $20,000 had the highest incidence of cost burden in 2021 (77.8%).

4.2.5.1 Cost Burden Renters Per Income Level



Source: Census
2012-2016 - 2017-2021 Data Contains: 1 City

4.2.5.2 Number of Renter Households Compared to Number of Affordable Housing Units



Based on the unmet needs data, renters making below 30% Area Median Income, or roughly $20,000 annually, have proportionally higher challenges seeking housing solutions and are in need of dedicated resources. This population is at higher risk of housing instability and homelessness than others in East Baton Rouge Parish.

4.3 Current Resources

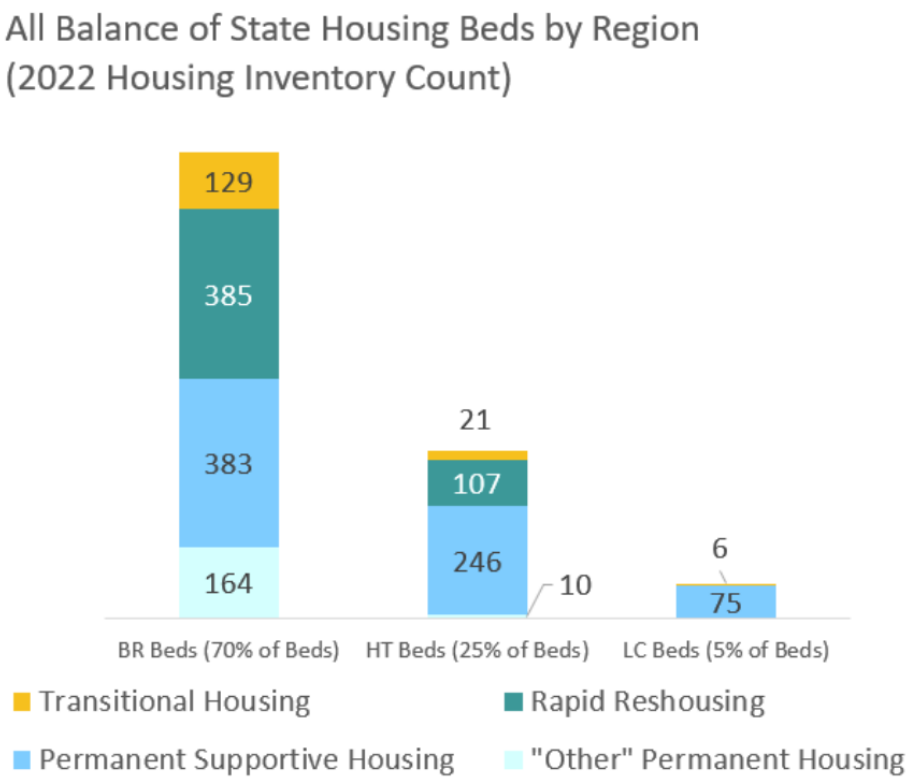
Affordable Housing, Beds, and Shelter Resources

Over 50% of residents in East Baton Rouge Parish are housing cost burdened. Additionally, disaggregated housing infrastructure means residents are also burdened by transportation, lack of access to jobs, and limited proximity to quality schools. These are some resources currently available in Baton Rouge to address that problem including organizations, nonprofits, developers, the Louisiana Housing Corporation, and the Louisiana Office of Community

Development. Currently, we are leveraging our Redevelopment Authority's Landbank and Trust, Community Development Block Grants, HOME Investment Partnership funds, and the Low-Income Housing Tax Credit program to create new and preserve existing affordable housing units.

In addition to the housing resources above, Baton Rouge organizations and nonprofits work with various local departments, federal funding sources, local funders, and the Continuum of Care to provide the following to residents experiencing homelessness:

1. COC Domestic Violence Rapid Rehousing
2. Available VASH Vouchers (veteran specific)
3. Emergency Housing Vouchers
4. COC Rapid Rehousing
5. SSVF RRH and Homelessness Prevention (veteran specific)
6. Youth-specific rapid rehousing resources.



2022 Housing Inventory Count Data Summary

	Adult Only Beds - Non Vet	Adult Only Beds - Vets	Households with Children - Non Vet	Households with Children - Vets	Total Beds
Victim Service Provider Shelter	5	0	11	0	16
Emergency Shelter	221	0	352	0	573
Emergency Housing Voucher (Housing Authority)	114	0	50	0	164
Permanent Supportive Housing	161	70	125	0	356
Rapid Rehousing	98	38	246	6	388
Transitional Housing	110	9	10	0	129

Supportive Services for Housing Stability Resources

These are the resources currently available on the ground to address that problem including nonprofits like Southeast Louisiana Legal Services, the BOSCOC, the EBR Parish Housing Authority, the Capital Area Alliance for the Homeless, the One Stop, the Louisiana Department of Health, the YWCA, Salvation Army, Catholic Charities, the Baton Rouge H.O.T. Team, which is a mental health partnership with local law enforcement, and St. Vincent de Paul. These organizations coordinate street outreach, congregate shelters, legal aid, vouchers, and placement in permanent or permanent supportive housing.

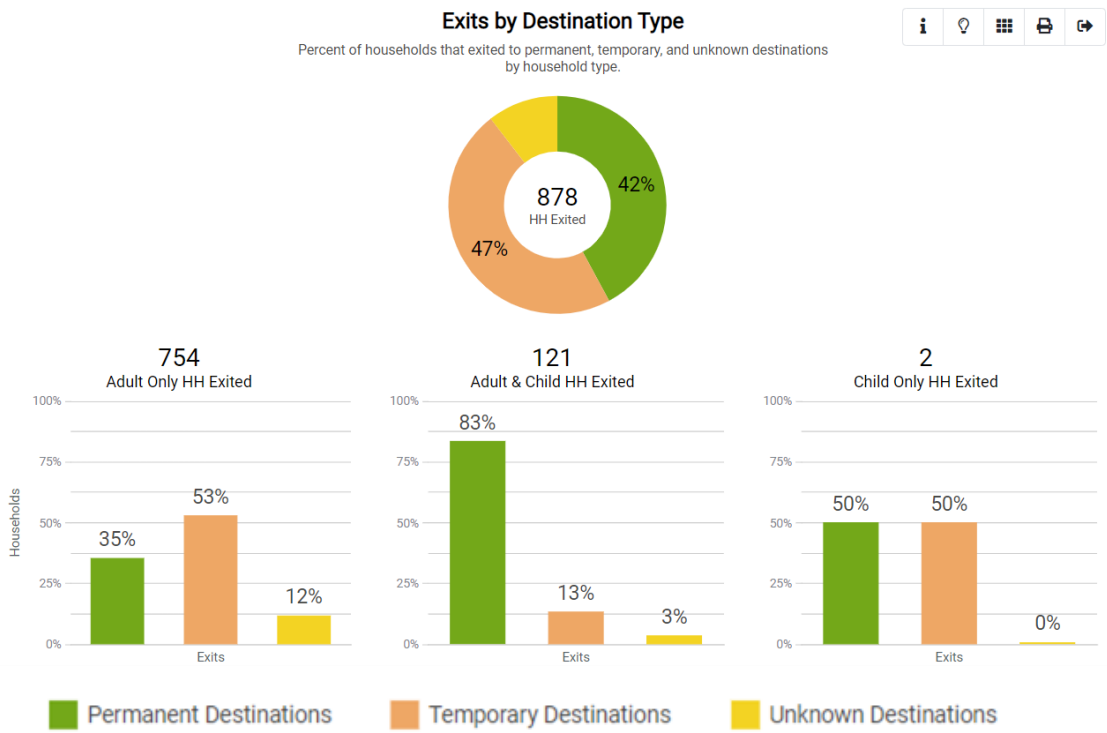
4.4 Baton Rouge's Unmet Needs

The below gaps are based on an analysis of the unmet needs data as well as consultation with residents, stakeholders, nonprofits, developers, and the BOSCOC.

4.4.1 Who is Experiencing an Unmet Need?

The following chart details East Baton Rouge Parish's unmet needs when providing supportive and housing services to our homeless community. When a client exited case management to Permanent Solutions, that means that person was supported to a positive funded or unfunded resolution. When a client exited to Temporary or Unknown Destinations, that often means that at last data entry client was lost to follow up, exited to unsheltered homelessness, shelter or other temporary services.

