

2.1 GOAL:¹ Create a housing advisory committee²

Objective³

- 2.1.1 The Lafayette Consolidated Council will establish a Housing Advisory Committee to initially make recommendations regarding the preservation of the I-49 Corridor, specifically, and, eventually, facilitate and subsequently make recommendations regarding housing options throughout the parish.

Potential Guidelines/Strategy⁴

- 2.1.1.1 LCG Department of Traffic and Transportation Comprehensive Planning Division designs and structures Housing Committee as it relates to membership qualifications, duties, responsibilities, and limitations of Committee members.
- 2.1.1.2 The Lafayette Consolidated Council establishes a Housing Advisory Committee as per LCG Ordinance No. R-009-96 recognizing boards, commissions, and/or local agencies.
- 2.1.1.3 The Consolidated Council appoints nine (9) qualified individuals to Committee with each member of the Council appointing one (1) member who resides in his/her respective district.
- 2.1.1.4 The Committee will meet periodically throughout a given year to make recommendations regarding housing issues.
- 2.1.1.5 The Housing Committee will provide public announcements via radio, television, and print regarding activities, meetings, recommendations, and other responsibilities.
- 2.1.1.6 LCG Department of Traffic and Transportation, Comprehensive Planning Division will provide public displays throughout the parish at locations such as libraries, shopping centers, and municipal halls related to housing opportunities.

¹ A goal is a general statement of a future condition which is considered desirable for the community; it is an end towards which actions are aimed.

² Goal 2.1 is taken from recommendations: 17 and 20.

³ An objective is a statement of a measurable activity to be accomplished in the pursuit of a goal; it refers to some specific aspiration which is reasonably attainable.

⁴ A potential guideline/strategy is a suggested proposal to do something that relates directly to accomplishing the objective; it identifies the how, where, and amount which may be done. As per CPIC action on September 16, 2001, it was determined that CPIC as a body would suggest "Potential Guidelines/Strategy" as opposed to mandating "strategies" when assigning Comprehensive Plan initiatives for stakeholder implementation.

2.2 GOAL: Develop, facilitate, and promote affordable housing options in Lafayette Parish⁵.

Objective

- 2.2.1 The LCG Department of Community Development maximizes the ability of Community Housing Development Organizations (CHDOs) to facilitate housing options.

Potential Guidelines/Strategy

- 2.2.1.1 The LCG Department of Community Development evaluates the need to provide, add, or redeploy existing personnel within the Department to assist (CHDOs)⁶ in identifying, packaging, and implementing affordable home ownership development.
- 2.2.1.2 The LCG Department of Community Development promotes continued development and training of personnel necessary to facilitate CHDO development through one of the following:
- 2.2.1.3 The LCG Department of Community Development promotes new development and training of personnel necessary to facilitate CHDO development.
- 2.2.1.4 The LCG Department of Community Development facilitates the potential usage of federal tax credits necessary for supplementing process.
- 2.2.1.5 The LCG Department of Community Development links local CHDOs with capable state CHDOs to increase the capacity of local CHDOs to leverage funding resources regarding affordable housing options.
- 2.2.1.6 The LCG Department of Community Development secures additional funding through federal/state/local resources.
- 2.2.1.7 The LCG Department of Community Development creates a network among private lenders to supplement process.

⁵ Goal 2.2 is taken from recommendations 13,16, 18,19, 20, 21, and 24. As will be seen with subsequent goals, objectives, and strategies, several of the Steering Committee's recommendations have been incorporated not only as goals, but as objectives and strategies as well. For instance, there were 7 recommendations which relate specifically to improving home ownership options. As such, they were assigned to Goal 2.2.

⁶ "**Community Housing Development Organizations**" (CHDOs) are nonprofit organizations which have among their purposes the provision of decent housing that is affordable to low- and moderate-income persons (for the complete definition of a "CHDO", please refer to "Final Rule", 24 CFR 92, dated September 16, 1996).

Objective

- 2.2.2 Housing Committee and LCG Department of Community Development identify and develop alternatives which may be used to improve home ownership financing options.

Potential Guidelines/Strategy

- 2.2.2.1 The Housing Committee establishes an "Affordable Assistance and Development Fund" under the umbrella of the Legacy Foundation of Acadiana⁷ to be used for low- and moderate-income, first-time home buyer assistance.
- 2.2.2.2 The LCG Department of Community Development organizes a pool of financial institutions to provide affordable housing financing.
- 2.2.2.3 The LCG Department of Community Development facilitates the acquisition of funding for potential low- and moderate-income, first-time home buyers through The Lafayette Public Trust Financing Authority⁸.

