



## **Executive Summary**

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

#### **1. Introduction**

The City of Thibodaux (COT), incorporated in 1830, located in southeast Louisiana, approximately 60 miles southwest of New Orleans is in the parish seat of Lafourche and part of the Houma Metropolitan Statistical Area (MSA). The City of Thibodaux is designated an entitlement city, receiving Community Development Block Grant (CDBG) funds directly from the U. S. Department of Housing & Urban Development (HUD). CDBG Funds allocated to the City provide decent, safe/sanitary housing, a suitable living environment, and expand economic opportunities to low and moderate income residents. The City of Thibodaux, as the lead agency, is responsible for submitting to the U. S. Department of Housing & Urban Development its five year Consolidated Plan, which serves as a planning document and application for federal funds. The plan identifies community needs, strategies to address those needs, and outlines the financial plan. The Annual Action Plan identifies activities the City plans to achieve throughout the program year. The Department of Housing and Community Development (HCD) is responsible for carrying out all CDBG functions for the City of Thibodaux.

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

The City of Thibodaux's objectives and outcomes identified in the 2025-2029 Consolidated Plan include:

- To prioritize street, sidewalk and infrastructure improvements
- To improve public facilities - parks and recreation facilities
- To ensure sustainability, accessibility and utilization of public transportation
- To collaborate with other agencies who provide services, outside of the City's funding resources, to the low and moderate income (LMI) residents and establish a unified continuum of services (housing, homelessness, elderly, disabled, etc)
- To continue to provide administrative support to the management of the CDBG program
- To prepare for future needs

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

As the grantee, The City of Thibodaux is a trusted recipient of CDBG funding for over 30 years. The City has a successful track record of providing quality services and programs to the low and moderate income residents. The grantee completes "The Consolidated Annual Performance and Evaluation Report" (CAPER) in order to summarize its resources, allocations of investments, programmatic

accomplishments, and status of actions taken during the program year to implement goals identified in the annual plan. The City of Thibodaux accomplished its goals and objectives as stated in the past 5 year Consolidated Plan and subsequent annual plans. Qualified residents received bus vouchers that provided transportation to medical appointments, grocery stores, employment, and recreational needs. The City completed several necessary sidewalk and drainage projects in key LMI areas. Over the past 10 years, the City experienced a decrease in funding which hinders its ability to address all needs of the LMI population. With resource limitations and rising cost of services and materials, the COT has had to reduce the scope of its funded projects and address larger projects over a span of multiple years. For the next 5 years, priority needs will be the primary focus of fund distribution.

#### **4. Summary of citizen participation process and consultation process**

- COT 2025/2029 Consolidated Plan Public Hearing #1 and 2025 Annual Action Plan Public Hearing #1 – 2:00 PM, Thursday, January 23, 2025 - Advertised per citizen participation plan – Canceled due to extreme weather conditions (snow storm) that enacted a mandatory city order to shelter in place and curfew.

#1 – 2:00 PM, Wednesday, February 19, 2025, at the MLK Building, 1445 Martin Luther King Drive, Thibodaux, LA. Attendance = 40

Discussion topics included the consolidated planning process, a summary of eligible activities, qualified LMI census tracts and block groups, the application of prior year fund balances and the priority needs of the City of Thibodaux.

- COT 2025/2029 Consolidated Plan -Proposed Use of Funds. Published 2/25/2025

#2 –4:00pm, March 17, 2025 at the Harang Municipal Auditorium, 610 Canal Blvd, Thibodaux, LA.

Discussion topics included final priority needs and recommendations for the use of the 2025 federal entitlement funding. Also discussed was the release of the 2025/2029 Consolidated Plan and the 2025 Annual Plan for a thirty-day public review and comment - period (March 25, 2025 through April 23, 2025).

- 2025 Annual Action Plan Public Review - March 25, 2025 through April 23, 2025. Notice published March 24, 2025.

- COT 2025/2029 Consolidated Plan Public Hearing #3 and 2025 Annual Action Plan Public Hearing. Notice published March 25, 2025 and April 23, 2025

#3 –4:30pm, Monday, April 24, 2025 at the CSS Building, 112 St. Mary Street, Thibodaux, LA. Attain any public comment prior to board/council approval.

Council Approval June 17, 2025.

**5. Summary of public comments**

Minutes from the public hearing and written comments are included as an appendix to this document.

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

All comments were accepted.

**7. Summary**

The City of Thibodaux Office of Housing and Community Development is committed to responsibly managing the federal funds of the Community Development Block Grant to support local community development initiatives and prioritizing projects that benefit LMI residents by allocating resources that align with HUD's statutory program goals: a) The provision of decent housing, b) a suitable living environment and c) expanding economic opportunities.

## The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	THIBODAUX	Department of Housing and Community Development

**Table 1 – Responsible Agencies**

#### Narrative

The Department of Housing and Community Development is the lead agency responsible for preparing and coordinating the consolidated planning process. This department operates under the supervision of the chief elected official, Mayor Kevin Clement. The Department Director, Janice Landry, manages the daily operations of the program, assigns tasks to the staff, and monitors the financial budget. The Assistant Director, Emily Foret, provides administrative support through office organization, training of staff, along with the planning, preparation, and implementation of office processes. The City of Thibodaux Finance Department provides monetary guidance and consulting services.

#### Consolidated Plan Public Contact Information

##### DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

##### **Janice Landry, Director**

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985-446-7217

##### **Emily Foret, Assistant Director**

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985-446-7217



## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The Office of Housing and Community Development is responsible for developing the Consolidated Plan and administering all activities and projects funded with CDBG funds. Community partnerships provide shared vision and goals, enhanced resources and increased engagement. HCD extends public input to over 100 local service agencies, both formally and informally, which are consulted throughout the development of the CDBG 5 year plan in order to identify needs and allocate resources.

**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 Office of Housing & Community Development participates in numerous workgroups and community initiatives over the years that includes but is not limited to Bayou Region ReEntry Housing Workgroup, the Haven's Greening Taskforce, Lafourche Parish Domestic Violence Awareness Vigil, Houma Region Quarterly Meetings, and Louisiana Housing Council's Legislative Conferences. The HCD staff participate in Resource Exchange Fairs where local providers and professionals share information among the group. Attending the resource fairs are local Housing Choice Voucher Programs, State and Local Governmental Agencies, Disability Services, Medicaid Funded Providers, Home Health Agencies, Mental Health Services, Catholic Charities, etc. The COT is a member of the Louisiana Housing Council and Southwest National Association of Housing and Redevelopment Officials (NAHRO). Furthermore, the COT is an active participant in the Louisiana Housing Council's District F Regional Housing Authority sub workgroup. The COT utilizes their website, email and their social media platform to maintain coordination among other key conglomerates.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

#### **The Balance of State Continuum of Care (LA BOSCO)**

When HUD's interim rule came into effect, the LA BOSCO was formed to bridge the gap for rural agencies that were not in a catchment area. The "Houma Region" which included Lafourche, Terrebonne, Assumption, St. James, St. John, and St. Charles Parish, had its own COC (formerly known as The Louisiana Coastal Homeless Coalition) and opted to merge with the LA BOSCO. The LHC, as the lead agency, applies for funding on behalf of all the projects selected for the consolidated plan. These projects include permanent supportive housing and rapid rehousing projects.

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

The LA BOSCO is governed by its Board, which draws on elected members from each LA BOSCO Region, appointed members from statewide agencies and other key stakeholders, and people with lived experience of homelessness. Many of the LA BOSCO's key functions are overseen by the it's committees. The LA BOSCO is managed on a day to day basis by the Louisiana Housing Corporation, which serves as its collaborative applicant (or 'lead agency'). The City of Thibodaux coordinates with the COC in issuing Certification of Consistency for any local expenditures on funded projects. Each region holds quarterly meetings organized by the START Corporation. The COT participates in these quarterly meetings.

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



Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Louisiana Housing Corporation
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth COC
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coc data
2	<b>Agency/Group/Organization</b>	Thibodaux Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Data on Public Housing
3	<b>Agency/Group/Organization</b>	Lafourche Arc
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Disability Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation on services and needs of individuals with disabilities

4	<b>Agency/Group/Organization</b>	THIBODAUX
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Choice Voucher Program Data
5	<b>Agency/Group/Organization</b>	LAFOURCHE PARISH
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lafourche Parish Government - Parish Data
6	<b>Agency/Group/Organization</b>	Lafourche Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Elderly data
7	<b>Agency/Group/Organization</b>	CATHOLIC HOUSING SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Needs data
8	<b>Agency/Group/Organization</b>	LPSO
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless data for reentry
9	<b>Agency/Group/Organization</b>	START CORPORATION
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Hearing participant, needs assessments, community partner
10	<b>Agency/Group/Organization</b>	Lafourche Parish School Board
	<b>Agency/Group/Organization Type</b>	Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community partner, outreach

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

It was not the intention to leave out any agencies. All agencies were welcomed to participate.

### 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	LA BOSCO	The City of Thibodaux's goals align with the LA BOSCO's goals. The COC is able to provide funding in areas that the City is unable to address

Table 3 – Other local / regional / federal planning efforts

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

## Demo

The City of Thibodaux's Housing and Community Development Department dually operates the CDBG program as well as the HCV program. Adjacent units of local government included coordination with the COT Parks and Recreation Department, Public Works Department, and Grants and Economic Department. The City of Thibodaux has improved coordination with the Lafourche Parish Government. The City of Thibodaux has an open door policy and encourages cooperation and coordination among all entities at all times.

### **Narrative (optional):**

The coordination among public entities provided foundation for the City of Thibodaux's 5 year plan.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The Office of Housing and Community Development provides the residents of the City of Thibodaux the opportunity to take part in the planning process before the submission of the consolidated plan. Early in the Consolidated Plan process two public hearings were held to obtain views from citizens and agencies who provide services to our jurisdiction. A written public notice along with an easy to comprehend flyer was emailed to over 100 service agencies, churches, multi-family managers and other interested parties. Agencies who did not attend the meeting were consulted on an individual basis to get their views regarding specific issues to be addressed in the consolidated plan. All comments and recommendations were taken into consideration in developing priorities in the plan.

- COT 2025/2029 Consolidated Plan Public Hearing #1 and 2025 Annual Action Plan Public Hearing

#1 – 2:00 PM, Thursday, January 23, 2025 - Advertised per citizen participation plan – Canceled due to extreme weather conditions (snow storm) that enacted a monitory city order to shelter in place.

#1 – 2:00 PM, Thursday, February 19, 2025, at the MLK Building, 1445 Martin Luther King Drive, Thibodaux, LA.

Discussion topics included the Consolidated Planning process, a summary of eligible activities, LMI census tracts and block groups, and the application of prior year fund balances. Policies and eligible activities were also discussed at this hearing.

- COT 2025/2029 Consolidated Plan Public Hearing #2 and 2025 Annual Action Plan Public Hearing

#2 – 4:00pm, Monday, March 17, 2025 at Warren J Harang Auditorium, 310 N Canal Blvd, Thibodaux, LA. Discussion topics included final priority needs and recommendations to the 2025 federal entitlement funding. Also discussed was the release of the 2025/2029 Consolidated Plan and the 2025 Annual Plan for a thirty-day public review and comment - period (March 25, 2025 through April 23, 2025).