4.4.1.1 Exits by Destination Type

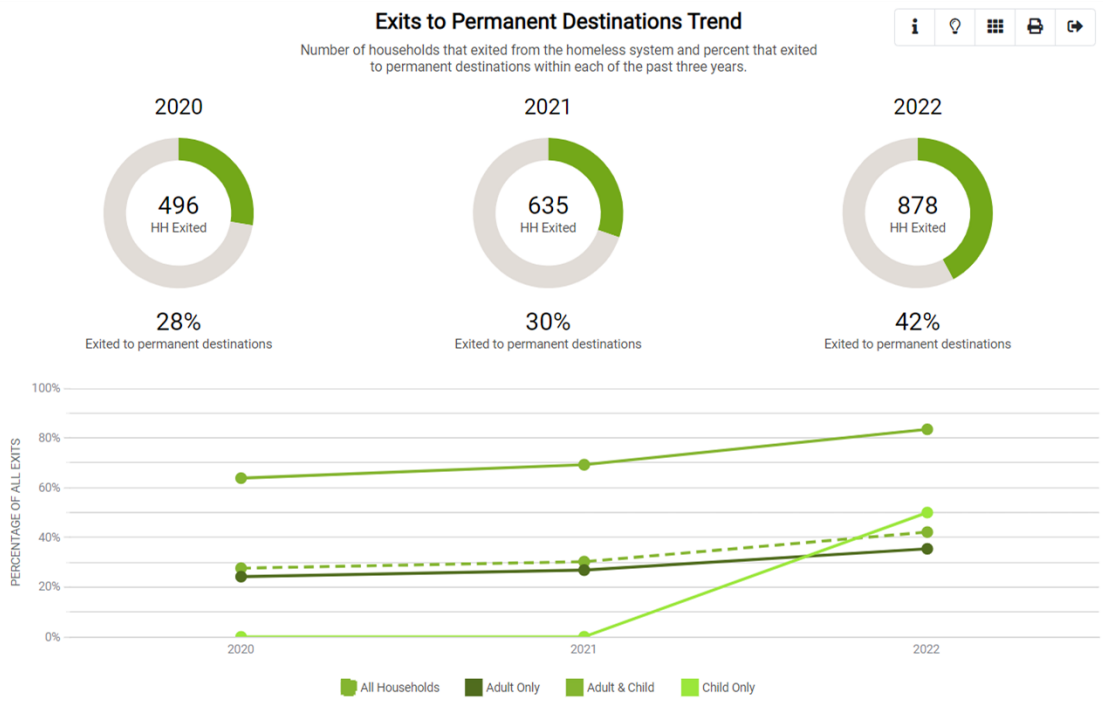


As you can see from the above analysis, Adult-Only residents have the biggest gap between the number experiencing homelessness and the number experiencing a positive resolution. Our data shows that 53% or 399 adults exited to the following temporary, or non-positive, destinations:

- 1% Group/Assisted
- 4% Medical care
- 1% Incarcerated
- 2% Not homeless
- 6% ES/SH/TH
- 29% Street
- 4% Family
- 6% Friends

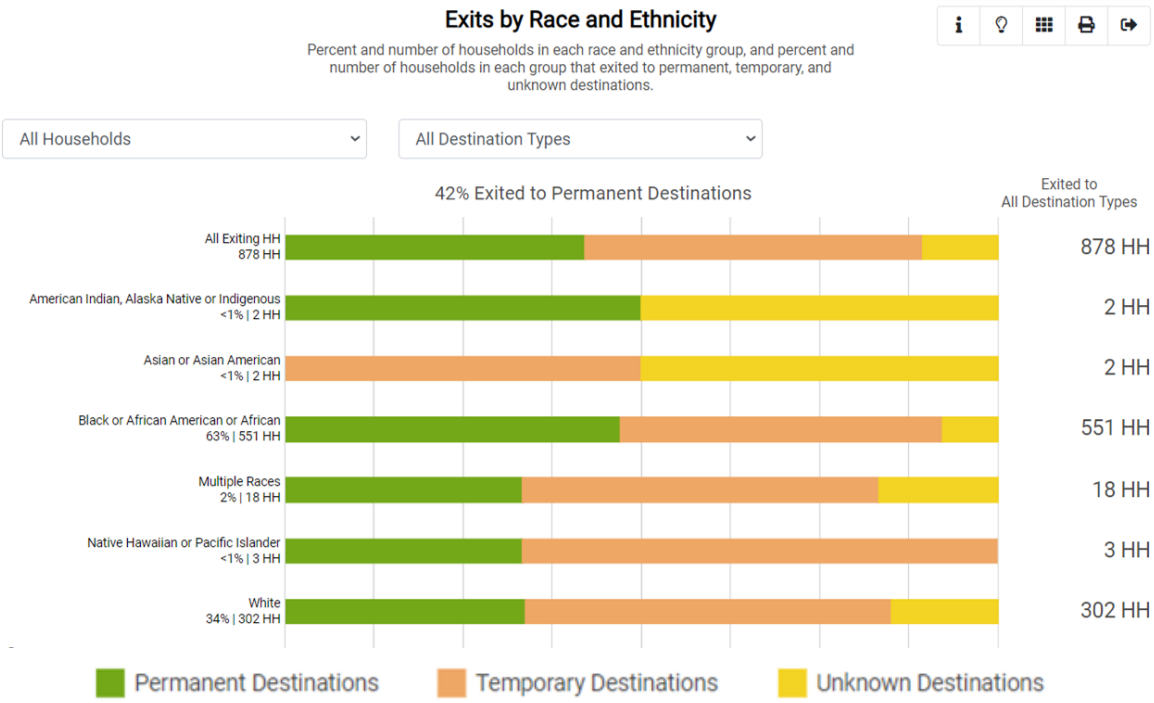
4.4.1.2 Exits to Permanent Destination Trend

Adult-Only households not only make up the largest underserved group, the progress in positively exiting Families and Child-Only households to housing solutions is not mirrored in the Adult-Only households, who's trend line is only marginally improving.



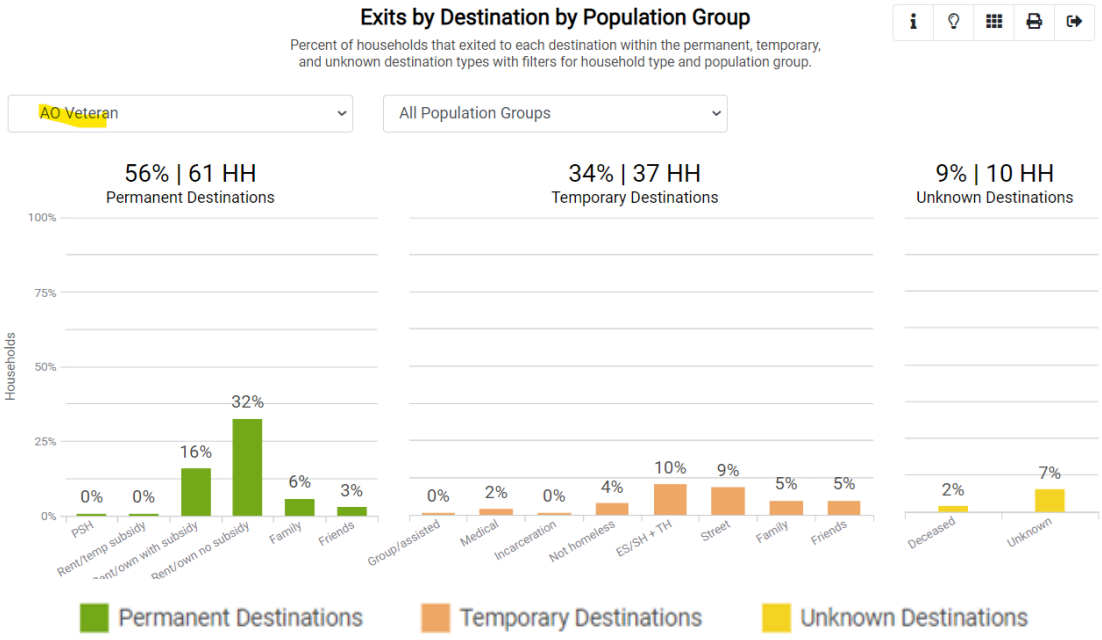
4.4.1.3 Exits by Race and Ethnicity

When we look at the impact of race and ethnicity of residents exited to positive housing solutions, we find the trends mirror the overall racial makeup of Baton Rouge and determined it was not a statistically significant determinate in understanding unmet needs.