Objective

- 2.2.3 The Lafayette Consolidated Government creates a "Land Bank"⁹ through the identification, accessing, and improvement of available residential lots, with special emphasis on the I-49 Corridor¹⁰.

Potential Guidelines/Strategy

- 2.2.3.1 LCG Legal Department, LCG Department of Community Development, and the LCG Department of Zoning and Codes identify residential lots currently available due to the presence of liens or other forms of public indebtedness placed by local government upon property owners.¹¹
- 2.2.3.2 LCG Legal Department clears the title(s) of lots currently under litigation.

⁷ The Legacy Foundation of Acadiana is a community foundation and was established by the United Way of Acadiana to provide donors with an effective tool to contribute to the community's needs and support charitable activities focused primarily on local needs.

⁸ The Lafayette Public Trust Financing Authority is a public, not-for-profit trust created and established on January 17, 1979 (pursuant to Chapter 2-A of Title 9 of the Louisiana Revised Statutes, as amended, the Louisiana Trust Code, and other supplemental laws) for the use and benefit of the City of Lafayette, to provide funds for the furtherance and accomplishment of any public function and purpose of the City. For a more complete definition of a "Public Trust" please refer to Louisiana Revised Statute 9:2341(A).

⁹ A "Land Bank" is recommended in Section 6.3 of the I-49 Corridor Action Plan.

¹⁰ Section 5.3 of the I-49 Corridor Action Plan identifies a series of three areas adjacent to the actual facility and what types of improvements might be expected to be made on these areas.

¹¹ The LCG Department of Traffic and Transportation MPO Planning Division has already identified at least 100 lots fitting this description. A continued effort should be undertaken to ensure the presence of an accurate inventory of similar properties.

- 2.2.3.3 LCG and the Departments of Public Works and of Community Development identify and improve infrastructure defects not in conformance with the Comprehensive Plan.
- 2.2.3.4 LCG Department of Zoning and Codes assigns zoning waivers to allow for varying lot sizes and unit sizes, among other issues.
- 2.2.3.5 LCG Legal Department assigns property titles to Legacy Foundation of Acadiana for future endowment.

Objective

- 2.2.4 LCG Department of Community Development trains low- and moderate-income, first-time home buyers to ensure successful transition into and maintenance of home ownership.¹²

Potential Guidelines/Strategy

- 2.2.4.1 The LCG Department of Community Development identifies home ownership training facilities.
- 2.2.4.2 The LCG Department of Community Development, the Housing Committee, and area financial institutions provide referral process linking applicants with training facilities available.
- 2.2.4.3 LCG Department of Community Development awards credit for applicants successfully completing training.
- 2.2.4.4 LCG Department of Community Development provides Home Education Maintenance Program to train first-time home buyers in basic home maintenance.
- 2.2.4.5 LCG Department of Community Development sponsors Home Ownership Club for first-time home buyers.

Objective

- 2.2.5 The LCG Traffic and Transportation Department MPO/ Planning Division in association with the Department of Community Development (hereinafter referred to as the organizers) sponsor educational programs in the form of affordable housing fairs, community college classes and/or LCG-SPONSORED workshops

¹² The Human Services Division of the Community Development Department currently undertakes such efforts. It is the intention of the objective to institutionalize this procedure into the customary home acquisition process.

Potential Guidelines/Strategy

- 2.2.5.1 Potential homeowners are notified that educational programs are to be held with public service announcements in the local print and radio media.
- 2.2.5.2 Local television stations are notified and requested to air public service announcements and cover educational programs.
- 2.2.5.3 Potential lenders with moderate lending rates are notified and requested to attend and present prepared materials regarding the educational program, including banks and home building associations.
- 2.2.5.4 Potential non-profit organizations interested in moderately-priced, owner-occupied residential units are identified and requested to participate in the educational programs. These organizations include Community Housing Development Organizations, Lafayette Parish Housing Authority, faith-based organizations dealing with the provision of social services to the community and other existing community organizations expressing interest in participation.
- 2.2.5.5 Potential professional service providers are identified and requested to participate in educational programs. These include builders, lawyers, accountants, architects, planners, surveyors, engineers, and tradesman.
- 2.2.5.6 The organizers prepare for a series of educational materials dealing with cooperative housing. These textual and graphic presentations deal with the following topics:
 1. Where I Would Like to Live Workshop includes a general discussion of different areas within Lafayette Parish, the typical dwellings, and their costs. Additionally, participants will be asked to fill out a questionnaire and then place a punch pin on a map indicating the neighborhood where they would ideally prefer to reside. The questionnaires and the site selected will be made available to affordable housing service providers.
 2. Introduction to Types of Housing Ownership describes the similarities between the types of home ownership including individual, condominium, and cooperative ownership. Beyond verbal descriptions, the workshop presents photographs of the types of residential ownership showing exterior and interior structures, floor plans, site plans of example developments, and maps of their locations in United States and the Deep South.
 3. General Principles of Site Selection includes basic methods of evaluating a residential site. The workshop includes determining a site's historical significance, identity of neighbors, recent residential sales in the vicinity, infrastructure facilities, and environmental evaluation. Participant will receive access to maps of school attendance, zoning, flooding, traffic patterns, council districts, and LINC Designated Neighborhood identification.
 4. General Principles of Self Contracting includes the basics of general contracting for residential construction. The workshop deals with the