## Demo

#3- April 24, 2025 - HCD Administrative office, 112 St. Mary Street, Thibodaux, LA. Final review after comment period and before submission to the City Council

Demo

## Citizen Participation Outreach

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary o f response/a ttendance	Summary of comment s received	Summary of comments not accepted and reasons	URL (If applicable)
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Demo

1	Public Hearing	Non-targeted/ broad community	The first public meeting was attended by over 40 documented individuals. The second public meeting was equally successful with 20 attendees. The final public meeting was attended by 5 individuals with no comments to the final plan.	Concerns addressed are consistent with the 5 year planning areas of need: Drainage, infrastructure, recreation, housing, homelessness, safe walk paths, emergency services, affordable housing, transportation	All comments accepted	
2	Newspaper Ad	CITY WIDE	Public hearings and	Concerns addressed are	All comments accepted	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			meetings were advertised in the Daily Comet. The Daily Comet is the Official Journal of Publication and reaches many individuals with home subscriptions and online readers.	consistent with the 5 year planning areas of need: Drainage, infrastructure, recreation, housing, homelessness, safe walk paths, emergency services, affordable housing, transportation		

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Persons with disabilities  Residents of Public and Assisted Housing	An internal document is maintained by the Department of Housing and Community Development which is utilized for email contact to gather input for the 5 year plan. Over 100 service agencies were contacted.	Concerns addressed are consistent with the 5 year planning areas of need: Drainage, infrastructure, recreation, housing, homelessness, safe walk paths, emergency services, affordable housing, transportation	All comments accepted	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Social Media and Website Information	Minorities  Persons with disabilities  Residents of Public and Assisted Housing	The flyer was placed on the City's social media platform as well as its webpage.	Concerns addressed are consistent with the 5 year planning areas of need: Drainage, infrastructure, recreation, housing, homelessness, safe walk paths, emergency services, affordable housing, transportation	All comments accepted	<a href="https://ci.thibodaux.la.us/forms/departments/housing/CDBG/Documents/2025_PUBLIC%20HEARING%20NOTICE_01%20-%20RESCHEDULED.pdf">https://ci.thibodaux.la.us/forms/departments/housing/CDBG/Documents/2025_PUBLIC%20HEARING%20NOTICE_01%20-%20RESCHEDULED.pdf</a>

**Table 4 – Citizen Participation Outreach**

Demo

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The City of Thibodaux, Department of Housing and Community Development, determines needs by the review of data provided by the US Census and HUD's most current American Community Survey (ACS). Each year, the US Department of Housing and Urban Development receives custom tabulations of the ACS data from the US Census Bureaus. This data, known as the CHAS data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for low income households. This CHAS data is used by local governments to direct spending of HUD funds, and may also be used by HUD to distribute grant funds. Areas of study include:

- Housing Needs Summary
- Public Housing
- Homelessness Needs Assessment
- Non-Homelessness Special Needs Populations

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

### Summary of Housing Needs

The following Housing Needs Summary Data Tables depicts the City of Thibodaux's Housing Needs. In review of demographics, the population shows no change, while the number of households and median income decreased minimally. The most significant housing problem in the COT continues to be cost burden to the low and moderate income residents of Thibodaux. Housing problems are identified by households having one or more severe housing problems (lacks a kitchen or complete plumbing, severe overcrowding or severe cost burden). Low and moderate income households are most likely to have more housing problems. Low and moderate income renters are most oppressed by housing problems.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	14,575	14,565	-0%
Households	5,490	5,395	-2%
Median Income	\$39,512.00	\$38,415.00	-3%

**Table 5 - Housing Needs Assessment Demographics**

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

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,100	675	1,055	420	2,145
Small Family Households	580	185	310	85	1,050
Large Family Households	4	0	75	10	100
Household contains at least one person 62-74 years of age	193	74	190	64	354
Household contains at least one person age 75 or older	100	169	210	80	295
Households with one or more children 6 years old or younger	39	95	253	28	181

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	30	25	14	69	0	0	0	4	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	20	20	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0	0	10	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	680	165	0	4	849	25	65	0	0	90



	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	19	155	265	0	439	70	40	38	0	148
Zero/negative Income (and none of the above problems)	95	0	0	0	95	50	0	0	0	50

Table 7 – Housing Problems Table

Data 2016-2020 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	680	195	25	45	945	25	65	10	4	104
Having none of four housing problems	220	205	645	145	1,215	175	210	375	230	990
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS  
Source:

## 3. Cost Burden &gt; 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	458	140	60	658	0	20	34	54
Large Related	0	0	55	55	4	0	0	4
Elderly	80	34	60	174	80	29	0	109
Other	160	170	115	445	10	60	4	74
Total need by income	698	344	290	1,332	94	109	38	241

Table 9 – Cost Burden &gt; 30%

Data 2016-2020 CHAS  
Source:

## 4. Cost Burden &gt; 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	105	105	0	0	0	0
Large Related	0	0	0	0	4	0	0	4
Elderly	80	19	0	99	10	25	0	35
Other	0	160	50	210	10	0	0	10
Total need by income	80	179	155	414	24	25	0	49

Table 10 – Cost Burden &gt; 50%

Data 2016-2020 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	0	0	10	10	0	0	10	0	10

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	10	10	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	0	20	20	0	0	10	0	10

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

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

Of the applicants for the 2024 Housing Choice Voucher Program Waitlist, approximately 39% of the applicants represented a single person household. It is the COT's experience that the greatest need for housing single person households exist among the elderly and disabled population. In 2024, of the 39% single person household, nearly 54% percent were elderly and/or disabled. All local housing services surveyed have a waitlist for single person dwellings/services. The number of persons needing housing assistance far outweighs the available assistance services. 83% of the waiting list was comprised of extremely low income applicants. Since a random call process is utilized to acquire the COT's waiting list, it can be assumed this is representative of the population in need of services.

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

Of the applicants for the 2024 Housing Choice Voucher Program Waitlist, approximately 54% of the households were elderly/disabled. Since there is no preference given by the HCV program to victims of domestic violence, dating violence, sexual assault or stalking, their needs are not reflected in this number. Anyone with such needs are referred to other agencies. Partnerships with the Haven, Start Corporation and the Terrebonne Parish Bunk House are in place to assist with referrals of persons in

need. It is assumed that the numbers would at a minimum mirror the national averages of 47% of Women and 25% of Men.

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

The most common housing problem in the COT is burden of cost, especially for low income renters. The cost of rent is disproportionate to a person's income. Rent prices in Louisiana have increased since the 2020-2024 program year and anticipate continuing rising rental cost. This is also supported by HUD's significant jump in Fair Market Rents in 2024. In addition to rent burdens, low and moderate income individuals struggle to secure the cost of the rental deposit. High insurance premiums have discouraged many from purchasing homes, therefore the rental market is very competitive when filling vacancies. Low income individuals often miss out on good opportunities as they have trouble securing the cash flow for the deposit.

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

"Small related", "elderly" and "other" populations/household types are most affected by the cost burden. In turn, smaller population homes tend to have less resources and income.

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

Many LMI families, especially families with children, live on a very limited, over extended budget. Often unplanned events such as a sick day, unemployment, transportation, or a serious medical emergency can cause a family to be unable to meet their rent obligations. Many families succumb to extensive late fees and may eventually get evicted. They may avoid true homelessness by residing with family members, but this is only a temporary fix to a much larger problem. The city does not provide any rapid rehousing programs due to the lack of funding.

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

Under the direction of the LA BOSCO an annual point in time count is conducted. This count includes various populations such as families with and without children, chronic homeless needs, veterans, etc. Region wide assistance is coordinated to search and interview homeless persons. A point in time count for homelessness is an annual census collaboration to estimate the people experiencing homelessness on a single night during a specific timeframe, typically late January, across the entire

United States. The local point in time count was conducted on January 27, 2025. The 2024 LA BOSCC Point in Time data was used for data comparison. The study indicates that 64 individuals were identified as at-risk population.

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

Cost burdens are linked with instability and an increased risk of homelessness. Often time households are living on an already over extended budget due to disproportionate cost of rent/mortgage to actual take home income. Sickness, unplanned repairs, children issues, often put households in a position to be unable to financially meet monthly obligations. Once late fees are snowballed in, the family is often forced out of the home.

**Discussion**

The City of Thibodaux's primary housing problem is cost burdens. The lower the family income, the greater the cost burden experienced.

Low income earners have less disposable income, making even moderate rent payments a significant portion of their overall budget. As affordable housing stock is lacking in the city, low income residents are forced to seek units that may be substandard. Natural disasters and/or extreme weather events have driven rental rates up due to spikes in homeowner and flood insurance premiums.

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

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

### Introduction

Upon review of housing problems, the following 2016-2020 CHAS data assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	800	300	0
White	250	150	0
Black / African American	550	155	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

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

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	450	230	0
White	190	149	0
Black / African American	240	80	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	4	4	0

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

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	338	709	0
White	178	334	0
Black / African American	164	370	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	4	0

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

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	49	375	0
White	24	214	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	20	140	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	14	0

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

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

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

## Discussion

Comparison data indicates there is "disproportionally greater need" among the extremely low and low income Black/African American racial and ethnic groups. This racial group is more likely to experience one or more of the four housing problems. There appears to be no "disproportionally greater need: for household problems among households with higher area median income.



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

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

### Introduction

Upon review of the Severe Housing Problems, the following 2016-2020 CHAS data assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	705	395	0
White	195	205	0
Black / African American	510	190	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

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

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	260	415	0
White	115	220	0
Black / African American	135	185	0
Asian	0	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	8	0

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

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	35	1,020	0
White	35	480	0
Black / African American	0	534	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	4	0

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

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	49	375	0
White	24	214	0
Black / African American	20	140	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	14	0

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

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

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

**Discussion**

Comparison data indicates there is "disproportionally greater need" among extremely low Black/African American racial and ethnic groups in Thibodaux for severe housing populations. There appears to be no "disproportionally greater need" for severe housing populations among households with higher area median income.

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

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

### Introduction:

Upon review of the Housing Cost Burden, the following 2016-2020 CHAS data assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,529	750	955	145
White	2,605	414	305	49
Black / African American	810	330	640	100
Asian	15	0	0	0
American Indian, Alaska Native	10	0	0	0
Pacific Islander	0	0	0	0
Hispanic	65	4	0	0

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

Data Source: 2016-2020 CHAS

Housing Cost Burden	<30%	30-50%	>50%	No Negative income (Not computed)
White	74%	55%	32%	34%
Black	23%	44%	67%	69%
Asian	0%	0%	0%	0%
American Indian	0%	0%	0%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	2%	1%	0%	0%

### Discussion:

Households that spend more than 30% of their income on rent are considered to be experiencing a housing cost burden. When this burden exceeds 50%, it is categorized as a severe housing cost burden. This cost burden is a significant factor contributing to both general housing problems and more severe housing issues, as outlined in previous sections. According to data from the 2016–2020 Comprehensive Housing Affordability Strategy (CHAS), Black or African American households experience a

## Demo

disproportionately high rate of severe cost burden, spending more than 50% of their income on housing. This severe housing cost burden is notably higher among Black households compared to other racial and ethnic groups

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

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

Comparison data indicates there is some "disproportionately greater need".

Housing Problems - Comparison data indicates there is "disproportionally greater need" among the extremely low and low income Black/African American racial and ethnic groups. This racial group is more likely to experience one or more of the four housing problems.

Sever Housing Problems - Comparison data indicates there is "disproportionally greater need" among extremely low Black/African American racial and ethnic groups in Thibodaux for severe housing populations.