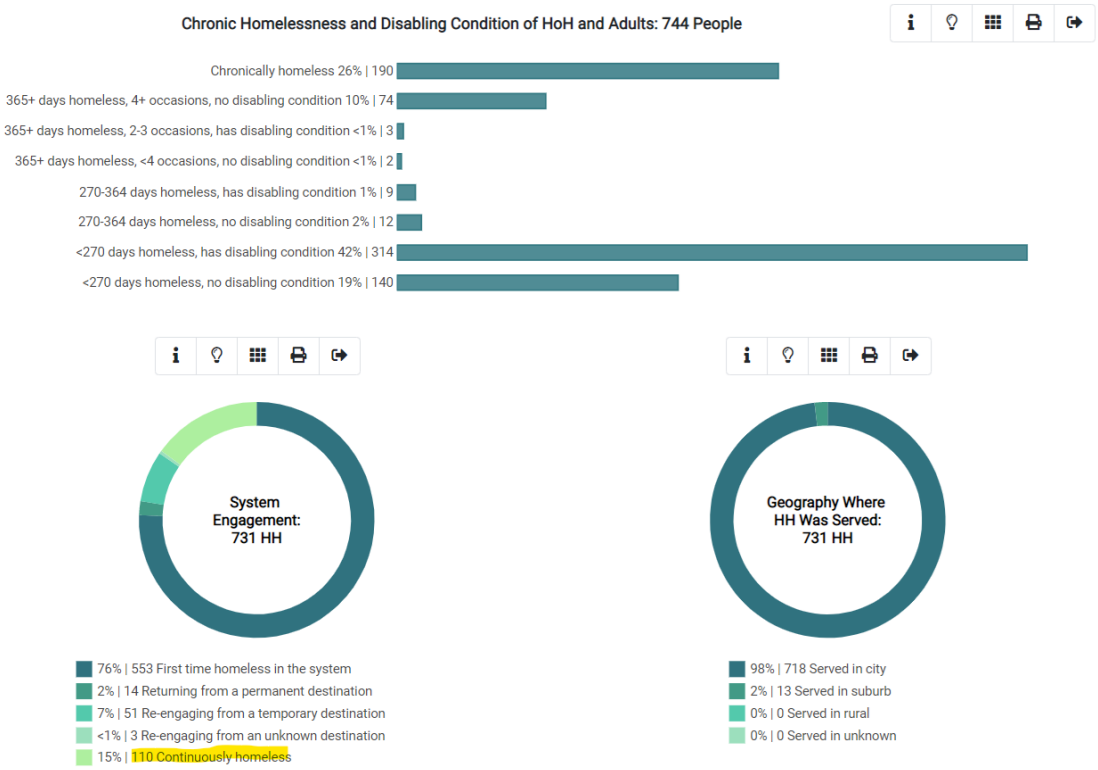
4.4.1.4 Exits by Destination by Population Group

We further broke down the Adult-Only households to determine if there were any other significant trends in unmet needs within this group. When controlling for just Veteran Adult-Only households, the outlook improves dramatically, reducing the unmet need from 53% of cases, or over half, to 34% of cases, or roughly a third. This suggests that the Veteran community's needs, while still present, do not represent the greatest need.



4.4.1.5 Chronic Homelessness and Disabling Condition of HoH and Adults: 744 People

When we looked at the rate of chronically homeless in the Adults-Only households, we identified that 110 residents are chronically homeless and are unable to be served by current resources, a majority of which are within city limits.

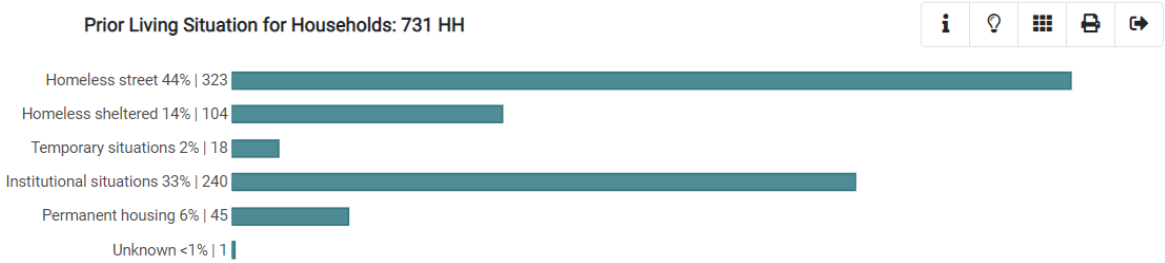


4.4.2 What are the Affordable Housing Needs?

Certain challenges still exist as we look to address the need for affordable housing in our community:

- Lack of local capacity and financial resources for developing enough affordable, new construction housing to meet community needs
- Alignment and collaboration among agencies locally to partner services with developers and to refer residents in shelter to housing solutions
- Alignment of affordable housing supply to meet the demand for deeply affordable housing units for very low income

4.4.2.1 Prior Living Situation for Households: 731 HH



In addition, the number of available permanent supportive housing units does meet our community's demand for those units. Although the City-Parish provides assistance to homeless shelters, shelter caseworkers have shared that there are barriers hindering their efforts to move homeless individuals toward self-sufficiency. The lack of decent, low-cost housing, single room occupancy units and adequate transportation are just a few of those barriers. The requirement for credit references and background checks is often an obstacle to persons and families attempting to obtain rental housing after a period of homelessness. Furthermore, persons with a history of mental illness who are homeless often encounter difficulty maintaining rental housing in traditional market-rate options. Most notably, the needs of the community have consistently outnumbered the funds available for support.

4.4.3 What are the Shelter Needs?

Baton Rouge has no zero-barrier shelters and only one low barrier shelter at this time, in part because we only have congregate shelters with limited support staff to handle high-needs residents. Based on direct consultation with shelter providers, our shelters are unable to meet the current demand for medical services within their shelters, provide socially distanced shelter beds during pandemics, or to shelter people with pets or other restrictions that make congregate shelter an unacceptable option for people experiencing homelessness.

4.4.4 What are the Supportive Services Needs?

Certain challenges exist as we look to address the need for stable housing in our community:

- The voucher system can be slow to respond to emergency needs and struggles to find quality rental units
- Limited tenant protections at market-rate developments and insufficient resources for landlords looking to house at-risk residents
- Insufficient financial resources to provide services required for vulnerable populations

Baton Rouge has high levels of housing instability, which disrupts access to services, jobs, and education, and increasing numbers of people experiencing homelessness, institutional reentry, or living on fixed incomes. As a result, our city has the 19th highest eviction rate in the nation according to the Princeton's Eviction Lab.

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BATON ROUGE LA

EVICTION RATE 6.45% VIEW IN MAP

There were 3,335 evictions in Baton Rouge in 2016. That amounts to 9.14 households evicted every day. 6.45 in 100 renter homes are evicted each year.

Homeless persons that are transitioning out of emergency shelter are typically in need of case management, which is an integral part of the delivery of services to the homeless. These services are very instrumental in the provision of the total "continuum of care" required to assist homeless persons with the transition from emergency or transitional shelter to permanent housing and independent living. Case Management includes the provision of job training, counseling, adult education, job development, health services, transportation, daily living skills, and childcare.

5.0 HOME-ARP Activities

5.1 Overview

To address these needs within the community, the City-Parish will utilize HOME-ARP funds for capacity building in the nonprofit community, the provision of supportive services, the creation of affordable housing units, provide gap financing on non-congregate shelter, and administration and planning for the HOME-ARP program. Approximately 10% of the allocation will be used for administrative support, with the remainder of the allocation being used to fund affordable housing development and related supportive housing services that increase housing stability and affordability within the City-Parish.

The City-Parish will solicit applications from developers, service providers, and/or nonprofits to administer eligible activities and/or develop housing. A Request for Proposals (RFP) will be issued, which will specify eligible activities, eligible applicants, minimum and maximum funding amounts, application thresholds, and will provide instructions on how to submit a proposal.

All qualified applications will be ranked based on the scoring criteria identified in the RFP. The highest scoring applicants will receive a funding commitment from the BROCD based on project needs, up to the amount of funds available. Funds will be made available competitively parish wide. The allocations may include a priority for current service providers to the homeless community or affordable housing developers, as well as projects that were previously funded by the BROCD or received in previous RFPs.

BROCD was allocated $5,154,454 in HOME-ARP funding. Below is a breakdown of how that money will be allocated, as well as a rationale for each funding amount:

5.1.1 Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	$ 855,842	16.8%	
Acquisition and Development of Non-Congregate Shelters	$ 1,000,000	19.4%	
Development of Affordable Rental Housing	$ 2,000,000	38.8%	
Non-Profit Operating	$ 257,722	4.99 %	5%
Non-Profit Capacity Building	$ 257,722	4.99 %	5%
Administration and Planning	$ 773,168	14.99 %	15%
Total HOME ARP Allocation	$ 5,154,454		

5.2 Production Goals and Client Prioritization

In order to ensure we use these funds to best meet the needs of the Baton Rouge community, including the 110 Adult-Only, chronically homeless households identified in our unmet needs analysis, we've set minimum goals for the production of housing and shelter beds. We know that in order for organizations to responsibly and sustainably support the most vulnerable, it's critical that the developments funded with HOME ARP require no debt service. Our nonprofit organizations need to be able to reprogram any ongoing rents or proceeds from these units, if any, back into maintenance, supportive services, security, and other operational necessities. Our consultation with stakeholders revealed the many challenges in providing housing to the most vulnerable and we took that into account in setting the unit production goals below.