relationships between basic residential layout, cost estimating, and selection of building professionals.

5. Legal Principles of Housing Ownership includes types of ownerships including individual, condominiums, and cooperative housing.
6. The Condominium and Cooperative Housing Alternatives describes the process of owners developing their own multifamily projects. The workshop describes the basic steps from forming a homeowner association through construction of the project.¹³

2.3 GOAL: Develop and implement the Lafayette Parish Comprehensive Plan on defined and organized neighborhood-level through the preparation and adoption of neighborhood plans.¹⁴

Objective

2.3.1 LCG Department of Traffic and Transportation, Comprehensive Planning Division creates a formal system by which planning functions may be exercised on a "neighborhood" level incorporating both "LINC Designated Neighborhoods" generally and neighborhood organizations from a more localized perspective.

Potential Guidelines/Strategy

- 2.3.1.1 LCG Department of Traffic and Transportation, Comprehensive Planning Division and Citizens' Housing Committee create geographical and functional definition of "LINC Designated Neighborhoods."
- 2.3.1.2 The City-Parish Planning Commission and the LCG Department of Traffic and Transportation, Comprehensive Planning Division create a hierarchy recognizing the relationship between LINC Designated Neighborhoods¹⁵ and municipal governments.
- 2.3.1.3 LCG Department of Traffic and Transportation, Comprehensive Planning Division creates an institutional structure by which neighborhoods may organize and apply for membership into the LINC Designated Neighborhoods system.
- 2.3.1.4 LCG Department of Traffic and Transportation, Comprehensive Planning Division interfaces with the City-Parish Planning Commission and the City-Parish Council providing for the establishment of citizen coordinating teams within recognized LINC Designated Neighborhoods.
- 2.3.1.5 LCG Department of Traffic and Transportation, Comprehensive Planning Division creates a formal application process wherein approval of a

¹³ Educational materials for this course can be adapted from the internet site produced for US Dept of Housing and Urban Development: [Http://www.designadvisor.org](http://www.designadvisor.org), particularly the section titled 20 Steps to Design Quality, as existing on August 2, 2001.

¹⁴ Goal 2.3 is taken from recommendations 1, 2, 3, 4, 5, 6,7, 8, 9

¹⁵ A "LINC Designated Neighborhood" would be a series of neighborhoods, property owners, and business owners who meet to discuss issues regarding the general vicinity around their area.

neighborhood coordinating team and entrance into a "LINC Designated Neighborhood" is assigned to the City-Parish Planning Commission.

- 2.3.1.6 LCG Department of Traffic and Transportation, Comprehensive Planning Division establishes a mechanism for funding of neighborhood organizations and LINC Designated Neighborhoods through various sources such as self-assessed fees, LCG General Funds, federal and state funds, and/or private resources appropriate for public participation uses.

Objective

- 2.3.2 LCG develops and implements the Comprehensive Plan through the preparation and adoption of neighborhood plans, which coincide with the overall objectives of the Comprehensive Plan.

Potential Guidelines/Strategy

- 2.3.2.1 LCG Department of Traffic and Transportation, Comprehensive Planning Division defines existing and future LINC Designated Neighborhoods utilizing natural and manmade borders and boundaries where practical.
- 2.3.2.2 The LCG Department of Public Works and the Lafayette Utilities System installs and/or improves neighborhood infrastructure, including sewer, water, electrical, communications, drainage, and streets.
- 2.3.2.3 LCG Departments of Zoning and Codes, Public Works, and Traffic and Transportation, utilizing the Metropolitan Planning Organization process, promote the design of neighborhoods around the adopted Lafayette Consolidated Thoroughfare Plan¹⁶.
- 2.3.2.4 The Lafayette City Police Department, the Lafayette Sheriff's Office, and other local, municipal police departments institute Community Oriented Policing in all neighborhoods throughout the Parish.
- 2.3.2.5 The LCG Department of Traffic and Transportation, Comprehensive Planning Division promotes dedication of land for public space purposes by developers utilizing variation of a township and range system.
- 2.3.2.6 LCG provides incentives for both public and private resources to locate and acquire public spaces within 1/4 mile of each residence in the parish.