Housing Cost Burdens - Households that spend more than 30% of their income on rent are considered to be experiencing a housing cost burden. When this burden exceeds 50%, it is categorized as a severe housing cost burden. This cost burden is a significant factor contributing to both general housing problems and more severe housing issues, as outlined in previous sections. According to data from the 2016–2020 Comprehensive Housing Affordability Strategy (CHAS), Black or African American households experience a disproportionately high rate of severe cost burden, spending more than 50% of their income on housing. This severe housing cost burden is notably higher among Black households compared to other racial and ethnic groups

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

No additional needs are identified

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

The population in Thibodaux varies by each neighborhood. COT does identify specific Census Tracts as key opportunity zones for funding due to the concentration of low income, minority residents.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Thibodaux operates the Housing Choice Voucher Program. The Thibodaux Housing Authority which operates public housing is a separate entity overseen by a Board of Directors appointed by the Mayor and City Council.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	314	0	306	314	0	259	5	0	50

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

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

**Alternate Data Source Name:**

PHA LA 194 Average income

**Data Source Comments:** There are a total of 314 vouchers, 264 HCV, 5 Vash, 50 MS5 PH 306 units

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	15,735	0	0	15,735	0	15,735	10,144	0
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	5	0
# of Elderly Program Participants (>62)	0	0	0	21	0	0	5	0
# of Disabled Families	0	0	0	42	0	0	5	0
# of Families requesting accessibility features	0	0	0	150	0	150	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

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

**Alternate Data Source Name:**

PHA LA 194 Average income

**Data Source Comments:** Annual income was adjusted based on current data from the PHA. Other data was derived from PIC



## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	61	0	61	2	0	48
Black/African American	0	0	0	235	0	235	3	0	115
Asian	0	0	0	1	0	1	0	0	1
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Household Composition Report - LA194

Data Source Comments: Software reports for accuracy of reporting

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	8	0	0	8	0	8	0	0	0
Not Hispanic	289	0	0	289	0	289	5	0	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

Household Composition Report - LA194

**Data Source Comments:** Software reports for accuracy of reporting

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

Many of the tenants on the HCV program and PH program have disabilities, but do not always require an accessible unit. More so, individuals tend to have developmental disabilities that affect their ability to successfully complete daily tasks individually. Reasonable accommodations are made to assist individuals with disabilities. The need for accessible units does outweigh the availability of accessible units.

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

Thibodaux Housing Authority (public housing only) maintains an open waitlist. Currently THA reports that they have a high vacancy rate. THA attributes the higher vacancy rates to factors such as: resident moves during and after Hurricane IDA, programs that provided residents other housing alternatives after Hurricane IDA, other HUD programs such as Housing Choice Voucher program and employee workforce shortage.

To date, the City of Thibodaux Housing Choice Voucher has approximately 91 individuals on the waiting list (Elderly/Disabled 50, 1 BR=36, 2 BR=36, 3 BR=17, 4 BR=2). The greatest need is for 1 Bedroom Homes in both public housing and Section 8. In the HCV program, individuals who are elderly and/or disabled receive a preference on the waitlist. The most immediate need is identifying decent, affordable housing. The COT is in need of additional vouchers to be able to serve the needs of the community.

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

The housing needs closely reflect the needs of the population at large.

## **Discussion**

City of Thibodaux has a closed waiting list while the Thibodaux Housing Authority are accepting applications during normal operating office hours. THA has experienced high vacancy rates due to factors such as:

- Resident moves during and after hurricane Ida
- Programs provided residents other housing alternatives after Hurricane IDA
- Housing Choice Voucher program
- Employee workforce shortage

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

### Introduction:

Homelessness and poverty are inextricably linked. People who are poor are frequently unable to pay for housing, food, child care, health care and education. Difficult choices must be made when limited resources cover only some of the necessities. Housing probably demands the highest portion of the family's income. Studies are reflective of the Louisiana Data. Houma-Thibodaux-Bayou Region represents only 8% of the total identified populations (64 individuals)

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	475	261	783	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	125	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	39	0	0	0
Unaccompanied Child	0	0	67	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**  
Louisiana Balance of State Point-in-Time

## Demo

**Data Source Comments:** This table represents Louisiana data. The Houma-Thibodaux region accounts for 64 individuals/8% of the total count of the population.

Indicate if the homeless population is:      Has No Rural Homeless

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

The only way to predict future homelessness each year is to look at past behavior. All families in need, regardless of dynamics are referred to the appropriate agency. Additionally, some services are only available to certain families. For example, the VA only services veterans. Other transitional homes in the area are only for battered, homeless women with children. Some homeless shelters are only for males, while others strictly serve females.

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

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

The United States Department of Veterans Affairs estimates that there are approximately 11 families in need of services. The VASH program is available for any veterans experiencing homelessness. For years, the City of Thibodaux expressed interest to the United States Department of Veterans Affairs in running the VASH program as it is similar to the HCV Program. In 2020, the City of Thibodaux was awarded 5 VASH Vouchers and was granted funding and permission to administer the vouchers. The City maximized usage of these vouchers. Individual's still needing services are admitted through VASH programs in the New Orleans area and the Baton Rouge area. Once awarded the VASH voucher in another area, the veteran can then port their voucher to the City of Thibodaux to be administered. The City currently serves 4 additional Veterans whose voucher originated with another agency. The COT intends to request additional vouchers annually.

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

Other than identifying that most homelessness occurs in Extremely Low Income limit individuals, data does not display a large disproportion between racial groups in our local region. Statewide data does suggest that African American population makes up double of the homeless population verses the White Population. However it is clear that more individuals are non-Hispanic than Hispanic who experience homelessness. This representation however, corresponds to the overall population of region (non-Hispanic vs Hispanic).

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

Most cases encountered by the COT are of a short term nature and are referred to local churches and organizations who offer short-term homeless assistance such as rental assistance for a month or two, hotel and food vouchers and other short-term assistance.

**Discussion:**

The City of Thibodaux does not receive enough funding to provide activities to serves the homeless population. Without a homeless shelter locally, the City of Thibodaux relies on neighboring Terrebonne Parish's facilities. Any person claiming to be homeless and whose needs cannot be met by local agencies is referred to agencies in the Continuum of Care through Start Corporation. The City will strive to continue to serve as a valuable referral source.

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

### **Introduction:**

The Thibodaux Community is comprised of a network of service providers who provide needed amenities to the community. The City of Thibodaux will continue to foster relationships with all of the service agencies who provide services. Non-homeless special needs populations include: elderly, persons with physical and developmental disabilities, persons with mental illness, substance abuse, and individuals living with HIV/AIDS. These individuals have a variety of needs.

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

The characteristics of the special needs population varies with the needs of the individuals. Individuals with special needs range from children to elderly and is not representative of a certain economic status. Some individuals live at home with family members, others live independently with support staff, and some reside in a six bed community home. Vocational services are provided on the outskirts of Thibodaux at Grenier Industries for many of Thibodaux's residents with developmental disabilities. Individuals with special needs can attend the work program to learn job skills and work in the community.

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

Most individuals with physical and developmental disabilities are identified at birth or when entering the school system. The South Central Louisiana Human Services Authority acts as the regional entry office and intake office for individuals with special needs. Individuals are evaluated and the services available based on evaluation are presented. Some immediate services can be provided such as family funds and supports such as purchase of supplies, etc. Other services such as in-home care services require an extensive waitlist. The Council on Aging provides services to meet the common needs of the elderly population - Meals, Housekeeping, etc.

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

CrescentCare Health, under the founding organization of NO/AIDS Taskforce is the overseeing agency of our local population with HIV/AIDS. Due to HIPPA regulations, the City of Thibodaux does not collect identifying information. Approximately 1-2 random residents a year will disclose and seek our assistance to link them to available services. We do have an ongoing relationship with the administrators of CrescentCare Health.



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

The COT does not administer HOME.

**Discussion:**

Although the needs of such population groups are important to the City; it lacks the delivery system or funding needed to address all of the needs. It must rely on the many agencies currently providing support for these groups in the City. Many of the needs of the above mentioned groups go unmet, simply because agencies directly involved with meeting the needs lack sufficient funding.

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

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

The City of Thibodaux, located in the parish seat, covers approximately 5 miles. Although a primarily residential community, it encompasses an array of Public Facilities (specifically parks, drainage and sidewalks) which are located in the LMI Census Tracts. Previous CDBG dollars were used to address infrastructure needs. The City continues to allocate CDBG funding for future years to the much needed areas of infrastructure and recreation. Many streets and drainage needs are the result of aging and ongoing growth that puts stress on an already worn system.

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

Needs were expressed by concerned citizens through public meetings, community suggestions, need surveys and consultations.

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

Some Public Improvements, specifically sidewalks and drainage, are located in the LMI Census Tracts. Infrastructure improvements will continue to be a priority for the City of Thibodaux. Drainage improvements, street reconstruction, water and sewer line improvements and other projects will be targeted for funding in low and moderate income neighborhoods throughout the City. Recreation (parks) Improvements will also be addressed.

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

Needs were expressed by concerned citizens through public meetings, needs surveys, consultation, and concerns expressed to department heads throughout the year.

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

Public services are needed throughout the LMI Census Tract. Funding is limited and services are in turn limited. Bus Vouchers are an ongoing public service provided only to LMI individuals. They receive 3 bus vouchers per week pending eligibility.

**How were these needs determined?**

Needs were expressed by concerned citizens through public meetings, needs surveys, consultation, and concerns expressed to department heads throughout the year.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The local housing market affects the affordability and availability of housing. The following tables were provided by HUD's eCon Planning Suite program. ACS data represented is from 2016-2020. The following areas were analyzed:

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets

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

### Introduction

Based on the most current ACH data, provided by the US Census Bureau for HUD, the following table represents all residential properties by number of units, subsequently broken down into tenure size. Single dwelling units take up most of the housing stock in the City of Thibodaux.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,810	60%
1-unit, attached structure	200	3%
2-4 units	834	13%
5-19 units	770	12%
20 or more units	390	6%
Mobile Home, boat, RV, van, etc	395	6%
<b>Total</b>	<b>6,399</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	45	2%
1 bedroom	85	3%	630	23%
2 bedrooms	565	21%	1,445	53%
3 or more bedrooms	2,035	76%	579	21%
<b>Total</b>	<b>2,695</b>	<b>100%</b>	<b>2,699</b>	<b>99%</b>

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

The City of Thibodaux's voucher program serves approximately 314 individuals. These individuals live in rentals in any area of the City. The households all fall in the HUD Income Limits of Extremely low and Very low in order to receive assistance. The Thibodaux Housing Authority operates 306 units, of those 40 are designated to the elderly.

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

Although the Housing Choice Voucher Program has an attrition rate of approximately 10% per year, new vouchers are issued to replace the expiration of contracts through attrition. It is the goal of the Section 8 office to lease as many units as possible with the allocated funds available. It is not anticipated that any affordable housing complex will be lost from inventory. The Thibodaux Housing Authority also strives to be at maximum leasing capacity.

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

The needs for housing far exceeds the availability of funding for housing. Funding is the biggest barrier to serve the needs of the population.

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

According to the Thibodaux Housing Authority, the local PHA, there is a need for one bedroom units for middle aged one person households. These individuals are too young to qualify for the Elderly and/or Disabled Complexes. Typically, their children have aged out and moved on and only one person remains in the household. Typically, once these type of units are acquired, they are housed by individuals with longevity and low turnover. The Section 8 office also has difficulty acquiring one bedroom units as well. Because the Payment standards vary from one bedroom to two bedrooms, it is more advantageous for the landlord to rent 2 bedroom units.

### **Discussion**

In summary, the property type of 1-unit detached structures makes up 60% percent of the housing stock. The majority of unit size by tenure falls in the category of 3 bedroom or more (76%) for units that are owned, whereas renters migrate toward a smaller 2 bedroom unit (53%). The "demand" for public housing and housing assistance, far exceeds the supply in the City of Thibodaux. Affordable housing being the biggest barrier for low income residents.