We've also reviewed the unmet needs and data, as well as relevant HUD guidelines to set our client prioritization plan for applicants of each type of funding. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

5.2.1 Development of Affordable Rental Housing

$2,000,000 in grants, or 39% of the funding, will be allocated to the development of 50 affordable rental housing units with 20-year compliance periods for residents. The need for deeply affordable housing was identified and prioritized by nearly all stakeholders, as well as a confirmed need during the data analysis. These units could be a set aside in a mixed-income development or comprise the whole development, such as a Tiny Home project.

Preference:

Preference for placement in HOME ARP funded affordable housing will follow the guidelines set forth in the HOME ARP Notice of Funding. These funds are intended to create long term housing solutions for those at greatest risk of housing instability or in unstable housing situations which includes households with:

- People experiencing sheltered and unsheltered homelessness, or
- People currently housed and at the risk of homelessness, or
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, or
- Annual income ≤ 30% of area median income; or
- Annual income ≤ 50% of AMI and meets one of the conditions outlined in HUD's at risk of homelessness definition.

Prioritization: Special priority should be given to residents experiencing one or more of the above challenges.

Limitations: Please review Appendix IV for limitations to affordable rental housing.

5.2.2 Acquisition and Development of Non-Congregate Shelters

$1,000,000, or 19% of the funding, will be allocated to the acquisition and development of at least 30 non-congregate shelter beds. This activity was prioritized based on the need for more non-congregate shelters to both supplement traditional emergency shelters, but also because

this type of shelter can help the city respond to future health emergencies and shelter individuals that are often the hardest to place in existing housing resources, like residents with pets. We hope to collaborate with LHC and other partners to make this project a reality and increase the number of non-congregate shelter beds built for Baton Rouge.

Preference:

Preference for placement in non-congregate shelter will follow the guidelines set forth in the HOME ARP Notice of Funding:

- People experiencing sheltered and unsheltered homelessness, or
- People currently housed and at the risk of homelessness, or
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, or
- Annual income ≤ 30% of area median income; or
- Annual income ≤ 50% of AMI and meets one of the conditions outlined in HUD's at risk of homelessness definition.

Prioritization:

For non-congregate shelters, the BROCD is adopting the coordinated entry-specific process by which all persons in need of assistance are ranked in order of priority. While all residents eligible for HOME ARP are eligible to access HOME ARP funded non-congregate shelter beds, providers are encouraged to prioritize clients in the coordinated entry system. Non-congregate shelters must accept referrals from coordinated entry if beds are available.

The coordinated entry prioritization policies are established by the BOSCOC with input from all community stakeholders and must ensure that projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.

Current Coordinated Entry preferences and prioritization can be found in Attachment V. Additional prioritization can be given to people through the coordinated entry system that are unable to maintain safe shelter in congregate shelter options, including those with comorbidities, those with pets, or those with families.

Limitations: Please review Appendix III for limitations to non-congregate shelters.

5.2.3 Supportive Services

855,842, or 17% of the funding, will be allocated to the provision of supportive services. During the consultation process, this use was identified as being most critical in supporting qualifying populations to find housing and remain stable, as well as support populations at risk of experiencing homelessness.

Preference:

Preference for supportive services will follow the guidelines set forth in the HOME ARP Notice of Funding:

- People experiencing sheltered and unsheltered homelessness, or
- People currently housed and at the risk of homelessness, or
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, or
- Annual income ≤ 30% of area median income; or
- Annual income ≤ 50% of AMI and meets one of the conditions outlined in HUD's at risk of homelessness definition.

Prioritization: Special priority should be given to residents experiencing one or more of the above challenges.

5.2.4 Administrative and Planning

$773,168, or 15% of the funding, is allocated to administration and planning in keeping with the HOME-ARP statutory limit.

5.2.5 Non-Profit Operating

$257,722, or 5% of the funding, is allocated to non-profit operating expenses in keeping with the HOME-ARP statutory limit.

5.2.6 Non-Profit Capacity Building

$257,722, or 5% of the funding, is allocated to non-profit capacity building in keeping with the HOME-ARP statutory limit.

5.2.7 HOME-ARP Refinancing Guidelines

The City-Parish does not plan to use HOME-ARP funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds. Therefore, refinancing guidelines pursuant to 24 CFR 92.206(b) are not applicable to this HOME-ARP Allocation Plan.

6.0 Appendix

6.1 List of Organizations Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Black Chamber of Commerce	Area Chamber of Commerce	OCD Annual Stakeholder Meeting, Housing Summit
Blue Cross Blue Shield LA	Healthcare Insuance Foundation	Housing Summit
BR General	Hospital	Housing Summit
BRAC	Area Chamber of Commerce	Housing Summit, OCD Annual Stakeholder Meeting
BRAF	Area Foundation	One on one interview, Housing Workgroup Meetings I and II, One on one interview
Build Baton Rogue Resident Ambassador	Resident	OCD Annual Stakeholder Meeting
Build Baton Rouge	Redevelopment Agency	Housing Summit, Housing Workgroup Meetings I and II
CAFA	Community Development Financial Institution	One on one interview, Housing Summit
Capital Area Reentry	Nonprofit	OCD Annual Stakeholder Meeting
Capital CDC	Nonprofit	OCD Annual Stakeholder Meeting
Capital One	Bank	Housing Summit
Catholic Charities	Nonprofit	OCD Annual Stakeholder Meeting
Christian Outreach Center	Nonprofit	BOSCOC Housing Unmet Needs Consultation Meeting
CPEX	Nonprofit	One on one interview, Housing Summit, Housing Workgroup Meetings I and II, OCD Annual Stakeholder Meeting
CRPCLA	MPO	Housing Summit
CST Multifamily Real Estate Services	Developer	Housing Summit
Dept of Development	City Department	One on one interview, Housing Summit, Housing Workgroup Meetings I and II
Downtown Development District	Nonprofit	One on one interview, OCD Annual Stakeholder Meeting, Housing Summit
EBR Council on Aging	Nonprofit	Housing Summit
EBR Parish Housing Authority	Housing Authority	One on one interview, Housing Summit, OCD Annual Stakeholder Meeting

EBR Planning Commission	City Department	One on one interview, Housing Summit, Housing Workgroup Meetings I and II
Federation of Greater Baton Rouge Civic Associations	Association of Civic Associations	Housing Summit
Franklin Associates	Consultant	OCD Annual Stakeholder Meeting
Gulf Coast Housing Partnership	Developer	Housing Summit, Housing Workgroup Meeting I
HAART/OHCC	Nonprofit	OCD Annual Stakeholder Meeting
Habitat for Humanity	Nonprofit	One on one interview, Housing Summit, Housing Workgroup Meetings I and II, OCD Annual Stakeholder Meeting
Hancock Whitney	Nonprofit	Housing Summit
HGA	Consultant	Housing Summit
Home Builders Assoc. of Greater BR	Builder's Association	Housing Summit, Housing Workgroup Meeting I, One on one interview
Houisng 1st Alliance	Nonprofit	One on one interview, Housing Summit, Housing Workgroup Meetings I and II, OCD Annual Stakeholder Meeting, BOSCOC Housing Unmet Needs Consultation
Hughes Consultant Group	Developer	Housing Summit
Information Services	City Department	Housing Summit
LA Fair Housing	Advocacy Group	Housing Summit, One on one Interview
Lafleur Industries	Developer	Housing Summit
Louisiana Housing Corporation	Housing Finance Agency	Housing Workgroup Meetings I and II
Metro Council Dist. 3	Councilmember	Housing Workgroup Meetings II
Metro Council Dist. 9	Councilmember	Housing Summit
Metromorphosis	Nonprofit	Housing Summit
Mid City Redevelopment	CHDO	Housing Summit, OCD Annual Stakeholder Meeting
Neighborhood Revitalization	Nonprofit	OCD Annual Stakeholder Meeting
Obrien House	Nonprofit	Housing Summit
Office of Public Def.	City Department	OCD Annual Stakeholder Meeting
One Touch Ministry	Nonprofit	BOSCOC Housing Unmet Needs Consultation
Parole Project	Nonprofit	One on one interview, OCD Annual Stakeholder Meeting
Partners Southeast	Developer	Housing Summit, OCD Annual Stakeholder Meeting
PREACH	Nonprofit	OCD Annual Stakeholder Meeting