GOAL: 2.4 Develop, implement, adhere, and maintain the I-49 Corridor as adopted by the Lafayette City/Parish Council, assigning priority to those residential areas affected by the construction of the Interstate 49 Connector.¹⁷

¹⁶ This coincides with Land Use Recommendation #10.

¹⁷ Goal 2.4 is taken from recommendations 12, 15, and 17.

Objective

- 2.4.1 LCG creates a schematic plan and program to preserve and enhance those neighborhoods affected by the proposed I-49 construction.

Potential Guidelines/Strategy

- 2.4.1.1 LCG Department of Traffic and Transportation, Comprehensive Planning Division shall formulate an Interstate 49 Connector Corridor Preservation and Management Action Plan.
- 2.4.1.2 The Corridor Preservation and Management Action Plan shall serve as the "Blueprint" for management of issues relating to: public need, health, and safety; traffic; and design of the physical environment so that the integrity of the adjacent neighborhoods will best be served.
- 2.4.1.3 LCG will apply those objectives and strategies outlined in Goal 2.2 to further enhance the efforts directed toward the I-49 Connector Corridor's Area of Influence.
- 2.4.1.4 LCG appoints a "Project Manager" to oversee I-49 Connector Corridor housing and neighborhood priorities and plans.

Objective

- 2.4.2 The ULL Department of Architecture's Community Design Workshop and the LCG Department of Traffic and Transportation (hereinafter referred to as the Housing Team) develop a set of architectural guidelines from the Interstate 49 Housing Project for use throughout the parish. The architectural guidelines are used to produce two catalogues.

Potential Guidelines/Strategy

- 2.4.2.1 The Prototype Housing Catalog is to be used by home owners in selecting different configurations of a dwelling's core (kitchen, dining, and living room) as well as bedrooms and bathrooms.
- 2.4.2.2 The Architectural Detail and Specification Catalogue is to be used by building professionals to build homes selected with the Prototype Housing Catalogue. These details and specifications are used in producing a set of construction documents.
- 2.4.2.3 The Housing Team identifies various housing types and architectural details of residential structures located in the Interstate 49 Connector Corridor and in other communities in the parish using previously collected materials from the Community Design Workshop.^{18,19}

¹⁸ Thomas C. Sammons et al, Lafayette I-49 Connector Project, University of Louisiana- Lafayette: 1999 and Carencro: Urban Design for a Small Town, University of Louisiana- Lafayette: 2000

- 2.4.2.4 The Housing Team develops a systematic classification of house types using digital three-dimensional models based on the structural core (consisting of the kitchen, dining room, family and passageways) as well as the variations in the placement and number of bedrooms, bathrooms, and porches.¹⁹
- 2.4.2.5 The Housing Team develops a systematic classification of exterior architectural details related openings (windows, doors and ventilation), details (decorative items, paint, etc.), materials (wood, brick, stucco, etc.) as well as automobile access and parking (driveways, garages and street side parking).²⁰
- 2.4.2.6 The Housing Team develops a systematic classification of interior architectural details related openings (windows, doors and ventilation), details (decorative items, paint, etc.), materials (wood, brick, stucco, etc.), cabinets, and closets.
- 2.4.2.7 The Housing Team based on the previous strategies in 2.4.2 develops a Prototype Housing Catalogue appropriate for potential homeowners. The catalogue allows for the selection of a house type as well as various exterior and interior architectural details such that particular structures can be extracted from a set of previously developed components.
- 2.4.2.8 The Housing Team develops a set of graphic standard details and textual specification standards based on the previous strategies in 2.4.2. Additionally, forms are developed to receive bids from contractors and monitor construction expenditures during construction. The Details and Specifications Catalogue is published and widely distributed to building professionals in paper and digital formats for use throughout the area.
- 2.4.2.9 The Housing Team creates a detail and specification catalogue which is appropriate for the following construction techniques:
1. Custom construction is composed of building techniques typically in which the smallest structural components are assembled on construction site. The resulting dwelling is built to the individual homeowner specifications. The structure is inspected and certified to meet the Southern Building Code Congress International.
 2. Modular construction is composed of building techniques in which the smallest building components are assembled at a centralized factory. There may be many varieties of modules which serve specific functions and which can be assembled in a limited number of ways. A subset of these modules is selected by the home owner and then assembled at the construction site in the manner chosen by an individual home owner. There may be some site construction of the smallest structural

¹⁹ See Sammons et al (1999:30) for drawings of the classification system and an example residential structure taken from the classification system.