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

### Introduction

Housing costs attributes to the major portion of most household's monthly budget. Hurricanes Katrina (2005), Gustav (2008), Ida (2021) and Francine (2024) resulted in an upward spiral in increasing the cost of housing in the City of Thibodaux. Increasing trends are clear as the Median Home Value and Contract Rent continue to significantly grow. The following charts and data are provided by the most current ACS Data Sets.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	150,100	167,500	12%
Median Contract Rent	596	695	17%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	573	21.1%
\$500-999	1,880	69.4%
\$1,000-1,499	209	7.7%
\$1,500-1,999	0	0.0%
\$2,000 or more	25	0.9%
<b>Total</b>	<b>2,687</b>	<b>99.2%</b>

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	115	No Data
50% HAMFI	605	249
80% HAMFI	2,185	737
100% HAMFI	No Data	968
<b>Total</b>	<b>2,905</b>	<b>1,954</b>

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	934	1,146	1,382	1,519
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 32 – Monthly Rent**

Data Source Comments: 2025 HUD FAIR MARKET RENT DATA

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

Although housing opportunities exist, the affordability of housing is the biggest challenge for low income individuals.

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

As long as the demand for housing remains as strong as it has been in past years, affordability will remain a challenge. The Section 8 office recognizes this obstacle and sets its payment standards at a higher percentage (110%) to help compensate for this burden.

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

As the fair market rents have increased over the past 5 years, so has the median area rent. Payment standards for the HCV program are set based on fair market rents. Many landlords are able to attain much higher rents than fair market rents on the open market. The City does not receive funding for HOME.

## Discussion

In summary, cost burden continues to be a barrier to the low income individuals of the City of Thibodaux. It is evident as the cost of homes and rent cost have risen, that the burden has also increased for the individuals already struggling.



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

### Introduction

The City's condition of Housing is defined by the jurisdiction's "substandard condition" and "substandard condition but suitable for rehabilitation". Household income and condition of housing unit is often correlated.

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

Substandard Housing Conditions refers to all deteriorated and dilapidated housing units. It's housing that poses a risk to the health, safety or physical well-being of occupants, neighbors, or visitors. Substandard housing increases risk of disease, crime, social isolation and poor mental health. Substandard but Suitable for Rehabilitation is a substandard unit that is both economically and structurally viable.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	349	13%	1,375	51%
With two selected Conditions	0	0%	60	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	2,345	87%	1,275	47%
<b>Total</b>	<b>2,694</b>	<b>100%</b>	<b>2,710</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	410	15%	365	13%
1980-1999	520	19%	720	27%
1950-1979	1,355	50%	1,470	54%
Before 1950	410	15%	165	6%
<b>Total</b>	<b>2,695</b>	<b>99%</b>	<b>2,720</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,765	65%	1,635	60%
Housing Units build before 1980 with children present	407	15%	130	5%

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

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

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Data Source:** 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

The majority of homes in the COT are not substandard. 87% of owner occupied homes and 47% of rented homes have no conditions. It is alarming that the number of rented homes is significantly less than owner occupied homes. Renters are paying for a service and 53% are settling for homes with one or more conditions. 51% are settling for homes that have one selected condition. Whereas, only 2% of homes have more than one selected condition. Although the need exists for owner and rental rehabilitation, the CDBG funds are not allocated to assist due to such limited funding.

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

The housing stock of units built between 1950 -1979 makes up the majority of owned and rental stock of the COT. These homes potentially are at risk for lead based paint. However, only 15% of owned units and 5% of rented units contain children present. Lead based paint are most harmful in homes occupied by children under the age of 6. Training programs, monitoring, and awareness has reduced the number of cases per year. All Housing Choice Voucher homes are inspected for lead based paint hazards. The Director has attended trainings in identifying and inspection for lead based paint hazards.

## Discussion

The majority of homes, both owned and rented, in the COT do not contain substandard conditions. Of the units that are identified as substandard, the units only contain one condition. There is a very small

percentage of units that contain more than one condition. The housing stock of the COT does come from the 1950-1979 timeframe which could propose concern for exposure to potential lead based paint hazards. Of these homes, a low percentage is attributed to the true at risk population of homes with children ages 6 and under. Despite the risk the exposure level remain low due to the educational efforts of the Department of Health and Hospitals.

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

### Introduction

The City of Thibodaux oversees the Housing Choice Voucher program. Approximately 314 individuals receive rental assistance. The COT has maximized lease up and each awarded voucher is either under contract or pending lease up. All vouchers are tenant based. The program has preferences for extremely low income, disabled and elderly families. The local PHA for public housing has a capacity of 306.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			306	314		259	5	0	50
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 37 – Total Number of Units by Program Type**

**Alternate Data Source Name:**

THA Annual Statement

**Data Source Comments:** DATA provided by COT and THA- Local PHAs

### Describe the supply of public housing developments:

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

The Thibodaux Housing Authority operates 306 public housing units. The goal is to always be at 100% leased. The Housing Authority was designated as a standard performer due to increased vacancy. All units must meet Housing Quality Standards.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

The Housing Authority continues to utilize HUD funding to restore and maintain its public housing stock.

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

The Housing Authority and the City of Thibodaux collaborate to provide better quality of life to individuals in assisted housing. A new park was developed for the 3-10 year old population. Sidewalks were constructed for safer passage to neighboring stores and school. A transit bus route is established that has stops in the housing authority. The housing authority has invested HUD funding in maintaining the units by repairing storage buildings, sidewalk repairs and site re-grading with current and future funding. In 2026, they plan to replace the central heating systems in 266 housing units.

### **Discussion:**

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

### Introduction

Because the City of Thibodaux lacks homeless facilities, referrals are made to service agencies that provide such services in neighboring parishes.

### Facilities and Housing Targeted to Homeless Households

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

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

Data Source Comments:

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

The City of Thibodaux continues to have very few homeless persons. In cases when such a person or family requires assistance, the Office of Housing and Community Development determines the type of assistance that is needed and uses its referral network to direct those individuals to agencies who provide the necessary services. Most cases encountered are of a short term nature and are referred to local churches and organizations who offer short-term homeless assistance such as rental assistance for a month or two, hotel/food vouchers and other short-term assistance. The Lafourche Parish Community Action office provides emergency assistance to pay energy bills through the LIHEAP program funding by the Department of Energy through the State of Louisiana. The Good Samaritan Food Bank provides access to food and other products to needy low income residents. Chez Hope in Thibodaux offers assistance to homeless/displaced women with children who are in abusive situations and may be at risk of becoming homeless. The agency provides temporary shelter and other services. It also provides transitional housing to approximately four families. Catholic Social Services and Housing Services in Houma provide assistance to the homeless and temporarily displaced individuals and families. The agencies provide food, clothing, funds for medical expenses, and other help as needed. Without a homeless shelter locally, the City of Thibodaux relies on neighboring Terrebonne Parish's facilities. Any person claiming to be homeless and whose needs cannot be met by local agencies are referred to agencies in the Continuum of Care in Terrebonne Parish. The Continuum of Care coordinates homeless activities throughout the area. Some of the agencies providing services are as follows: START Corporation, based in Houma, LA provides assistance to homeless individuals who suffer from mental illnesses. The services are offered to individuals in Terrebonne, Lafourche and Assumption Parishes.

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT: The City of Thibodaux relies on Terrebonne Parish to provide assistance to homeless families and individuals. The parish operates a homeless shelter named "Beautiful Beginnings" where women with two or less children under the age of six can receive assistance for a maximum of six months. The shelter can house up to nine women with children. Homeless families meeting admission criteria are referred to them for assistance. The Bunk House also provides emergency shelter for individuals and families. Other non-profit agencies in Terrebonne Parish offer assistance to families who are homeless or are in danger of becoming homeless. Coordinating agencies such as Gulf Coast Teaching Services, Inc. and Options for Independence also provide services for the homeless.

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

### **Introduction**

The City greatly relies on networking to meet the needs of the special needs populations. Special needs populations include: elderly, persons with mental and physical disabilities, persons with HIV/AIDS and persons with substance abuse problems. Elderly individuals seek out the assistance of Council on Aging. Individuals with substance abuse issues are referred to the Bayou Council on Alcoholism. Lafourche Mental Health provides services to individuals with mental illness. Individuals with disabilities are referred to Region III South Central Louisiana Human Services Authority.

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

The needs of the aforementioned populations vary with the needs of each unique individual. Three nursing home facilities are housed within the City of Thibodaux. Assisted Living services are also available and are currently expanding to meet more needs. The current and future initiative for Medicaid Funded Waiver Services for persons with disabilities is to decrease support services forcing individuals to share supports. Many 24 Hour Care clients now seek out sharing services instead of living alone with 1:1 care.

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

The COT does not receive enough funding to allocate to such need but does refer individuals to the COC or hospital staff for discharge plans.

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

The City of Thibodaux does not receive enough grant dollars to fund such projects annually. In the past, the City formed an agreement with Habitat for Humanities to purchase land for LMI homes to be built. The city may seek out future agreements if the dollars are available. The City will continue to act as a referral agency to other services providers who provided housing and supportive services. The City of Thibodaux, will continue to operate, through the Department of Housing and Community Development, the Housing Choice Voucher Program. Rental assistance payments on behalf of the eligible participant are made directly to the participating landlord.



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

The City of Thibodaux will fund Bus Vouchers to individuals who are LMI, including Homeless Individuals. We provide all individuals who are homeless with a list of resources. The bus vouchers are often very helpful in assisting individuals to access the available services. The City will continue to refer individuals to the Lafourche Parish Community Action Program for the services of LIHEAP, Weatherization, ESG Grant and CSBG. Individuals may also be referred to the COC, START, and to Catholic Charities who maintain a comprehensive, ever changing, list of resources.

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

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

It has been expressed by the Lafourche Parish Sherriff's Re-Entry office that PHA policies nationwide have created barriers to housing incarcerated individuals who are approaching eligibility for re-entry. Criminal convictions can make it hard for reentry of incarcerated individuals to acquire public housing under blanket regulations. Numerous team meetings with the COT housing staff and the re-entry team fostered a partnership. Education, training and compassion for both parties have reduced these barriers.

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

### Introduction

The City's non-housing community development needs include: Public Facilities and Improvements, Public Services, Recreational Needs, and Economic Development. The Economic Market Analysis below describes the number of jobs and workers by sector within the City of Thibodaux.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	262	21	5	0	-5
Arts, Entertainment, Accommodations	787	1,277	15	19	4
Construction	453	273	9	4	-5
Education and Health Care Services	1,014	1,444	19	22	3
Finance, Insurance, and Real Estate	261	384	5	6	1
Information	51	107	1	2	1
Manufacturing	482	367	9	6	-3
Other Services	185	358	4	5	1
Professional, Scientific, Management Services	374	366	7	6	-1
Public Administration	0	0	0	0	0
Retail Trade	864	1,634	16	25	9
Transportation and Warehousing	283	10	5	0	-5
Wholesale Trade	233	339	4	5	1
Total	5,249	6,580	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	6,468
Civilian Employed Population 16 years and over	5,870
Unemployment Rate	9.14
Unemployment Rate for Ages 16-24	17.68
Unemployment Rate for Ages 25-65	5.56

**Table 41 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	1,115
Farming, fisheries and forestry occupations	160
Service	735
Sales and office	1,265
Construction, extraction, maintenance and repair	500
Production, transportation and material moving	320

**Table 42 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	3,691	67%
30-59 Minutes	1,222	22%
60 or More Minutes	621	11%
<b>Total</b>	<b>5,534</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

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

Data Source Comments:

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	39	4	150	160
9th to 12th grade, no diploma	115	455	65	223	330
High school graduate, GED, or alternative	670	515	520	925	780
Some college, no degree	1,375	460	235	519	260
Associate's degree	45	138	75	40	40
Bachelor's degree	160	374	440	550	300
Graduate or professional degree	0	109	140	265	370

**Table 45 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	45,037
High school graduate (includes equivalency)	113,431
Some college or Associate's degree	109,866
Bachelor's degree	86,710
Graduate or professional degree	191,936

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

Data Source: 2016-2020 ACS

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

Based on the table above, the major employment sectors in our jurisdiction are retail trade; arts, entertainment, accommodations; and education and health care services.