Rebuilding Together BR	Nonprofit	Housing Summit, OCD Annual Stakeholder Meeting
ReCAST BR	Nonprofit	OCD Annual Stakeholder Meeting
Red Torch BTR	Consultant	Housing Summit
Regions	Bank	Housing Summit
Scotlandville CDC	Nonprofit	One on one interview, OCD Annual Stakeholder Meeting
South Burbank Crime Prevention District	Neighborhood	OCD Annual Stakeholder Meeting
Southeast Louisiana Legal Services	Nonprofit	One on one interview, BOSCOC Housing Unmet Needs Consultation, OCD Annual Stakeholder Meeting
Southern University Law Center	Law Center	OCD Annual Stakeholder Meeting, BOSCOC Housing Unmet Needs Consultation
SPL Center	Nonprofit	BOSCOC Housing Unmet Needs Consultation
St. Vincent de Paul	Nonprofit	BOSCOC Housing Unmet Needs Consultation, OCD Annual Stakeholder Meeting
Start Corp.	Nonprofit	Housing Summit, BOSCOC Housing Unmet Needs Consultation, Housing Workgroup Meeting II, OCD Annual Stakeholder Meeting
Step Up Louisiana	Nonprofit	OCD Annual Stakeholder Meeting
The Walls Project	Nonprofit	Housing Summit, OCD Annual Stakeholder Meeting
Together BR	Nonprofit	One on one interview, OCD Annual Stakeholder Meeting
UREC	CHDO	One on one interview, Housing Summit, Housing Workgroup Meetings I and II
Vital RSI	Nonprofit	OCD Annual Stakeholder Meeting
Volunteers of America GBR	Nonprofit	BOSCOC Housing Unmet Needs Consultation
Wiley Brazier	Professor	Housing Summit
Wilson Foundation	Foundation	OCD Annual Stakeholder Meeting
YMCA	Nonprofit	OCD Annual Stakeholder Meeting
YWCA	Nonprofit	One on one interview, Housing Summit, BOSCOC Housing Unmet Needs Consultation, Housing Workgroup Meetings I and II

6.2 Stakeholder Feedback

CITY OF BATON ROUGE

PARISH OF EAST BATON ROUGE

HOUSING SUMMIT

MEETING NOTES

November 1, 2022

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PART 1 – LANDSCAPE

I. HEALTHY HOUSING

The Problem: Over 6,500 properties in EBRP are blighted, adjudicated, or in need of major repairs with nearly have the homes in the parish built before 1970.

The Goal: Revitalize our aging housing stock and redeveloped blighted lots so residents can live in health housing.

A. PROGRAMMATIC LANDSCAPE – TABLE 1

1. Which organizations, companies, or groups are making a difference in the space?

- Mid-City Redevelopment Alliance (MCRA)
- BR Healthy Housing Alliance
- Southeast Louisiana Legal Services (SLLS)
- UREC
- Center for Community Progress
- Baton Rouge Area Chamber of Commerce
- Build Baton Rouge
- Rebuilding Together BR (RTBR)
- Louisiana Fair Housing Action Center
- Capital Region Planning Commission
- Georgetown Climate Center (GCC)

2. What are their effective programs/services?

- Landlord forums (Health Housing Alliance)
- LIHEAP
- 25 Point Safe and Healthy Housing Inspections (RTBR)
- Ramps and roof repair programs (RTBR)
- Home rehab (UREC)
- Working to identify opportunities for redevelopment or flood risk reduction (GCC)

3. What are the challenges?

- Safeguard retaliation from landlords
- Improve adjudication
- Housing symposium to bring together entities in BR
- Skill training for people to take care of homes
- Need for landlord and tenant training and education
- Economic development and social services
- Workforce development

- Bridge loans for landlords
- Heat-related ER visits; does housing code include a/c or cooling standard? (Look into Phoenix, AZ hospital data)
- Urban sprawl inducing demand for services
- Subsidized rates create issues in resource scarcity and allocation
- Lack of strong state and local legislation based on best practices for climate resilient building (freeboard, fortified roofing, variances for development in flood prone areas, etc.)
- Need for mediation (for evictions, property problems, etc.)
- Prohibitive state legislation for allowing people to have electricity "off the grid" in the event of power failures (Alliance for Affordable Energy has more information)
- No resources or protections for renters in unsafe homes
- Funding to repair homes
- Lack of collaboration
- Government funding/bureaucracy
- Dealing with blighted/adjudicated properties
- Retaliatory evictions prevent tenants from filing complaints with code enforcement (should model retaliation codes from Texas and Katy, Texas)
- Lax environmental regulations that expose people in homes to poor water quality
- Lack of resources
- Lack of access to resources for retrofitting properties for the impacts of climate change (fortified roofing, elevation, weatherization)
- Acceleration of climate change impacts (i.e., longer, and hotter summers, increased rainfall, increased intensity of storms that impact existing/aging housing stock)

4. What's working in Baton Rouge?

- Monthly healthy housing landlord forums
- Conversations like these to support the work
- New BR City Court eviction help desk with SLLS
- Habitat for Humanity
- UREC
- MCRA
- Improved stormwater codes (could be enhanced, but it's a good starting point)

B. PROGRAMMATIC LANDSCAPE – TABLE 2

1. Which organizations, companies, or groups are making a difference in the space?

- MCRA
- BRAC

- Housing Authority
- Bloomberg
- City-Parish
- YMCA
- Flippers

2. What are their effective programs/services?

- Lead programming
- Rebuilding together
- EPA Brownfields Program for multi-family housing construction
- Rental assistance
- Weatherization
- Blue roof
- City clean-up days

3. What are the challenges?

- Lack of knowledge
- No enforcement
- Overcrowding (leads to transmission of viruses)
- Red tape and regulations
- Funding issues
- Bridge loans or financing
- Inability of the people who want to help to make a difference
- Lack of tenant protections
- Need to prioritize vacant properties
- Lack of data and understanding
- Resources for LMI tenants
- No wrong door approaches
- Market incentives for landlords

4. What's working in Baton Rouge?

- Great nonprofits organizations

C. FINANCIAL LANDSCAPE – TABLE 1

1. Who are the funders in this space?

- HUD
- Local foundations (Wilson)
- Partners Southeast

- Developers
- Banks
- FinTech
- City money
- Universities/LSU/SU
- Hospitals/BRG/OLOL
- Corporations/Exxon

2. What are the grants, financial products, and resources available?

- Tax credits
- Homestead
- Social-impact investors
- CDBG
- National grant funding
- Medicaid reimbursements
- Land trusts
- Community investment dollars
- HOME
- Crime-related grants

3. What are the challenges improving and redeveloping housing?

- Scattered sites
- Innovative home buying programs/lack of flexible financial products
- New market tax credits
- Community buy-in
- Lack of awareness
- Unwanted elements
- Coordination between developers and communities
- Dedicated funding from the state
- City departments
- Distrust of developers

4. What's working in Baton Rouge?

- Federal funding
- Blight court

D. FINANCIAL LANDSCAPRE – TABLE 2

1. Who are the funders in this space?

- HUD
- Nonprofits
- Churches
- Rebuilding Together
- Southeast
- Private developers
- Banks
- City/State/Feds
- Colleges
- Hospitals
- Insurance companies
- Exxon
- TIFs
- Millages
- Louisiana housing corporation

2. **What are the grants, financial products, and resources available?**
    - CDBG/CDBG-DR
    - Homesteading
    - Social impact investing
    - National philanthropies
    - CR dollars/banks
    - Medicaid reimbursement
    - Land trusts
    - NMTCs
    - ARPA funds

3. **What are the challenges improving and redeveloping housing?**
    - Scattered-site investment
    - Policies
    - NIMBYISM
    - Lack of equitable investment by banks
    - Lack of flexible financial products
    - Lack of physical and social infrastructure
    - Title issues
    - Siloed agencies
    - Lack of trust from community
    - Impersonal programming
    - Lack of awareness of programs and of health impacts of housing

- Crime
- OCD/BBR/PHA Issues
- Lack of stable housing/rent control
- Lack of dedicated funding from the state
- Temporary solutions for housing while being rehabilitated

4. **What's working in Baton Rouge?**
   - Federal funding
   - Blight Court
   - People have come together to address this issue
   - Organizations working together

II. AFFORDABLE HOUSING

The Problem: 52% of EBR residents are housing cost burdened.

The Goal: Increase the development of diverse types of affordable housing for all income levels across multiple parts of our parish.