²⁰ See Sammons et al (2000:16-17) for an example of the classification of architectural details using photographs from existing structures.

components, but typically the site construction is limited to connecting existing components which have been previously installed. The structure is inspected and certified to meet the Southern Building Code Congress International.

3. Manufactured housing is composed of building techniques, like modular construction, in which the smallest building components are assembled at a centralized factory. However, there is a limited availability of individual models. Additionally, these units may be manufactured with wheels which allows the structure to be towed to its building site. Typically, these types of dwellings meet federal building codes for manufactured housing as administered by the Housing and Urban Development's Federal Manufactured Home Construction and Safety Standards and by the Manufactured Housing Division of the Louisiana State Fire Marshal's Office. However, the residential structure must be inspected and certified to meet the Southern Building Code Congress International in order to qualify for participation in the project.

Objective

- 2.4.3 Based on the designs developed on 2.4.2, the Housing Team constructs particular structures for displaced home owners within the constraints of the Interstate 49 Corridor Action Plan from the Prototype Housing Catalogue and the Detail and Specification Catalogue.

The strategies in this objective require the supervision of registered architects who will (a) review and proof architectural work as it is being done (b) approve final construction documents and (c) stamp construction documents with their individual seals showing their individual names and registration numbers. University faculty in the College of Architecture with and without professional registration, registered civil engineers with advanced degrees in engineering and city planning, and/or urban planners registered by the American Institute of Certified Planners may also participate in accordance with the directions and supervision of participating registered architects.

Potential Guidelines/Strategy

- 2.4.3.1 The Housing Team utilizes programming to produce documentation (in textual, numerical and graphic forms) of the basic needs of an individual homeowner.²¹
- 2.4.3.2 The Housing Team utilizes site and environmental analysis to determine the appropriateness of a particular design for a particular site.
- 2.4.3.3 The Housing Team utilizes schematic design to portray graphic alternative solutions from the Prototype Housing Catalog for the home owner's review and approval of the design and estimated costs.
- 2.4.3.4 The Housing Team utilizes engineering systems coordination to select and integrate building subsystems.

²¹ The guidelines from this section are based on the monograph, 2000-2001 Intern Development Program Guidelines published by National Council of Architectural Registration Boards (NCARB), Washington, and D.C. as documented at their internet website as existing on August 2, 2001 at www.ncarb.org. Users of these Potential Guidelines/Strategy should consult current applicable guidelines of intern participants.

- 2.4.3.5 The Housing Team utilizes cost analysis to estimate the project's probable construction cost.
- 2.4.3.6 The Housing Team evaluates relevant local, state, and federal regulations that protect public health, safety and welfare in the context of a specific project.
- 2.4.3.7 The Housing Team refines the selected house type's design as well as selects architectural details derived from the modular housing catalogue.
- 2.4.3.8 The Housing Team researches the detail and specification catalogue to appropriate materials for a particular project.
- 2.4.3.9 The Housing Team extracts data from the Details and Specification Catalogue to prepare materials for bidding and construction. Some modification of details and specifications may occur that is compatible with the constrains of construction techniques described in Section 2.4.2.7.
- 2.4.3.10 The Housing Team utilizes document checking and coordination as a means by which quality assurance is established and maintained throughout the project. The resulting drawings, specifications and other construction documents should be accurate, consistent, complete and understandable.
- 2.4.3.11 The Housing Team utilizes bidding and contract negotiation to establish and administer the bidding process, issuing of addenda, evaluation of proposed substitutions, review of the bidders' qualifications, analysis of bids and selection of the contractor(s).
- 2.4.3.12 The Housing Team administers office-related activities during a construction contract.
- 2.4.3.13 The Housing Teams administers construction contracts in the field.
- 2.4.3.14 The Housing Team creates and maintains systematic, comprehensive, and traceable records of the project activities and expenditures based on the detail and specification catalogue.
- 2.4.3.15 The Housing Team allocates and administers the resources of the ULL Department of Architecture's Community Design Workshop and the LCG Department of Traffic and Transportation, Comprehensive Planning Division to complete the goals set forth in this document.
- 2.4.3.16 The Housing Team provides professional and community service in a broad range of professional and community activities to develop and enhance its understanding of the people and forces that shape society and their professional knowledge and

skills. Community service is not limited to construction related activities, but rather includes community participation through neighborhood Charrettes, meetings with community leaders, and allowing meaningful participation by home owners in the design and construction of their own homes.