Walmart, Nicholls State University, Thibodaux Regional Medical Center, and Lafourche Parish School Board are listed among the major employers, not only in the City, but also Parish wide.

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

In comparison to the state and national unemployment rate, the City of Thibodaux's unemployment rate of 3.7% is a bit lower than the state average of 4.6%

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

Political changes impact economic impact. As the nation shifts from being a major energy importer to a major energy producer, the region is well-positioned geographically and has the infrastructure in place to meet the national needs. This attributes to the City's lower than average unemployment rate. The true impact of the new presidency is unknown at this time.

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

Many potential workers are hindered by the lack of educational advancements and mismatch of skills to job openings. Many employers have difficulty filling positions for skilled job openings. Disability is another factor that hinders opportunities. Louisiana as a whole, has a larger than average disability percentage, with local parishes exceeding the average Louisiana statistic.

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

The City of Thibodaux houses a state university: Nicholls State University. Other major universities are within a 100 mile radius and many local residents chose to commute to pursue their educational needs. Both private and public schools are also housed in the city. Technical colleges are also available. The state as a whole has available: Quality Jobs Programs, Workforce Development, and Incumbent Worker Training Programs. As a major role, the Housing Dept refers individuals to the local Workforce Commission agencies. The efforts of these programs support the consolidated plan by offering the services needed locally to address the training and educational needs of the residents.

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

Yes

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

South Central Planning and Development Commission develops the Bayou River Region Comprehensive Economic Development Strategy 2022-2027. The COT has an ongoing working relationship with South Central Planning and uses their published strategic plans as a valuable resource in developing its 5 year plan.

### **Discussion**

The City, while noting the importance of Economic Development, simply does not receive enough funding to address all needs. The City has attempted to rally for state funding in disaster recovery, but the needs of the parish far outweigh the allocated funding. Critical needs are typically funded before economic development projects; therefore, the City does rely on the Grants and Economic Department to secure additional funding to meet City needs.

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

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

Census tracts and block groups that are identified as eligible for CDBG area benefit (LMI) include some of the older homes in the city. There are homes in these areas that are in poor condition. Since the families owning these homes are LMI, they lack the resources for upkeep and routine maintenance. Many times successions are not completed in a timely manner and ownership is difficult to identify. Multiple housing problems are defined as more than one housing problem (lacks a kitchen or complete plumbing, severe overcrowding or severe cost burden). "Multiple housing problems concentration" is defined in any tract where the housing problems are greater than 20% of the Citywide Distribution. That was not evident in the data reviewed.

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

The public housing authority, located in the City's LMI, does house a majority of minority, low income individuals. Some LMI block groups have a concentration of minority families. Racial concentration is defined as any tract where the minority group is 20% greater than the Citywide Distribution.

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

Rents are slightly less in the LMI Census tracts due to the fact that Affordable Tax Credit Homes make up a percentage of the rental stock in that area. The Low-Income Housing Tax Credit (LIHTC) program helps incentivize the development of affordable housing, which usually means lower rents in those areas. The higher concentration of these subsidized housing units could be a significant factor in the relatively lower rents in those LMI (Low- and Moderate-Income) Census tracts.

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

<p data-start="43" data-end="478"><strong data-start="43" data-end="70">Martin Luther King Park</strong>, located within LMI Census Tract 204, is one of the City of Thibodaux's most inviting parks and recreation centers. The park features a variety of amenities, including a covered pavilion, splash park, life trail, a softball field, two multi-purpose fields, ADA-compliant playground equipment, a walking path, basketball courts, restrooms, as well as picnic tables and benches scattered throughout the area.</p><p data-start="480" data-end="681">Additionally, the <strong data-start="498" data-end="529">Thibodaux Housing Authority</strong> has properties dispersed across several LMI census tracts, making the park a valuable recreational and social hub for residents in these neighborhoods.</p>

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



All CDBG future projects are planned in these areas as to enhance the quality of life. This plan will refer to these areas as LMI Target areas.

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

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

The need exists in all communities, regardless of income, to be able to access web based services. Many assistance services prefer online applications and renewals such as Medicaid, Social Security, and SNAP Benefits. The City of Thibodaux offers free internet and printing services in the Housing and Community Development Lobby. Governmental free phones are easily attained by the LMI population in the City of Thibodaux.

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

There continues to be a competitive field for internet providers in the City of Thibodaux. Cost, perks and credit checks are the most influential factors affecting offers provided in the jurisdiction.

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

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

The City of Thibodaux experiences an average of 57 inches of rain, per year. The US average is 30 inches. City of Thibodaux experiences almost two times the amount of average rainfall nationally. The major issue the City faces in the jurisdiction is the infrastructure cannot keep up with the rate at which rain falls.

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

All areas, which includes LMI areas, are vulnerable when the infrastructure doesn't function properly.

In 2025, the COT experienced a first ever extreme snow event. Thibodaux experienced 8.5 inches of snow.

Hurricanes are seasonally a great threat to the City of Thibodaux. The COT is located roughly 15 miles from the nearest coastal waters, meaning a hurricane could potentially bring storm surge impacts to the city depending on the strength and track of the storm. Hurricanes can significantly damage infrastructure, including power grids, roads, bridges, communication systems, water and sewer systems and coastal structures. Strong winds cause physical destruction and flooding which can disrupt essential services to communities and significantly impact recovery efforts after the storm passes. These impacts can be long lasting and costly to repair.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Thibodaux, as the lead agency, is responsible for submitting to the U. S. Department of Housing & Urban Development its five year Consolidated Plan (2020-2024). The Plan includes identified community needs and strategies to address those needs. The Consolidated Plan establishes a unified vision for the community to address HUD's statutory program goals: a) the provision of decent housing, b) a suitable living environment and c) expanding economic opportunities. Cognizant of the fact that the Office of Housing and Community Development does not receive sufficient CDBG funds, nor does it have the personnel to administer and address all needs in the City, the agency has developed partnerships with other agencies and non-profit organizations who already provide such services in the community. Over the 5 year period, the City of Thibodaux expects to receive approximately \$750,000 in federal funds to carry out CDBG Activities.

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

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Census Tract 205
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Infrastructure
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries of this area include Midland Drive, Louise Street, Parish Road, and Talbot Avenue. This area divided in half by Tiger Drive.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This area includes a local high school, a public housing authority, several convenience stores, and privately owned homes.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Community input and collaboration with the local PHA helped identify this neighborhood as a target area.
	<b>Identify the needs in this target area.</b>	Infrastructure Housing Transportation Public facilities improvements
2	<b>What are the opportunities for improvement in this target area?</b>	Bobby Street Sidewalks Phase II and III Eagle Park/S Barbier Park Improvements
	<b>Are there barriers to improvement in this target area?</b>	Funding
	<b>Area Name:</b>	Census Tract 204
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	

	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Infrastructure
	<b>Identify the neighborhood boundaries for this target area.</b>	Neighborhood boundaries include St. Charles Street, Park Drive, Audubon Avenue, and Acadia Road.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This area includes several low income housing complexes, a park, several medical offices, a school and privately owned homes.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Community input and coordination with the local PHA helped identify this neighborhood as a target area.
	<b>Identify the needs in this target area.</b>	Infrastructure Public facilities (Park Improvements) Housing Transportation
	<b>What are the opportunities for improvement in this target area?</b>	Public Facilities - MLK Park Infrastructure - Sidewalks and drainage
	<b>Are there barriers to improvement in this target area?</b>	Funding
<b>3</b>	<b>Area Name:</b>	City Wide
	<b>Area Type:</b>	Citywide need
	<b>Other Target Area Description:</b>	Citywide need
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	City of Thibodaux
	<b>Include specific housing and commercial characteristics of this target area.</b>	Encompasses all housing and commercial businesses within the City Limits

<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Community participation to assist city wide individuals that qualify as a LMI family.
<b>Identify the needs in this target area.</b>	Transportation Infrastructure Public Facilities Improvements
<b>What are the opportunities for improvement in this target area?</b>	Transportation - Bus vouchers
<b>Are there barriers to improvement in this target area?</b>	Funding

### General Allocation Priorities

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

Allocation of funds was determined by those needs in the community which can be addressed with the amount of funds available. Priorities were decided after discussions with service agencies, the public and other interested entities. Feedback during public hearings and comment period of the plan were also considered. Infrastructure improvements will continue to be a priority for the City of Thibodaux. Infrastructure (drainage improvements, street reconstruction, water and sewer line improvements and sidewalk creation, transportation, and Public Facilities Improvements (Parks and Recreation) will be targeted for funding in low and moderate income neighborhoods throughout the City. 100% of all CDBG funds will be used to benefit a majority of low and moderate income persons in the community. Funding other needed projects and services cannot be accomplished with the limited amount of CDBG funds received by the City of Thibodaux. As mentioned before, the City will rely on other agencies to address those needs in the community.

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 205
	<b>Associated Goals</b>	ADMINISTRATION INFRASTRUCTURE
	<b>Description</b>	Infrastructure including but not limited to: Sidewalks and Bike Paths, Drainage Improvements, Public Improvements, etc
	<b>Basis for Relative Priority</b>	The City continues to prioritize infrastructure improvements in order to provide better environments and conditions of living for residents.
2	<b>Priority Need Name</b>	Transportation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide need
	<b>Associated Goals</b>	ADMINISTRATION TRANSPORTATION
	<b>Description</b>	Need for affordable transportation in the City of Thibodaux. City residents are able to access the Thibodaux-Houma area. There is a need to link neighboring parishes and areas with City Services.



	<b>Basis for Relative Priority</b>	Citizen expression at public meetings
<b>3</b>	<b>Priority Need Name</b>	Recreation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 205
	<b>Associated Goals</b>	ADMINISTRATION PARKS AND FACILITIES
	<b>Description</b>	Improvements to recreational facilities
	<b>Basis for Relative Priority</b>	This has resurfaced as a HIGH Need for the City of Thibodaux
<b>4</b>	<b>Priority Need Name</b>	ADMINISTRATION
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	Citywide need
	<b>Associated Goals</b>	ADMINISTRATION
	<b>Description</b>	Maintain the Entitlement CDBG Grant for the COT
	<b>Basis for Relative Priority</b>	Maintain the Entitlement Grant for the COT

5	<b>Priority Need Name</b>	OTHER FUTURE PRIORITY NEEDS
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	Citywide need
	<b>Associated Goals</b>	ADMINISTRATION FUTURE NEEDS
	<b>Description</b>	Future priority needs not addressed in plan
	<b>Basis for Relative Priority</b>	Other future needs that may arise in the 5 years.
6	<b>Priority Need Name</b>	Affordable, Accessible Housing
	<b>Priority Level</b>	Low
	<b>Population</b>	Elderly Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Citywide need
	<b>Associated Goals</b>	ADMINISTRATION FUTURE NEEDS
	<b>Description</b>	The need for accessible, affordable housing in the community; both for renters and homeowners. There continues to be a need for one bedroom units for people with disabilities.