A. PROGRAMMATIC LANDSCAPE – TABLE 1

1. **Which organizations, companies, or groups are making a difference in this space?**
   - Genee's Property Solutions, LLC
   - Housing Authority
   - LHC
   - YWCA
   - Mayor's office
   - BBR
   - Habitat for Humanity
   - UREC
   - Council on Aging

2. **What are their effective programs/services?**
   - Matching funding
   - Tax credits
   - Subsidized rent
   - As a landlord, provide safe, healthy housing
   - Housing programs

3. **What are the challenges?**

- Prohibitive ordinances to allow for diverse types of housing
- All housing programs need a long-term budgeting program for tenants
- Crime
- Flooding
- Rundown properties
- Application process too difficult and lengthy
- Transportation
- Childcare
- Underfunded programs
- Funding
- Budgeting issues
- Training
- LHC – challenge finding investors to build affordable housing
- City services
- Costs/funding
- NIMBYIMS
- Laws for adjudicated properties to shorten time frame for title clearance

4. What's working in Baton Rouge?

- Rebuild Baton Rouge
- First-time homebuyers
- Section 8 (but it needs a timeframe limit)
- Adjudicated properties

B. FINANCIAL LANDSCAPE – TABLE 1

1. Who are the funders in this space?

- LHC
- CAFA
- FHLB
- Banks
- Fannie Mae
- City
- State OCD
- Wilson Foundation
- Other foundations

2. What are the grants, financial products, and gap financing available?

- Tax credits

- Pilots
- CDBG-DR
- FHLB grants
- New markets
- Historic tax credits
- HOME
- NHTF
- HUD
- Southern IDA
- Traditional mortgage products
- Social impact bond
- Mortgage revenue bonds

3. **What are the barriers to building housing that's affordable**
    - Housing as a priority
    - Public infrastructure
    - Construction costs
    - Inflation
    - Land cost
    - NIMBYISM
    - Timing
    - Smaller developers understanding complex issues
    - Environmental process
    - Insurance rates
    - Red tape
    - Procurement
    - Low wages
    - Reimbursement
    - Dysfunction among agencies
    - Funds to float project
    - Title issues
    - Economics
    - Lack of quality
    - Leadership
    - Service providers with necessary bandwidth
    - Finding qualified buyers
    - Security

4. **What's working in Baton Rouge?**

- PILOTs
- Partnerships with LHC, EBR and State OCD
- Smaller nonprofits – collaborations
- Wraparound work
- Advocacy groups
- Planning
- Solid plans for different communities

C. FINANCIAL LANDSCAPE – TABLE 2

1. Who are the funders in this space?

- LHC
- EBR OCD
- Neighborhood Assistance Corporation of America
- Capital Area Finance Authority
- FHLBD
- Private banks
- CRA
- IDA funding
- Down payment assistance
- Foundations

2. What are the grants, financial products, and gap financing available?

- CDBG
- HOME
- Tax credits
- Grants for gap financing
- Individual development accounts
- Financial literacy
- First-time homebuyers' program
- Financial coaching
- Post purchase counseling

3. What are the barriers to building housing that's affordable?

- Zoning for tiny homes/accessory dwelling units
- Zoning
- Title clearance
- Rent to own education programs needed
- A density of renters

- Mental health coaching
- Rising construction costs
- Access to funding
- Red tape/accessing the funds
- Abandoned publicly owned buildings and land

4. What's working in Baton Rouge?

- Community and neighborhood commitments
- Resident leaders
- Current leadership focus
- Financial literacy progress
- Partnering to bring more affordable housing

III. STABLE HOUSING

The Problem: 19th highest eviction rate, 27% lower rate of homeownership for Black residents, and increasing rates of homelessness and reentry.

The Goal: Ensure housing stability by reducing evictions, increasing homeownership, and improving supports for our most vulnerable residents.

A. PROGRAMMATIC LANDSCAPE – TABLE 1

1. Which organizations, companies, or groups are making a difference in the space?

- MCRA
- LHC Homeownership Programs
- Rebuilding Together BR
- EBRPHA
- Habitat for Humanity
- Council on Aging
- UREC
- YWCA
- Nonprofits (SVDP, United Way, One Touch Ministries, Connections for Life, Youth Oasis, Healing Place, Salvation Army, Catholic Charities, COA, START Corporation)
- CAAH One Stop
- LABOSCOC
- LA Bar Association
- SLLS/legal services

2. What are their effective programs/services?

- Housing First Model
- Lots of resources, but need to connect
- BREC
- Library systems
- Habitat program and skills
- LHC First Time Homeowner Class
- Safety net programs – shelters, SSVF
- Rebuilding Together
- COC and ESG funding
- Community based services

3. What are the challenges?

- Resources
- High domestic violence
- Regulations
- High rents
- Lack of housing stock
- Financing to build and maintain housing stock
- Incentives for developers
- Lack of data regarding housing stock, blight rents, etc.
- Zoning
- NIMBYISM
- Build wealth via homeownership – lack of opportunity
- Eviction process – start all over (3 days)
- Need mediation and eviction alternatives
- How we view poverty and causes and criminalization of property
- Teach repair skills and workforce
- No "one stop" for info/resources for renters/homeowners

4. What's working in Baton Rouge?

- BREC
- Libraries
- Elevate being housed vs. goal of homeownership
- Outcome based solutions
- More workforce development
- One Stop center

B. PROGRAMMATIC LANDSCAPE – TABLE 2

1. **Which organizations, companies, or groups are making a difference in this space?**
    - No answers provided

2. **What are their effective programs/services?**
    - Workforce programs
    - Outcome-based

3. **What are the challenges?**
    - Minimum/low wages
    - Do not have livable housing
    - Zoning laws
    - Developers are the only people at the table
    - Eviction rates/time allowed
    - Lack of resource center for people to get help
    - Reinvestments in community
    - Aging restrictions of dependent
    - Need to allow poorer people to be part of building housing stock
    - Lack of workforce protections and bartering opportunities which limits union power

4. **What's working in Baton Rouge?**
    - No answers provided

C. FINANCIAL LANDSCAPE – TABLE 1

1. **Who are the funders in this space?**
    - LIHEAP
    - HUD
    - EBRPHA
    - EBR DHDS
    - Capital Area United Way
    - Wilson Foundation
    - Christian Outreach
    - LABOSCOC
    - LHC
    - CAFA
    - Hard money/private funding
    - Banks
    - Pelican financial
    - Habitat for Humanity

2. **What are the grants and resources available?**
    - Philanthropic people
    - Churches
    - Capital Area United Way
    - Medicaid
    - Entergy
    - Weatherization Grants
    - VOA
    - COC/ESG/HOPWA/HOME
    - Individual Development Accounts

3. **What are the challenges in increasing housing stability?**
    - Short timeline on individual grants
    - Lack of knowledge about programs
    - Lack of CDCs
    - Lack of access to capital
    - Efficiency of OCD
    - Style of development (single-family vs. multi-family)
    - Less resources for single-family housing development
    - Lack of education
    - Landlords/responsibilities
    - Grants and resources for builders to incentivize rebuilding in key development areas
    - Alignment
    - Credit requirements for buyers and renters
    - Lack of access to general information and resources

4. **What's working in Baton Rouge?**
    - Housing first strategy
    - Inclusionary housing/development required
    - Low-income subsidized units
    - Great Park system
    - Good pillar along libraries
    - Wrap around services as part of affordable development
    - Private sector and local foundation support
    - Pushing conversation and direction
    - BR council on aging
    - Housing; market rate vs affordable

PART 2 – SOLUTIONS

I. HEALTHY HOUSING

The Problem: Over 6,500 properties in EBRP are blighted, adjudicated, or in need of major repairs with nearly have the homes in the parish built before 1970.

The Goal: Revitalize our aging housing stock and redeveloped blighted lots so residents can live in health housing.

A. SOLUTIONS – TABLE 1

1. What policies or programs do we need?

- Retaliation protections for renters
- Land banking program to utilize for redevelopment and other public uses (inc. green space) **{1 vote}**
- Programs in partnership with hospitals to publicly share data on heat-related illnesses, asthma, etc. for the use of all, including affordable housing advocates
- Policies to strengthen climate-resilient housing (fortified roofing and weatherization)
- Functional and enforceable minimum property standards for rental housing **{3 votes}**
- Simplifying/reducing the regulations, codes and bureaucracy associated with home repairs and work to make homes safer and healthier (est. "pink zones") **{3 votes}**

2. What financial or other resources do we need?

- Prepare to receive and apply money through efforts such as data collection and analysis
- Educational campaigns and incentives to steer denser development, cultural shifts in building more resiliency, etc.
- Rental assistance and security deposit assistance **{2 votes}**
- Funding for repairs for small landlords **{2 votes}**
- Funding sources for safe and healthy housing programs that are simple and easy to receive and administer **{4 votes}**

3. What alignments and relationships need to be built?

- Relationships with republican legislators to work towards development of passable legislation as a starting point **{1 vote}**
- Insurance companies could partner with organizations working to make homes healthier and safer. Could be a positive ROI for insurance companies.