Objective

- 2.4.4 The establishment of a variety of funding and relocation assistance mechanisms with which to assist displaced homeowners with their relocations.

Potential Guidelines/Strategy

- 2.4.4.1 Inside the selected right-of-way alignment, LCG and the appropriate, relevant departments, shall allocate as well as reallocate federal, state, and local development, redevelopment, and highway funds including, but not limited to, Federal Highway Administration Grants, State of Louisiana Department of Transportation and Development Grants, Community Development Block Grants (CDBG), the HOME Investment Partnerships Program (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), and the allocation of Operation & Maintenance and Capital dollars.
- 2.4.4.2 Outside the selected right-of-way alignment and into the adjacent neighborhoods, LCG and the appropriate, relevant departments shall allocate as well as reallocate federal, state, and local development, redevelopment, and highway funds including, but not limited to, Federal Highway Administration Grants, State of Louisiana Department of Transportation and Development Grants, Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Emergency Shelter Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and local Operation & Maintenance and Capital dollars.
- 2.4.4.3 Outside the selected right-of-way alignment and into the adjacent neighborhoods, the Community Development Department shall reallocate Community Housing Development Organization (CHDO) loans.
- 2.4.4.4 Outside the selected right-of-way alignment and into the adjacent neighborhoods, the Department of Traffic and Transportation Comprehensive Planning Division shall seek the allocation of housing funds through the Lafayette Public Finance Trust Authority.
- 2.4.4.5 LCG Department of Traffic and Transportation, Comprehensive Planning Division coordinates relocation assistance efforts with the LADOTD to ensure the Acquisition of Right-of-Way and Relocation Assistance Program is appropriately applied to eligible recipients found in the I-49 Connector Corridor.
- 2.4.4.6 Creation of a Land Bank, as outlined in Objective 2.2.3, by LCG Department of Traffic and Transportation Comprehensive Planning Division.

Objective

- 2.4.5 Community Development Department and the LCG Legal Department prioritize and accelerate the demolition process in I-49 Connector Corridor Area of Influence of substandard housing which contributes to the decay and decomposition of neighborhood fabric.

Potential Guidelines/Strategy

- 2.4.5.1 LCG Community Development Department identifies substandard housing (not meeting code) where the cost of rehabilitation exceeds cost of replacement and demolition is more feasible than rehabilitation and/or moving of structure.
- 2.4.5.2 LCG Community Development Department provides notification of demolition intent to homeowner(s).
- 2.4.5.3 Clearance of title by LCG Legal Department.
- 2.4.5.4 Submittal of structure for condemnation to LCG Council.
- 2.4.5.5 Condemnation of structure by LCG Council.
- 2.4.5.6 Demolition of structure by LCG Community Development Department or appropriate department.

Objective

- 2.4.6 Creation of performance testing system by which compliance with project goals are monitored by the Lafayette City-Parish Council.

Potential Guidelines/Strategy

- 2.4.6.1 As delineated in Goal 2.1, a Citizens Housing Committee is established by the LCG City-Parish Council.
- 2.4.6.2 As provided in Objective 2.4.1, the Department of Traffic and Transportation, Comprehensive Planning Division devises an action plan outlining how the project is to proceed.
- 2.4.6.3 The LCG Department of Traffic and Transportation Comprehensive Planning Division designs a timeline by which the project is to proceed.
- 2.4.6.4 The Citizens Housing Committee monitors project progress to ensure compliance with the action plan.

2.5 GOAL: Identify a target LINC Designated Neighborhood suitable for delivery of Comprehensive Plan Housing/Neighborhood goals and objectives.²²

²² Goal 2.5 is taken from recommendations 1, 2, 3, 4, 5, 6,7, 8, 9

Objective

- 2.5.1 Housing Committee, the LCG Department of Community Development, and the LCG Department of Traffic and Transportation, Comprehensive Planning Division identify a pilot neighborhood with needs sufficient for extensive levels of service delivery.