	<b>Basis for Relative Priority</b>	Although affordable, accessible housing is a priority, it is unlikely all needs will be met. Therefore, it is considered a low need. Many factors complicate the success of increasing the housing stock of 1 bedroom units: availability of land, low return on 1 Bedroom units verses more profitable multi-bedroom units, The City of Thibodaux will continue to support landlords, developers, and those interested in construction or rehabilitation of 1 bedroom units. Of particular interest are units that are tailored and specific for the elderly and disabled. Established PH and HCV programs will be utilized to meet the ongoing needs.
7	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness
	<b>Geographic Areas Affected</b>	Citywide need
	<b>Associated Goals</b>	ADMINISTRATION FUTURE NEEDS
	<b>Description</b>	The City of Thibodaux continues to have minimal chronic homelessness. Most cases are seen as "potential homelessness" where individuals need to be referred to agencies that can assist in times of need. Many individuals however are housed with other family members in temporary housing situations.
	<b>Basis for Relative Priority</b>	Although homelessness tops the list of needs, it is unlikely all needs will be met. The City does not receive the necessary funding to address these needs and must serve as a referral service to ensure these needs are addressed by other service agencies.

### Narrative (Optional)

Priority levels were given to each identified need based on collaboration with various service agencies, as well as through input received from public participation in the public hearings held during the process. Although the City deems all areas as HIGHLY important the limited funding limits the City's ability to address each need with CDBG Funds. Referrals to other services agencies are used to address the underfunded needs.

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The Section 8 Housing choice voucher will provide rental assistance to low and very-low income applicants. Currently, the program provides rental assistance to 314 families. The THA has the capacity to serve 306 families.
TBRA for Non-Homeless Special Needs	Many single persons, disabled households find it difficult to find adequate affordable housing.
New Unit Production	Many new privately owned duplexes were constructed in the COT in the past 5 years.
Rehabilitation	Rehabilitation of one of COT's larger multi-complexes is expected in the coming 5 year planning period. This unit was damaged and abandoned after Hurricane Ida. A lot of interest has been expressed in acquiring the complex and revitalizing it.
Acquisition, including preservation	During FY2010 the City of Thibodaux budgeted \$75,000 to accomplish this objective. Approximately \$25,000 was able to be utilized due to difficulty identifying land and adequate appraisals. There were issues with being able to timely spend down the allocation of funds. There are future projects to possibly consider again, but they are not currently a priority for the Office of Housing and Community Development.

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Thibodaux is an entitlement city. Annually the City expects to receive approximately 150,000. Over a 5 year period the City expects to receive approximately \$750,000.

### 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	141,270	0	8,730	150,000	0	CDBG Entitlement Grant

Table 50 - Anticipated Resources

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

Due to the limited funds received, only CDBG Entitlement Funds will be utilized.

**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 of Thibodaux owns land such as park facilities and recreation fields. The City also has servitude rights where drainage and sidewalk projects are projected.

**Discussion**

Although the City of Thibodaux has many priority needs, the limited funding restricts the scope of projects the Office of Housing and Community Development can carry out.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Thibodaux	Government	Economic Development Homelessness Non-homeless special needs Planning Public Housing neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

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

The City of Thibodaux will carry out the consolidated plan process. The Department of Housing and Community Development administers the CDBG and HCV HUD funded housing programs. The City has had longevity and great success as indicated by audits and monitoring. In instances where the City is unable to allocate funding to needed areas, the City will utilize a referral system to other community organizations.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X		X
Transportation	X		
Other			
	X		

**Table 52 - Homeless Prevention Services Summary**

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

Programs exist for targeted individuals who are homeless and/or have HIV. Organizations such as Community Action, Catholic Charities, Options for Independence, Start Corporation and the Home Coalition service individuals within the targeted population. Individuals with HIV are referred to CrescentCare – Exchange Support Services. Veterans are referred to the Veterans Administration.

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

#### **The Balance of State Continuum of Care (LA BOSCO)**

When HUD's interim rule came into effect, the LA BOSCO was formed to bridge the gap for rural agencies that were not in a catchment area. The "Houma Region" which included Lafourche, Terrebonne, Assumption, St. James, St. John, and St. Charles Parish, had its own COC (formerly known as The Louisiana Coastal Homeless Coalition) and opted to merge with the LA BOSCO. The LHC, as the lead agency, applies for funding on behalf of all the projects selected for the consolidated plan. These projects include permanent supportive housing and rapid rehousing projects. This system has proven to meet the needs of the community.

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

The Department of Housing and Community Development collaborates with outside agencies to attend service fairs for community organizations and residents. The fairs grow with attendance each



year. Each organization shares the services they provide to the community. Organizations attending vary in service needs of rental assistance, homelessness, medical care, counseling services, home health, etc.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	ADMINISTRATION	2025	2029	ADMINISTRATION	City Wide	ADMINISTRATION Affordable, Accessible Housing Homelessness Infrastructure OTHER FUTURE PRIORITY NEEDS Recreation Transportation	CDBG: \$28,254	Other: 28254 Other
2	TRANSPORTATION	2025	2029	TRANSPORATION	City Wide	Transportation	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
3	INFRASTRUCTURE	2025	2029	Non-Housing Community Development	Census Tract 205	Infrastructure	CDBG: \$110,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 985 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	PARKS AND FACILITIES	2025	2029	Non-Housing Community Development	Census Tract 204 Census Tract 205	Recreation	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted  Other: 0 Other
5	FUTURE NEEDS	2025	2029	OTHER FUTURE NEEDS	Census Tract 204 Census Tract 205	Affordable, Accessible Housing Homelessness OTHER FUTURE PRIORITY NEEDS	CDBG: \$0	Other: 0 Other

**Table 53 – Goals Summary**

## Goal Descriptions

1	Goal Name	ADMINISTRATION
	Goal Description	Administration of the entitlement grant awarded to the City of Thibodaux to include but not be limited to oversight, management, monitoring and coordination of CDBG program and public information.
2	Goal Name	TRANSPORTATION
	Goal Description	BUS VOUCHER PROGRAM Income qualified residents can apply for 3 bus vouchers per week to access needed services.

3	Goal Name	INFRASTRUCTURE
	Goal Description	DEVELOPMENT OF INFRASTRUCTURE AND PUBLIC FACILITIES INCLUDING BUT NOT LIMITED TO: DRAINAGE, IMPROVEMENTS, SIDEWALKS  Sidewalks will be constructed from Tiger Drive to Midland Drive along Bobby Street, in phases as funding allows. Phases II and III are requested in this funding cycle.
4	Goal Name	PARKS AND FACILITIES
	Goal Description	IMPROVEMENTS AT PARKS AND RECREATION DEPARTMENT  Park improvements at Martin Luther King park and Eagle/S. Barbier Park are requested in this funding cycle.
5	Goal Name	FUTURE NEEDS
	Goal Description	USED TO ADDRESS FUTURE UNSTATED NEEDS. CATEGORY ESTABLISHED FOR PLANNING PURPOSES

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

CDBG funds will not be used to provide affordable housing due to limited allocation. Housing needs will be addressed through the current HCV and Public Housing programs available in the jurisdiction.

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

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

The Thibodaux Housing Authority has 38 handicap accessible units. They have also added some ramps and bars in bathroom of non-designated handicapped units. The agency continues to invest in physical improvements throughout all five sites to provide decent, safe and sanitary housing for its residents. The PHA is in compliance with required units.

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

Tent Talks and Community Meetings have been held periodically to solicit dialogue in the Housing Authority. A survey process has also been utilized in the past to solicit needs.

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

No

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

The Thibodaux Housing Authority is not a trouble agency, it is a Standard Performer.

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

### **Barriers to Affordable Housing**

It has been expressed by the Lafourche Parish Sherriff's Re-Entry office that PHA policies nationwide have created barriers to housing incarcerated individuals who are approaching eligibility for re-entry. Criminal convictions can make it hard for reentry of incarcerated individuals to acquire public housing under blanket regulations. Numerous team meetings with the COT housing staff and the re-entry team fostered a partnership. Education, training and compassion for both parties have reduced these barriers.

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

It has been determined that, while the City of Thibodaux does have comprehensive development regulations, existing zoning and planning laws in no way are considered a barrier to the development of affordable housing. At this time, the City of Thibodaux does not receive HOME funds for housing activities. The City relies on non-profit agencies and other lending institutions to provide assistance. Habitat for Humanity provides first-time homeowners with the opportunity to purchase a home at below market rates. The homes are sold at no profit/no interest to eligible applicants. In 2010, the City of Thibodaux partnered with Habitat for Humanity in order to increase homeownership opportunities for low and moderate income families and individuals. The City funded the purchase of properties where affordable housing will be built and then sold to low and moderate income families. Catholic Housing Services and Lafourche Community Housing Organization provide homebuyer education courses to first-time homebuyers. Participants who satisfactorily complete the course are eligible to receive grants to be used toward closing cost and down-payment expenses. Many local lending institutions provide opportunities for first-time homebuyers by providing lower interest rates and other incentives. Lack of affordable rental housing is one of the most pressing problems for low income residents of the City. The City of Thibodaux continues to cooperate with developers who are interested in the production of affordable rental units in the City. The agency provides such developers information they may need to apply for funds (i.e. waiting list numbers, available vouchers, copies of the City's 5-year Consolidated Plan). The major barrier in meeting the affordable housing needs within the City is the lack of available and affordable land. The high cost of land is city-wide and includes properties in low income areas.

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

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

The City of Thibodaux does not directly provide services for homeless families/individuals; however, it acts as a referral agency for persons needing assistance. Each call is screened to determine the type and level of service. Once the need has been established, the individual is referred to the appropriate agency. The Louisiana Coastal Homeless Coalition utilizes one central number where an intake worker determines the needs of homeless and enters all information into a network.

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

The City of Thibodaux continues to have very few homeless persons. In cases when such a person or family requires assistance, the Office of Housing and Community Development determines the type of assistance that is needed and uses its referral network to direct those individuals to agencies who provide the necessary services. Most cases encountered are short term and referred to local churches and organizations who offer short-term homeless assistance such as rental assistance for a month or two, hotel/food vouchers and other short-term assistance. Chez Hope in Thibodaux offers assistance to homeless/displaced women with children who are in abusive situations and may be at risk of becoming homeless. The agency provides temporary shelter and other services. It also provides transitional housing to approximately four families. Catholic Social Services and Housing Services in Houma provides assistance to the homeless and temporarily displaced individuals and families. The agencies provide food, clothing, funds for medical expenses and other help as needed. Lafourche Parish Government, through its Community Action Agency, also administers LIHEAP, ESG & CSBG grants to assist with homeless and potentially homeless situations. Without a homeless shelter locally, the City of Thibodaux relies on neighboring Terrebonne Parish's facilities. Any person claiming to be homeless and whose needs cannot be met by local agencies are referred to agencies in the LA BOSCO. Some of the agencies providing services are as follows: START Corporation provides assistance to homeless individuals who suffer from mental illnesses. The services are offered to individuals in Terrebonne, Lafourche and Assumption Parishes.

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

The START Corp, with an office in Thibodaux, offers an array of services: Fresh Start: provides assistance in locating and securing safe and affordable, permanent housing. The program also provides skills training, financial support and other services necessary to maintain permanent housing. Starting

Over: Provides assistance for individuals with severe mental illness. The program provides the same services as Fresh Start with the addition of personal care assistance. Safe Start: This program is available to persons who are homeless, are disabled and victims of domestic violence. It provides the same services as Fresh Start. START Corporation also manages several residential facilities for mentally ill adults.