4. What, who, or where is doing this well?

- Dedicated and consistent state funding for weatherization, elevation, fortified roofing – perhaps through industrial taxes or a ballot initiative – NJ Blue Acres program is funding this way **{1 vote}**

B. SOLUTIONS – TABLE 2

1. What policies or programs do we need?

- Identifying communities/properties **{2 votes}**
- Support for private developers
- Grant funding/matching **{1 vote}**
- Developer/owner/renter
- Customized rent-to-own programs
- Programs for vulnerable communities **{1 vote}**
- Code enforcements with solutions **{2 votes}**
- Employer-owned communities
- Medicaid funding for housing repairs
- Expediated processes for certain qualifications

2. What financial or other resources do we need?

- Community grant writers (found through a qualified database) **{1 vote}**
- Targeted population funding
- Coordination of quasi entities
- Title clearing **{4 votes}**

3. What alignments and relationships need to be built?

- Registries for developers, construction, and properties
- Alignment with current data and investors
- Grant writers – organizations
- Funders – organizations
- Alignment of neighbors and residents
- Ongoing coordination between all parties **{1 vote}**
- Alignment around end-users and prioritization of priorities **{1 vote}**
- Coordination with state agencies **{1 vote}**

4. What, who, or where is doing this well?

- Bon Secour (Catholic Health Org)
- Cornell Housing
- Land Banking **{2 votes}**
- Clerk of Court – Accessibility of records

C. SOLUTIONS – TABLE 3

1. What policies or programs do we need?

- Rental office in EBR (training, resources, renters' rights, and responsibilities) **{2 votes}**
- Retaliation protections for tenants **{3 votes}**
- Increased enforcement for slum lords
- Just cause protection for leases
- State legislation around vacant property improvements
- Campaign for promoting flood insurance to reduce overall costs

2. What financial or other resources do we need?

- Funding for housing repairs **{3 votes}**
- Incentivizing affordable housing for developers and redevelopment/building up/density **{1 vote}**
- Developing affordable housing in areas that have access to transportation, food, healthcare, etc.
- Data collection for quantifying problem and track it over time
- Bank loans to help landlords to invest and improve properties
- Insurance companies leverage policies to enforce or incentivize home improvements for health

3. What alignments and relationships need to be built?

- Alignment between community nonprofits, neighborhood groups, EBR, and resources available for support **{1 vote}**
- Library and resource providers and technical assistance providers
- Canvassing work with housing resources
- Health data and understanding from health sector
- Build coalition with influence for development of relationships with republicans to move legislation forward
- Nonprofits leverage/build national relationships with larger philanthropies and investors
- Relationship between utility companies and EBR for data/understanding where tenants live

4. What, who, or where is doing this well?

- Blight mitigation in Mobile, AL
- Home elevation/ New Jersey Blue Acres
- Stormwater funding in Houston, TX, Phoenix, AZ, Florida, and Kansas City

- Landlord/tenant supports and rental in Portland, OR, Montgomery County, MD, Mobile, AL, Chicago, IL and Charlotte, NC **{1 vote}**

II. AFFORDABLE HOUSING

A. SOLUTIONS – TABLE 1

1. What policies or programs do we need?

- Financial Literacy (mandatory with assistance) **{4 votes}**
- Subsidized housing for tenants who make < $20,000 per year **{2 votes}**
- Veterans and grandparents housing subsidies **{2 votes}**
- Case management and social workers **{1 vote}**
- Mental health assistance with case workers, etc. – for housing stability with support system {2 votes}
- Transportation, childcare, wages, jobs, housing, transitional housing, wraparound services and have these providers at the table **{3 votes}**
- Climate resilient funding
- Streamline process for new building

2. What financial or other resources do we need?

- No responses

3. What alignments and relationships need to be built?

- No responses

4. What, who, or where is doing this well?

- LHC
- MCRA financial soft skills training
- Houma – city and united way purchase properties to give to organizations such as Start; bring in other social services orgs to provide wraround services

B. SOLUTIONS – TABLE 2

1. What policies or programs do we need?

- Code enforcement to accept Section 8 as a barrier
- Renovation funding comes from out of pocket
- Equitable location of affordable housing
- Tenant/landlord resource center/financial literacy
- Funding stream to include social services, case management, etc.

- Need subsidies
- Pilot program **{1 vote}**
- Universal list of affordable housing
- LHC needs more investors for matching program
- NIMBYUSM
- Code enforcement
- Permit office – time consuming process
- Parish approval process need to be easier/reduce parking requirements

2. What financial or other resources do we need?

- Wrap around services **{4 votes}**
- By-right development and zoning
- Cheaper insurance and incentives **{1 vote}**

3. What alignments and relationships need to be built?

- Landlord requiring monthly budgets
- Sustainable/resilient housing that is affordable
- Resilience needs to be put in policies that can be required by agencies like LHC
- Incentivize housing resilience
- Need CATS, mental health, and other services at the table **{1 vote}**

4. What, who, or where is doing this well?

- LHC needs to market via Facebook, email, etc. **{1 vote}**
- ARPA funding used to build affordable housing
- Texas – TIFF org will build infrastructure

C. SOLUTIONS – TABLE 3

1. What policies or programs do we need?

- Reinvestment zones
- TIF financing
- Use land trust
- Increase the efficiency of EBR OCD and BBR
- Post-purchase financing solutions
- Incubator for small developers
- Eligibility requirements
- Government subsidies/incentives
- City-invested infrastructure **{1 vote}**
- Community driven investments in disinvested community

- Resilient development
- Collaboration of resources within communities
- Inclusivity of communities **{1 vote}**
- Resource guide – one stop shop **{3 votes}**
- Builder's institute **{1 vote}**
- Resurrection of soft seconds program
- Streamlined approval processes and fees for affordable housing
- Language access
- Inclusiveness of minorities
- Speeding up funding and contract process for the city

2. What financial or other resources do we need?

- Education for banks
- Soft seconds **{2 votes}**
- Permit/impact/sewer fees to nonprofit developers
- State local tax programs
- Resource guide/what's available **{3 votes}**

3. What alignments and relationships need to be built?

- One-stop shop for housing, solutions, and resources
- Funding opportunities/cross-incentives
- Best practices from large developers **{1 vote}**
- Strong relationships with cities and banks
- Give the community a timeline for setting their family affairs with their property **{1 vote}**
- Churches and developers
- One organization who is responsible for bringing all organizations together

4. What, who, or where is doing this well?

- Houston Reinvestment District – best practice
- Rental Assistance **{2 votes}**
- Subsidize insurance in high crime areas **{3 votes}**

III. STABLE HOUSING

A. SOLUTIONS – TABLE 1

1. What policies or programs do we need?

- Goal is being housed, not necessarily homeownership – focus on housing for all

- Policies to support safe housing – environmental, high opportunity areas, etc.
- Programs to resolve credit issues
- Restoration of blighted property
- License/inspect rental housing – ordinance – "bill of rights" for renters and landlords, education of rights and responsibilities
- Housing security
- Ways to build generational wealth
- Dealing with absentee landlords (who pays taxes/mail/trash services?)
- Rental or housing resource center **{4 votes}**
- Review existing ordinances – eliminate ones or rework if they create barriers in state policy to level benefits **{6 votes}**
- Need adaptive programs as needs and challenges change **{2 votes}**
- Do not increase housing costs after disasters **{2 votes}**

2. What financial or other resources do we need?

- Title research and quicker resolution of heirship issues **{2 votes}**
- How do we support continued "self-sufficiency" for 2nd/3rd months' rent?
- Data (blight, rental, rents, evictions, etc.)
- Financial literacy (using education as a tool to address this) **{1 vote}**
- Seed leadership positions with persons with life experience
- Literacy programs
- Workforce development and financial stability
- Resources for immediate needs/basic needs **{4 votes}**
- Source of income as protected class (universal acceptance of housing vouchers) **{1 vote}**
- Limits on deposit requirements

3. What alignments and relationships need to be built?

- Leveraging our connections to open doors for each other **{1 vote}**
- Expungement costs
- Focus on non-profit/for-profit collaborations
- Metrics
- Economic development organizations – data on skills needed/available needed
- How do we maintain engagement once immediate need is met?
- City enforcement of and creation of ordinances to establish "floor" regarding quality of housing stock
- LL and tenant education
- Community plan we all work towards
- Consumer protection laws revolving around rent increases, etc.