Potential Guidelines/Strategy

- 2.5.1.1 The LCG Department of Community Development and LCG Department of Traffic and Transportation, Comprehensive Planning Division assign Project Coordinator.
- 2.5.1.2 Project Coordinator identifies, selects, and conducts a general Needs Assessment of neighborhoods in Lafayette Parish, utilizing standards and information available in the 5-Year Comprehensive Plan compiled by the LCG Department of Community Development and obtained through surveys performed in neighborhoods.
- 2.5.1.3 Project Coordinator identifies LINC Designated Neighborhood utilizing standards established in Objective 2.3.1 and Needs Assessment.
- 2.5.1.4 Project Coordinator solicits interest and support from potential target neighborhood by assigning credits based on housing needs, public participation, levels of home ownership, public hearings, and networking with neighborhood organizations participating in process.

Objective

- 2.5.2 Project Coordinator delivers housing plan objectives to target neighborhood.

Potential Guidelines/Strategy

- 2.5.2.1 Project Coordinator accesses mechanisms outlined in Goal 2.2 to develop, facilitate, and promote affordable housing options in target neighborhood.
- 2.5.2.2 Project Coordinator seeks to increase rehabilitation of homes in target neighborhood using LCG Department Community Development resources as well as other private and public options that exist.
- 2.5.2.3 Project Coordinator seeks to identify structures not meeting code and/or are uninhabitable and seeks to obtain approval for demolition of those structures in target neighborhood.
- 2.5.2.4 Project Coordinator seeks to expedite housing demolition process in target neighborhood.
- 2.5.2.5 Project Coordinator seeks to have appropriate properties donated to Land Bank as established in 2.2.3.

- 2.5.2.6 Project Coordinator seeks improvement of lots utilizing General Fund and CDBG revenues in target neighborhood.
- 2.5.2.7 Project Coordinator utilizes objectives 2.2.1 and 2.2.2 to provide for infill housing in target neighborhood.
- 2.5.2.8 Project Coordinator seeks replacement of units demolished in 2.5.2.5 using designs recommended in Goal 2.6.
- 2.5.2.9 Project Coordinator arranges for training of homeowners outlined in Objective 2.2.4.
- 2.5.2.10 Project Coordinator applies standards set in Goal 2.6 for neighborhood system development.

GOAL: 2.6 Create a universal system of residential development which serves to protect and enhance all aspects of the neighborhood system.²³

Objective

- 2.6.1 The LCG Department of Zoning and Codes establishes and enforces minimum standards for residential, neighborhood development applicable throughout the parish.

Potential Guidelines/Strategy

- 2.6.1.1 LCG recognizes and applies infrastructure standards established throughout the Comprehensive Plan²⁴ made in Steering Committee Drainage Recommendation 2
- 2.6.1.2 The LCG Department of Zoning and Codes incorporates drainage structures, to include bayous, coulees, canals, and retention and detention facilities, into a variety of land uses which will serve to enhance existing and future property values by also functioning as uses such as recreational spaces, improved green spaces, and bike- and foot-paths.
- 2.6.1.3 The LCG Department of Zoning, and Codes enforces minimum housing construction standards throughout all jurisdictions of the parish

Objective

- 2.6.2 The LCG Department of Zoning and Codes establishes and enforces minimum housing standards as well as encourages universal-design housing within each governmental jurisdiction, throughout the parish.

²³ Goal 2.6 is taken from recommendations 10, 11, 14, 25, 26, 27, and 28.

²⁴ Drainage #2; Utilities 4; Urban Design 15 and 16, among others.

Potential Guidelines/Strategy

- 2.6.2.1 The Lafayette Utilities System, the LCG Department of Zoning, and Codes, and Acadiana Home Builders' Association promote varieties of housing design to allow for affordable utilities and maximum energy efficiency.
- 2.6.2.2 The LCG Department of Zoning and Codes and the Acadiana Home Builders' Association promote the inclusion of porches in housing designs throughout the parish.
- 2.6.2.3 The ULL Department of Architecture's Community Design Workshop creates a universal housing design, to some degree, for all neighborhoods of parish, consistent with those styles found in the I-49 Connector Corridor.

2.7 GOAL: Promote and stimulate the preservation of neighborhoods and housing over 50 years old for residential or practical alternative purposes and work with other local, municipal, state, and federal organizations to build a strong and united preservation support network.²⁵

Objective

- 2.7.1 LCG creates a Preservation/Grants Coordinator and Preservation Office located within the LCG Department of Zoning and Codes to provide technical assistance and coordination of preservation efforts.

Potential Guidelines/Strategy

- 2.7.1.1 The Department of Zoning and Codes Zoning Division considers the allocation of funds and/or staff from within.
- 2.7.1.2 The LCG Department of Traffic and Transportation, Comprehensive Planning Division coordinates LINC Designated Neighborhood Plans and Transportation Improvement Programs with preservation efforts in the LCG Department of Zoning and Codes.
- 2.7.1.3 The LCG Department of Community Development coordinates Community Development Block Grant Housing and Neighborhood Preservation efforts with the LCG Department of Zoning and Codes.

Objective

- 2.7.2 The Preservation Office provides an information campaign to increase community awareness regarding preservation efforts throughout the parish.

Potential Guidelines/Strategy

- 2.7.2.1 The Preservation Office distributes copies of Lafayette Preservation Commission brochures.

²⁵ Goal 2.7 is taken from Steering Committee Recommendation 12.

- 2.7.2.2 The Preservation Office publishes quarterly newsletters.
- 2.7.2.3 The Preservation Office provides periodic neighborhood workshops.
- 2.7.2.4 The Preservation Office provides Annual Reports.
- 2.7.2.5 The Preservation Office publishes a glossary of terms.
- 2.7.2.6 The Preservation Office prepares a list of architects, contractors, subcontractors, and crafts people working on older structures in the area, for possible aid and guidance.
- 2.7.2.7 The Preservation Office arranges for tours of Historic Preservation projects and neighborhoods throughout the parish.

Objective

- 2.7.3 The Historic Preservation Office establishes an inventory of Federal, State, and locally recognized historical structures located within the Parish.

Potential Guidelines/Strategy

- 2.7.3.1 The Historic Preservation Office formulates and adopts criteria for designating historic sites, including, but not limited to, its:
 - a. location as it relates to a historically significant event;
 - b. identification with a person or persons who significantly contributed to the history, culture, or development of the Parish of Lafayette, the State of Louisiana, or the United States of America;
 - c. exemplification of the cultural, economic, social, or esthetic heritage of the Parish of Lafayette;
 - d. embodiment of distinguishing characteristics of an architectural type of style or represents the work of an architect or master builder on a local level whose individual work is a fine example of a period, a type, a method of construction, or the use of native material;
 - e. occupation of a unique location or possession of a singular physical characteristic that makes it an established or familiar visual feature in the Lafayette community; and,
 - f. inclusion in a group of related properties in an area which attains significance by being part of or related to a square, park, or other distinctive area which exemplifies a historical period, cultural connection, or architectural motif unique to the development of the Parish of Lafayette.
- 2.7.3.2 The Historic Preservation Office formulates and adopts procedure(s) for nomination, recognition, and recession of historic status.
- 2.7.3.3 Through the information program outlined in Objective 2.7.2, the Historic Preservation Office begins to solicit applicants for designation.
- 2.7.3.4 Preservation Office processes applicants through designation procedure.

- 2.7.3.5 Designation is assigned to qualified structures by the Preservation Office.
- 2.7.3.6 Preservation Office provides technical assistance to formally designated structures.
- 2.7.3.7 Preservation Office adopts procedure for annual review of historic properties.
- 2.7.3.8 Preservation Office adopts a procedure for the demolition of structures previously designated as historic.

Objective

- 2.7.4 Preservation Office creates a system of tax and financial incentives and funding mechanisms to promote more active rehabilitation efforts by private investors.

Potential Guidelines/Strategy

- 2.7.4.1 Preservation Officer facilitates the creation of an "Acorn" fund by the Preservation Alliance of Acadiana in the Legacy Foundation of Acadiana for support of preservation efforts.
- 2.7.4.2 Preservation Officer seeks to achieve "High Priority" status for Historic Preservation through the LCG Department of Community Development.
- 2.7.4.3 Preservation Officer assists the Preservation Alliance of Acadiana in applying for CDBG "Prior Year's Fund Balance" available through the LCG Department of Community Development.
- 2.7.4.4 Preservation Office assists Preservation Alliance of Acadiana in applying to Lafayette Public Trust Financing Authority for improvement grants for qualifying applicants for qualifying structures
- 2.7.4.5 Preservation Office assists the Preservation Alliance in applying to the State of Louisiana's Division of Historic Preservation for designation as a "Certified Local Government."
- 2.7.4.6 Preservation Office coordinates preservation program with LINC Designated Neighborhood Teams.

Notes

1. A goal is a general statement of a future condition which is considered desirable for the community; it is an end towards which actions are aimed. 2. Goal 2.1 is taken from recommendations: 17 and 20. 3. An objective is a statement of a measurable activity to be accomplished in the pursuit of a goal; it refers to some specific aspiration which is reasonably attainable. 4. A potential guideline/strategy is a suggested proposal to do something that relates directly to accomplishing the objective; it identifies the how, where, and amount which