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT: The City of Thibodaux relies on Terrebonne Parish to provide assistance to homeless families and individuals.

#### Beautiful Beginnings Center

This emergency shelter for families with children is owned and operated by Terrebonne Parish Consolidated Government's Housing and Human Services Department. Residents are required to work to remain sheltered. Supportive services and assistance in transitioning into permanent housing for each family is provided. The Department also offers a match savings program to families residing at the Beautiful Beginnings Center. Resident savings are matched up to \$500.00 for payment directly to vendors for permanent housing costs upon exit.

-

#### Bunk House Shelter

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

-

#### The Haven

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

-



The START Corporation and Firm Foundation of Houma operate a Homeless Day Shelter at 440 Magnolia Street in Houma. The shelter is open on Mondays and Wednesdays from 9:00 AM to 3:00 PM and offers meals, showers, laundry, access to local news, bathrooms, phones, activities, charging stations, internet and computers, case management assistance, and STI/HIV testing.

-

House of Hope offers a free shower and laundry facility on Tuesdays and Saturdays at 8551 East Main Street, Houma.

-

Hope Extreme is located at 437 Grand Caillou, Houma, offering showers and a food pantry.

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

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

According to the most current CHAS data, of the housing units built before 1979; 65% are occupied by owners and 60% are renter occupied. The Office of Public Health administers the Louisiana Childhood Lead Poisoning Prevention Program whose purpose is to eliminate childhood lead poisoning through a comprehensive approach to prevention of lead poisoning and the management of children found to have elevated blood levels.

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

Some of the services provided include: monitoring of blood lead levels in children six years of age and under, identification of children with elevated blood lead levels, care coordination for these children with elevated blood lead levels, environmental inspection for the children with elevated blood lead levels, and community and professional education on childhood lead poisoning. HUD requires that all PHAs ensure that housing meets HQS (Housing Quality Standards) regulations. In 2018, according to State of Louisiana, Department of Health, of the children 6 years of age and younger in the City of Thibodaux, a total of 19 were found to have blood lead levels above the 5 ug/dl level. Previous home inspections showed that in 82% of the cases were the suspected result environmental, non-housing, factors which contributed to the high blood lead levels. Items noted were fishing equipment or bullet making materials. Education and prevention appear to be successful in the City of Thibodaux.

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

In an effort to eliminate the hazards of lead paint for families with children under the age of 6 and pregnant women, The Office of Housing & Community Development, through its Section 8 Housing Choice Voucher Program, inspects all rental units for deteriorated paint before rental subsidies are approved and families are allowed to move in. Property owners are required to mitigate or abate any deteriorated paint found, using safe work practices as required by HUD. All units are also inspected on a yearly basis. All units owned by the Thibodaux Housing Authority have been inspected for lead-based paint and none has been found. The Director for the Office of Housing and Community Development has been trained in lead inspection. "Protect Your Family from Lead In your Home" pamphlet is given to all recipients of Section 8 assistance as an educational tool and to further protect the family from the hazards of lead in housing built before 1978.



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

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Thibodaux's anti-poverty strategy is based on the awareness that the City is limited in the number of programs it administers which are targeted to eliminate poverty and the importance of maintaining a close relationship with those agencies and churches which provide such services. The primary objective of the City's Office of Housing & Community Development is to match the needs of those families who contact our office with the services offered by many agencies in the jurisdiction. A strong referral system exists to direct persons in need to agencies; however, many agencies lack the needed resources to handle the level of need in the community.

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

The Section 8 Housing Choice Voucher is administered by the City's Office of Housing & Community Development. The agency currently provides rental assistance to 314 low and extremely-low income families. Although the agency maintains a good relationship with landlords in the City, high rent rates as well as inability to secure funds for deposits, keep the success rate of voucher holders to approximately 25%. In 2011, The City of Thibodaux implemented public transportation within the City and access for transfers to the transportation system in Terrebonne Parish. Low income individuals and families who lack transportation now have access to jobs and services in the City as well as Terrebonne Parish. The Good Samaritan Food Bank, operated by Catholic Social Services provides food and household items to families in need. Lafourche Community Action: Administers the LIHEAP and CSBG program. The agency receives funds to assist with utility bills and some rental assistance. The agency also administers the Commodities program. Funding is provided by the U. S. Department of Agriculture to provide food for low-income families on a quarterly basis. Community Action also administers the Head Start Program which provides daycare services for low-income parents who are employed, looking for work or participating in educational programs. Many local churches provide financial assistance for low-income residents to be used for a wide variety of needs. Help is provided for food, rental assistance, medical bills, etc. The Office of Family Support provides food stamps for those who qualify. START Corporation provides housing for Medicaid eligible individuals with disabilities.

## **SP-80 Monitoring – 91.230**

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

All proposed projects to be financed with CDBG funds are evaluated for compliance with all regulations governing the program and eligibility is documented. Projects are also checked for consistency with the needs and objectives outlined in the jurisdiction's consolidated plan. The City of Thibodaux will monitor the effectiveness of CDBG funded activities by reviewing existing reports available through the IDIS system as well as in-house reporting. The CAPER will also be used as a tool to determine the effectiveness of projects. The City will also evaluate projects to determine whether they accomplished goals and objectives.

## Expected Resources

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

#### Introduction

The City of Thibodaux is an entitlement city. Annually the City expects to receive approximately 150,000. Over a 5 year period the City expects to receive approximately \$750,000.

#### 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	141,270.00	0.00	8,730.00	150,000.00	0.00	CDBG Entitlement Grant

Table 54 - Expected Resources – Priority Table

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

Due to the limited funds received, only CDBG Entitlement Funds will be utilized.

**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 of Thibodaux owns land such as park facilities and recreation fields. The City also has servitude rights where drainage and sidewalk projects are projected.

### **Discussion**

Although the City of Thibodaux has many priority needs, the limited funding restricts the scope of projects the Office of Housing and Community Development can carry out.

## 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	ADMINISTRATION	2020	2024	ADMINISTRATION	City Wide	Affordable, Accessible Housing Homelessness Infrastructure Recreation Transportation	CDBG: \$28,254.00	Other: 28254 Other
2	TRANSPORTATION	2020	2024	TRANSPORATION	City Wide	Transportation	CDBG: \$10,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
3	INFRASTRUCTURE	2020	2024	Non-Housing Community Development	Census Tract 205	Infrastructure	CDBG: \$103,016.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 985 Persons Assisted

Table 55 – Goals Summary

#### Goal Descriptions



<b>1</b>	<b>Goal Name</b>	ADMINISTRATION
	<b>Goal Description</b>	ADMINISTRATION OF THE 2025 ENTITEMENT CDBG GRANT
<b>2</b>	<b>Goal Name</b>	TRANSPORTATION
	<b>Goal Description</b>	INCOME QUALIFIED RESIDENTS CAN APPLY FOR 3 BUS VOUCHERS PER WEEK TO ACCESS NEEDED SERVICES.
<b>3</b>	<b>Goal Name</b>	INFRASTRUCTURE
	<b>Goal Description</b>	NEW SIDEWLAKS CONSTRUCTED IN PHASE II OF BOBBY STREET. COMPLETING THE INITAL PROJECT BY EXTENDING SIDEWALKS TO MIDLAND DRIVE. WILL PROVIDE SAFE ACCESS TO GROCERY STORE AND LOCAL HIGH SCHOOL

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects were identified for the 2025-2026 program year.

#### Projects

#	Project Name
1	Administration
2	Transportation
3	Bobby Street Sidewalks Phase II & III

Table 56 – Project Information

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

Funding continues to be the biggest obstacle in allocation priority needs.

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

1	<b>Project Name</b>	Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	ADMINISTRATION
	<b>Needs Addressed</b>	ADMINISTRATION
	<b>Funding</b>	CDBG: \$28,254.00
	<b>Description</b>	Administration, oversight, management, monitoring, and coordination of the CDBG program and public information
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration of the grant benefits the city as a whole, with a concentration on the LMI community. It does not provide an area or clientel benefit in the same manner as other funded projects.
	<b>Location Description</b>	Thibodaux, LA 70301
	<b>Planned Activities</b>	Administration of CDBG Entitlement Grant, including but not limited to program oversight, monitoring, compliance, education, fair housing initiatives, Davis-Bacon enforcement, public information.
2	<b>Project Name</b>	Transportation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	TRANSPORTATION
	<b>Needs Addressed</b>	Transportation
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	Bus voucher issued to qualified individuals. Individuals must provide proof of residency, income, and identification. An application must be completed each program year.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this program can help 150 residents.
	<b>Location Description</b>	Thibodaux, LA 70301

	<b>Planned Activities</b>	The residents of Thibodaux can complete an application for 3 free bus vouchers each week. They must provide a form of identification, proof of residency, and proof of income. Access to medical services, jobs, school, social services, groceries and other needs will be attainable
<b>3</b>	<b>Project Name</b>	Bobby Street Sidewalks Phase II & III
	<b>Target Area</b>	Census Tract 205
	<b>Goals Supported</b>	INFRASTRUCTURE
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$110,000.00
	<b>Description</b>	Continued construction of a sidewalk along Bobby Street from Tiger Drive to Midland Drive addressing drainage as needed. (Phase I completed with 2024 funding completed Tiger to Sugar Cane Way). Extension and possible completion of project depending on funding.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated to assist the entire Census Tract of 205 which has 985 residents.
	<b>Location Description</b>	Construction of new sidewalks from Bobby Street to Midland Drive addressing drainage as needed. Phase I was completed in the 2024 cycle. Phase II and III will complete the project. Remaining unallocated funding will also be applied to the project to maximize funding.
	<b>Planned Activities</b>	Continued construction of a sidewalk along Bobby Street from Tiger Drive to Midland Drive addressing drainage as needed. (Phase I completed with 2024 funding completed Tiger to Sugar Cane Way). Extension and possible completion of project depending on funding. To include engineering and construction

## **AP-50 Geographic Distribution – 91.220(f)**

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

Due to the limited number of funds, the COT tries to rotate spending in Target Areas. Often times, one project will utilize all of the annual funding in one program year. It is the intent to ensure fair distribution of projects across target areas, while keeping in mind that urgent needs are addressed as a priority.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Census Tract 204	
Census Tract 205	100
City Wide	

**Table 57 - Geographic Distribution**

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

100% of funding will be used to benefit LMI individuals from the entire jurisdiction for the project of Bus Vouchers. In the past, the City makes efforts to disburse projects throughout the city and has effectively spaced out the projects rather than concentration in one area. The sidewalks will be placed in a geographic area of LMI, but most importantly gives access to public transportation which is primarily utilized by LMI individuals.

### **Discussion**

The City allocates money where the greatest need exists for that year. Every year that typically changes. This year the funding will concentrate in 205. All tracts are equally important.

## Affordable Housing

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

#### Introduction

The City of Thibodaux continues to receive minimal CDBG funding. The upcoming year plans to only address Transportation and Infrastructure. Housing cannot be addressed due to the limited funding. The City of Thibodaux will continue to serve as a referral agency, and will lend support where needed by the HCV and Public Housing program.

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	314
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	314

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City's Department of Housing and Community Development continue to oversee 314 tenants and strives to be at maximum capacity. However, CDBG funds will not be allocated to Housing needs as the funding does not support it.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Thibodaux Housing Authority is administered as a separate entity and not associated with the office of Housing & Community Development. During the planning process, the City of Thibodaux did not receive a request for funding of specific projects/activities in the 2020-2024 Consolidated Plan period. In previous years, CDBG funds were used to improve the living environment in and around public housing sites. The sidewalk project of 2020 provides safe access for Housing Authority residents. All requests by the Housing Authority are considered for funding, if eligibility is met.

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

Thibodaux Housing Authority tenants reside in the target LMI areas in the City. The Bus Voucher program is available to all Public Housing Tenants. Also the South Barbier to Tiger Drive Sidewalk Extension will serve the housing authority residents.

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

The City of Thibodaux will continue to serve as a referral agency to local home ownership programs such as Catholic Charities. Any information on upcoming events will be shared the Thibodaux Housing Authority.

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

Neither the City of Thibodaux HCV Program nor the Thibodaux Housing Authority is deemed troubled.

### **Discussion**

The Office of Housing and Community Development will continue to provide technical support when preparing the agency's environmental review for submission to HUD.



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

### **Introduction**

Although the City of Thibodaux does not directly fund programs that provide services to homeless and other special needs individuals and families, many non-profit agencies in Thibodaux and surrounding areas provide such services. Agencies serving persons with special needs are notified by the Office of Housing and Community Development when Section 8 applications are being accepted. Stable, long term rental assistance provided by the Section 8 Program is often the only way persons with special needs can afford to maintain independence and live in decent/sanitary housing.

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

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

The City of Thibodaux will continue to foster relationships with agencies in the community that provide assistance to homeless individuals. The City of Thibodaux is a member of the regional coalition meetings in support of the COC. Meeting minutes are part of this future 5 year plan.

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

The City will continue to refer needed families to :

Options for Independence provides services to identified mental health patients who are recently released from hospitals. They provide transportation, emergency services, and relocation to their home communities when possible.

START Corporation provides assistance for persons suffering from mental illness to locate, secure and maintain housing.

Lafourche ARC is a private, non-profit organization providing services to people with developmental disabilities in Lafourche Parish. The agency provides residential-community homes, adult day rehabilitation, respite care and supervised independent living. The agency also operates center-based workshops in Thibodaux which provide vocations skills training to individuals with developmental disabilities.

Terrebonne Parish: Beautiful Beginnings, Bunk House Shelter, The Haven, and Tenant Based Rental

Assistance (TBRA)

Beautiful Beginnings Center

This emergency shelter for families with children is owned and operated by Terrebonne Parish Consolidated Government's Housing and Human Services Department. Residents are required to work to remain sheltered. Supportive services and assistance in transitioning into permanent housing for each family is provided. The Department also offers a match savings program to families residing at the Beautiful Beginnings Center. Resident savings are matched up to \$500.00 for payment directly to vendors for permanent housing costs upon exit.

Bunk House Shelter

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

The Haven

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

The START Corporation and Firm Foundation of Houma operate a Homeless Day Shelter at 440 Magnolia Street in Houma. The shelter is open on Mondays and Wednesdays from 9:00 AM to 3:00 PM and offers meals, showers, laundry, access to local news, bathrooms, phones, activities, charging stations, internet and computers, case management assistance, and STI/HIV testing.

House of Hope offers a free shower and laundry facility on Tuesdays and Saturdays at 8551 East Main Street, Houma.

Hope Extreme is located at 437 Grand Caillou, Houma, offering showers and a food pantry.

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

The City will also refer needed families to the VA, church organizations, Lafourche Parish Government's

Community Action Agency, and any newly identified agencies.

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

Through the resources attained at the local service fair and constant contact with community partners, the City will refer needy families with available resources.

### **Discussion**

The City of Thibodaux does not expect to receive funds to provide assistance to address homeless needs during the program year. Instead, the City relies on existing framework of agencies participating in the Continuum of Care. These agencies provide comprehensive programs which effectively provide services to the homeless. Persons who are known to be homeless or at risk to become homeless are referred to the existing framework of agencies who are already providing short and long term assistance, depending on the need. The Haven, The Bunk House, Chez Hope and other agencies and churches provide services to residents in need. Services range from assistance with payment of utilities to permanent housing.

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

### **Introduction:**

It has been determined that although the City of Thibodaux does have comprehensive development regulations, existing zoning and planning laws in no way are considered a barrier to the development of affordable housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

At this time, the City of Thibodaux does not receive HOME funds for housing activities.

### **Discussion:**

The City relies on non-profit agencies and other lending institutions to provide assistance. Habitat for Humanity provides first-time homeowners with the opportunity to purchase a home at below market rates. The homes are sold at no profit/no interest to eligible applicants. In 2010, the City of Thibodaux partnered with Habitat for Humanity in order to increase homeownership opportunities for low and moderate income families and individuals. The City funded the purchase of properties where affordable housing will be built and then sold to low and moderate income families. Catholic Housing Services and Lafourche Community Housing Organization provide homebuyer education courses to first-time homebuyers. Participants who satisfactorily complete the course are eligible to receive grants to be used toward closing cost and down-payment expenses. Many local lending institutions provide opportunities for first-time homebuyers by providing lower interest rates and other incentives. Lack of affordable rental housing is one of the most pressing problems for low income residents of the City. The City of Thibodaux continues to cooperate with developers who are interested in the production of affordable rental units in the City. The agency provides such developers information they may need to apply for funds (i.e. waiting list numbers, available vouchers, copies of the City's 5-year Consolidated Plan). The major barrier in meeting the affordable housing needs within the City is the lack of available and affordable land. The high cost of land is city-wide and includes properties in low income areas.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Limited funding is the City of Thibodaux's biggest obstacle in addressing all of the concerns of the Consolidated Plan.

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

The City will continue to comply with all HUD rules and regulations as the allocation, although limited, is needed to address critical needs. Many priority needs would go unmet without the funding.

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

Outside of the HCV program, the City relies on non-profit agencies and other lending institutions to provide assistance.

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

The City of Thibodaux maintains contact with the Louisiana Department of Health who screens all children in the Women, Infant, Children and Child Health Services Programs. The Office of Public Health administers the Louisiana Childhood Lead Poisoning Prevention Program whose purpose is to eliminate childhood lead poisoning through a comprehensive approach to prevention of lead poisoning and the management of children found to have elevated blood levels. Some of the services provided include: monitoring of blood lead levels in children six years of age and under, identification of children with elevated blood lead levels, care coordination for these children with elevated blood lead levels, environmental inspection for the children with elevated blood lead levels, community and professional education on childhood lead poisoning.

In an effort to eliminate the hazards of lead paint for families with children under the age of 6 and pregnant women, The Office of Housing & Community Development, through its Section 8 Housing Choice Voucher Program, inspects all rental units for deteriorated paint before rental subsidies are approved and families are allowed to move in. Property owners are required to mitigate or abate any deteriorated paint found, using safe work practices as required by HUD. All units are also inspected on a yearly basis.

All units owned by the Thibodaux Housing Authority have been inspected for lead-based paint and none has been found.

The Director for the Office of Housing and Community Development has attended state certified (through DEQ) Lead Based Paint Inspector Training.

"Protect Your Family from Lead In your Home" pamphlet is given to all recipients of Section 8 assistance

as an educational tool and to further protect the family from the hazards of lead in housing built before 1978.

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

Although the City of Thibodaux does not directly fund programs targeted to eliminate poverty (other than Section 8 Housing Choice Voucher Program), it will continue to refer families in need to agencies providing services throughout the community. Programs administered by churches and other non-profit agencies that provide emergency assistance to low income residents are supported by the City. The City's Section 8 Housing Choice Voucher Program provides rental subsidies to low and extremely low income families. The program allows families to live in decent housing with a minimal amount of rental payment. The program presently provides rental assistance to approximately 170 families. Terrebonne Parish's Good Earth Transit Transportation System began providing bus service in the City of Thibodaux in October 2011. This service provides economic opportunities to low and moderate income residents by having access to transportation to employment opportunities in nearby Terrebonne Parish, where jobs are more plentiful. The City has budgeted \$10,000 to provide bus vouchers, free of charge, to low and moderate income residents. The Lafourche Parish Office of Community Action administers many programs which provides emergency assistance to low-income residents who may be at risk of becoming homeless. They provide weatherization grants, distribution of food/nutrition goods provided by the U. S. Department of Agriculture. The agency also administers the LIHEAP program which provides low income families assistance to pay a portion of their energy bills. The Good Samaritan Food Bank, operated by the Catholic Social Services in Lafourche Parish, provides food and household items to families in need.

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

The City of Thibodaux will continue to network with the public and private sector to develop institutional structure.

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

The City will continue collaboration with public and private housing and social service agencies to identify available opportunities.

### **Discussion:**

No major obstacles in the institutional structure have been identified.

## Program Specific Requirements

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

#### Introduction:

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

##### Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Although the City has immediate needs, we would not classify them urgent.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Comprehensive Economic Development Strategy
	<b>List the name of the organization or individual who originated the data set.</b> South Central Planning & Development Commission
	<b>Provide a brief summary of the data set.</b> Regional review of economic development.
	<b>What was the purpose for developing this data set?</b> To monitor progress toward goals and objectives and to update the Action Plan to respond to current conditions.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The plan is valid for 2022-2027
	<b>Briefly describe the methodology for the data collection.</b> Data was acquired from US Census Bureau, focus groups, and other reputable reports.
	<b>Describe the total population from which the sample was taken.</b> The comprehensive study reviewed the following populations: Assumption, Lafourche, St. Charles, St. James, St. John the Baptist, and Terrebonne.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> The comprehensive study reviewed the following populations: Assumption, Lafourche, St. Charles, St. James, St. John the Baptist, and Terrebonne.
2	<b>Data Source Name</b> Louisiana Balance of State Point-in-Time
	<b>List the name of the organization or individual who originated the data set.</b> LA Balance of State Point-in-Time Count 2024



	<p><b>Provide a brief summary of the data set.</b></p> <p>Louisiana point and time study with a break down of the Houma Region.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>COC Report</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 2024</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>COC, point and time survey - It is limited by time (it represents only one night in January) by outreach capacity, and by the willingness and capacity of each person experiencing homelessness to accurately and completely respond to the PIT count outreach workers.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Homeless Population</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Homeless Population</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>PHA LA 194 Average income</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of Thibodaux LA 194</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Average income of housing recipients</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Add valid data in the numbers</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2/1/2025</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Software data</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>COT HCV program data</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>314 active housing participants</p>

4	<b>Data Source Name</b> Household Composition Report - LA194
	<b>List the name of the organization or individual who originated the data set.</b> City of Thibodaux - LA 194
	<b>Provide a brief summary of the data set.</b> Current tenants under lease - Household Composition Report
	<b>What was the purpose for developing this data set?</b> Provide real time data for accurate reporting
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> February 2025 - Does not included tenants pending lease up, only tenants under lease effective 2/1/2025
	<b>Briefly describe the methodology for the data collection.</b> Software data - MRI/Happy Software
	<b>Describe the total population from which the sample was taken.</b> Tenants leased in the City of Thibodaux under the PHA 194
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Software data for household composition
5	<b>Data Source Name</b> THA Annual Statement
	<b>List the name of the organization or individual who originated the data set.</b> Thibodaux Housing Authority, PO BOX 775, Thibodaux LA 70302
	<b>Provide a brief summary of the data set.</b> Summary provided by the Executive Director, Beryl Pitre
	<b>What was the purpose for developing this data set?</b> Provide an annual summary of goals and mission
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> January 2025
	<b>Briefly describe the methodology for the data collection.</b> Narrative Reporting
	<b>Describe the total population from which the sample was taken.</b> 306 PH Units

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>City of Thibodaux, PH program</p>
6	<p><b>Data Source Name</b></p> <p>THA Stats</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Thibodaux Housing Authority</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Race and Ethnicity data</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To identify Racial and Ethnic trends</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2025</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Software reports utilized for PH</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>All Head of Household data</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>298 Total Population</p>