- Streamline definitions across agencies in government programs (i.e., homeless, disabled, etc.)
- Educate on benefits of mixed-income housing
- Alignment of housing needs with zoning and funding opportunities
- Innovative housing solutions (example: rent by room) **{1 vote}**
- Capacity organization that can work/administer program grants from federal and state orgs
- How do we address without also gentrifying neighborhoods?
- Change policies on asset restrictions; the finances needed to make up for lost assets is greater than what is attainable

4. What, who, or where is doing this well?

- Rental or housing resource center done well in Milwaukee and other cities **{1 vote}**

B. SOLUTIONS – TABLE 2

1. What policies or programs do we need?

- Financial literacy training (Capstone development and Elm Grove Garden Apartments) **{2 votes}**
- Resume building workshop
- Developer in partnership with state
- On site support: improve accessibility to these resources and other social services (SNAP)
- School board to make sure high school students are prepared for job attainment (soft and hard skills) **{1 vote}**
- Mental health programs linked to homeless issues and housing issues **{1 vote}**
- Variety of home/housing types (not everyone wants to purchase a home) **{3 votes}**
- Align workforce initiatives and housing developers
- Creating pipeline for homeless to be hired
- Disabled cannot afford rent (Section 8 not linked to support services – this is needed to keep them in housing)
- Elderly/disabled – cost to maintain asset; need programs to assist
- Eviction prevention – need to have services to break the cycle for long-term success

2. What financial or other resources do we need?

- Gap Medicare or private insurance may not be able to access HUD resources
- Need flexible funding options to pay for the cost that led to housing and crisis **{1 vote}**
- Resources (ex: SVDP Does not have ready resources)

- Affordable home repair – pest control – termite damage and prevention (cost of subcontractors to address these issues are not attainable; a subsidy is needed) **{1 vote}**

3. **What alignments and relationships need to be built?**
   - Homeless funds – should be coordinating more to prioritize needs and not duplicate efforts by funding **{5 votes}**
   - Health insurance companies should be included as partners (there are national studies and models in other areas that exist because housing is a determinant of health outcomes)
   - Medicaid partners could expand their support of determining why their clients are entering emergency rooms
   - Private insurance for flexible funding source
   - Schools should better prepare students to get jobs right out of school **{2 votes}**
   - Bring school board to the table to improve poverty outcomes and housing stability
   - Louisiana Balance of State Continuum of Care needs to be involved
   - School board homeless liaison needs to intervene sooner
   - Need central homeowner resource bank (database and/or app) or a clearinghouse for wraparound services that connect directly to resource agencies (211/via link are not always sufficient) **{5 votes}**

4. **What, who, or where is doing this well?**
   - Tax credits – are their held accountable to ensure housing affordability mix is maintained?
   - Landlord association in Baton Rouge
   - Reducing parking minimums in apartment complexes leads to a reduced cost to developers with an example being Downtown Plank
   - Outlaw SF zoning like in Minneapolis because it makes it easier to build
   - EBR "Pathways to Success" – dual enrollment, trade/work study programs
   - Big Buddy
   - Hope Ministries (way to work program)
   - Small business support (i.e., TruFund to support home business development)
   - BRYC – Baton Rouge Youth Coalition
   - Start Corp (homeless services/showers/laundry)
   - State Permanent Supportive Housing Program
   - UREC **{1 vote}**
   - Habitat for Humanity
   - Rebuilding Together BR (Working together to improve blighted neighborhoods)

6.3 LABOSCOC Stakeholder Feedback

LABOSCOC Baton Rouge Regional Meeting - 05/19/22

Survey Results - "What can we do or what do we need to prevent and end homelessness in BR?"

Housing Supports

- Affordable housing
- Coordinated Entry access points in non-traditional settings (grocery stores, pharmacies, payday loan companies)
- More homeless street outreach
- More shelter beds
- Low barrier shelter options
- Flexible housing options
- Increase funding
- More programs to help with rental assistance before a person becomes homeless
- Advocate for increases to Fair Market Rent
- Increase natural supports once housed

Wraparound Supports

- Mental health assistance/services/resources
- Services that focus on family stability
- Offer job opportunities to this population to empower them; living wages
- More social workers available to help case manage those experiencing homelessness in addition to those recently housed
- Employment services
- Transportation
- Addiction recovery
- Healthcare
- Education

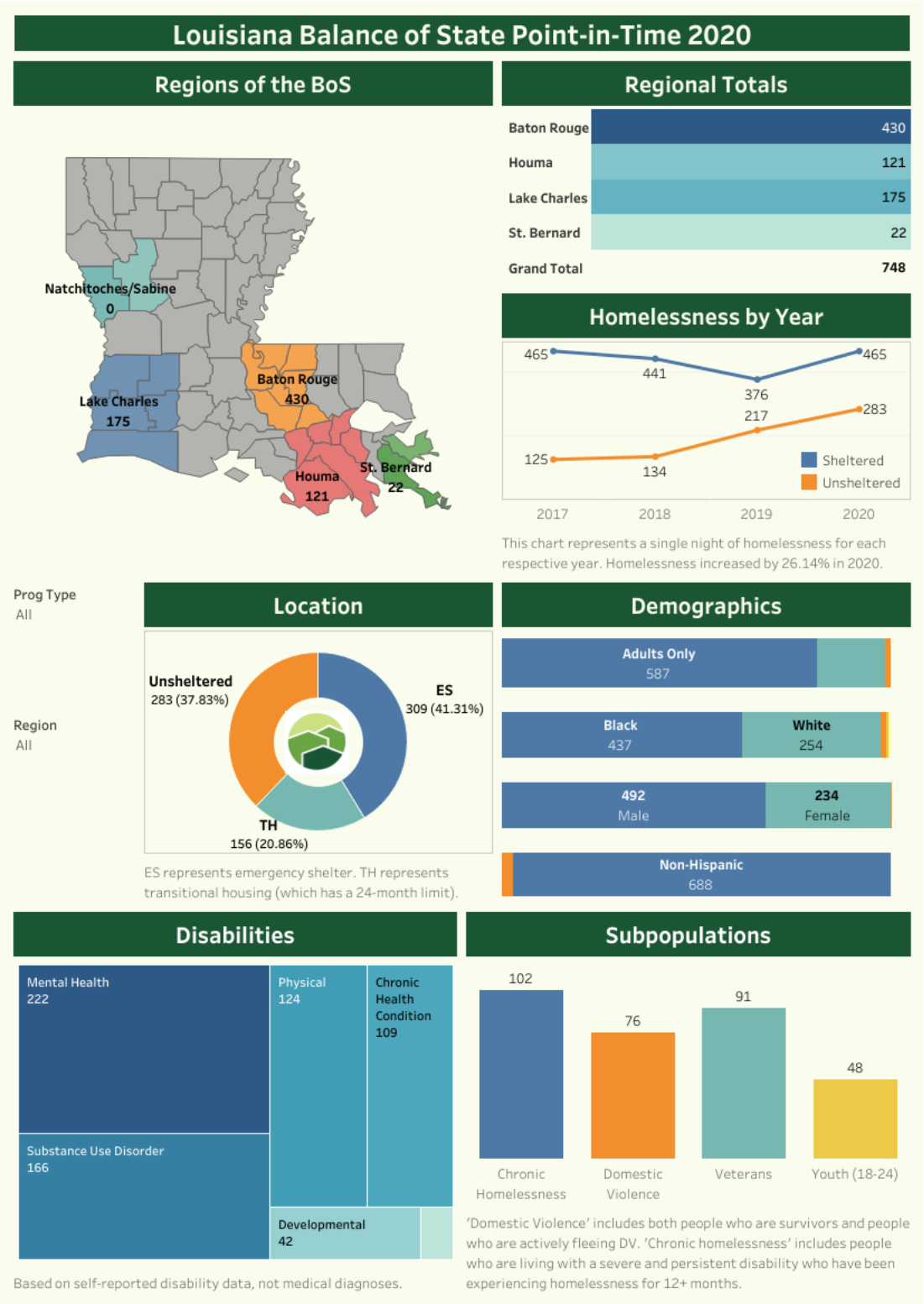
Community

- More partnerships with landlords willing to house this population
- Outreach efforts in the community
- Use data to find reasons for homelessness of those on the street and work to prevent these issues to prevent homelessness
- Advocate and educate individuals on housing resources

LABOSCOC

- Clearer prioritization of people experiencing literal homelessness
- Closer monitoring of referral outcomes - returning referrals to the list sooner
- More transparency
- More data monitoring

6.4 Louisiana Balance of State Point-in-Time 2020



6.5 Limitations in a HOME-ARP rental housing or NCS project

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population <u>if the limitation is described in the PJ's HOME-ARP allocation plan</u>.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability. At this time, the City Parish PJ is not executing their right to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice.