



City of Monroe
2020-2024
Five Year
Consolidated Plan
FY 2020-2021 Annual Plan

Department of Planning & Urban Development

Community Development Division

City Hall Annex

3901 Jackson Street

Monroe, La. 71210

City of Monroe Consolidated Plan 2020-2024

Table of Contents

HUD's section of the Code of Federal Regulations (CFR) is Title 24 and is often referenced as 24 CFR. This document is based on 24 CFR and certain sections in subsections 91.200, 91.300 and 91.400.

Section: The ProcessPages 1 – 21

Lead & Responsible Agencies	1
Consultation	2
Participants in the Process (Table 2)	4
Other Local/Regional/State Federal Plans Considered (Table 3)....	12
Citizen Participation	15
Citizen Participation Efforts (Table 5).....	18

Section: Needs AssessmentPages 1 – 59

Overview	1
Housing Needs Assessment	3
Disproportionately Greater Need: Housing Problems	21
Disproportionately Greater Need: Severe Housing Problems	24
Disproportionately Greater Need: Housing Cost Burden	26
Disproportionately Greater Need: Discussion	28
Public Housing.....	32
Homeless Needs Assessment	41
Non-Homeless Special Needs Assessment	46
Non-Housing Community Development Needs	52

Section: Market AnalysisPages 1 – 51

Overview	1
Number of Housing Units	4
Housing Market Analysis: Cost of Housing	11
Housing Market Analysis: Condition of Housing	15
Public and Assisted Housing	19

City of Monroe Consolidated Plan 2020-2024

Homeless Facilities and Services	23
Special Needs Facilities and Services	28
Barriers to Affordable Housing	29
Non-Housing Community Development Assets	30
Needs and Market Analysis Discussion	38
Broadband Needs of Housing Occupied by Low to Moderate Income Households	47
Hazard Mitigation	50

Section: Strategic PlanPages 1 – 33

Overview	1
Geographic Priorities	4
Priority Needs (Table 2)	6
Influence of Market Conditions (Table 3)	9
Anticipated Resources (Table 4)	10
Institutional Delivery Structure	11
Goals	14
Goals Chart	18
Goals Summary.....	25
Public Housing Accessibility & Involvement	27
Barriers to Affordable Housing	27
Homeless Strategy.....	28
Lead -based Paint Hazards	31
Anti-Poverty Strategy	32
Colonias Strategy (N/D).....	32
Monitoring	32

City of Monroe Consolidated Plan 2020-2024

Section: Action PlanPages 33 – 55

Expected Resources	34
Annual Goals and Objectives	35
Annual Goal Summary Information	36
Projects	39
Geographic Distribution	47
Affordable Housing	48
Public Housing	49
Homeless and Other Special Needs Activities	49
HOPWA Goals (N/D).....	52
Barriers to Affordable Housing	52
Other Actions	52
Program Specifics Requirements	54

Section: AppendicesPages 1 – 29

Name of originators for Community Development Needs Survey data set.....	2
Community Development Needs Survey	3
Name of originators for Impediments to Fair Housing Choice Survey data set	8
Analysis of Impediments to Fair Housing Choice Survey	9
Comment Summaries during SWOT Exercise during Citizen Meetings	17
Sign in sheets from the outreach events and the work group meeting	21



Consolidated Plan

PROCESS

The Process

PR-05 Lead & Responsible Agencies: 24 CFR 91.200(b), 91.300 (b)

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.

Table 1 – PR: Responsible Entity		
Agency Role	Name	Department/Agency
CBDG Administrator	Community Development Office	City of Monroe Planning & Urban Development
HOME Administrator	Community Development Office	City of Monroe Planning & Urban Development

Narrative

The City, a HUD entitlement grantee, is required by HUD to prepare a Consolidated Plan and Annual Action Plan that meets the Consolidated Plan regulations in order to receive grant program funds. The lead agency responsible for overseeing the development of these plans and reports is the City’s Community Development Office under the Planning & Urban Development Department. The Community Development Director makes funding recommendations to the Monroe City Council based upon input from Monroe residents, public agencies, housing developers, other city departments and the Monroe Housing Authority. The Community Development Office administers the CDBG Programs with assistance from the Finance Department and the Grants Accountant.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

In accordance with HUD regulations the Community Development Office actively solicited the needs and concerns of its citizens and other concerned community agencies and city departments prior to the preparation of the Consolidated Plan and prior to the selection of CDBG program activities and projects to be included in the annual Action Plans. The outreach activities varied so that all citizens, regardless of access to the internet, were included and returned responses.

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(l)).

The public participation process for the Analysis of Impediments to Fair Housing Choice (AI) and Five-Year Consolidated Plan were designed as one single, extended outreach process. The City developed a coordinated outreach effort to maximize input from a large cross-section of stakeholders. Outreach initiatives included radio and TV morning news show appearances, public meetings, published meeting notices in the form of fliers placed at community centers and libraries, mail-outs through the city's water bills, letters followed up by phone calls and emails to area pastors, one-on-one and group interviews and two web-based surveys.

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 Lead CoC and HMIS Agency is the Director of the Home Coalition, Sarah Johnson. Ms. Johnson was consulted, in her capacity as Lead Continuum of Care and Director of the Home Coalition, to determine current needs and market conditions that impact the area's homeless.

Describe consultation with the Continuum 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 jurisdiction coordinates with the region's Continuum of Care and efforts to address the needs of homeless persons in a number of ways. First and foremost, the jurisdiction provides input to help develop and monitor outcomes for the CoC Strategic Plan to End Homelessness. This plan includes the goals of the USICH federal plan to prevent and end homelessness. According to the CoC Lead the region, including the jurisdiction, are on track to achieve the target goals of ending chronic homelessness by 2021, Veteran homelessness by 2020, and family homelessness by 2022 while developing a path to prevent and end all homelessness. The primary mechanisms for coordination with the CoC include the jurisdiction's providing input to planning and oversight by Advisory Board of Directors participation, opening public facilities as temporary shelters in case

of extreme weather or disasters, assigning jurisdiction staff to participate in community planning efforts such as the current planning process for a centralized intake facility, partnering with the CoC to provide services for homeless youth and their families through the jurisdiction's public school system, providing necessary documentation and assistance completing required forms as needed for homeless programs, sharing information about homeless needs brought to the jurisdiction's attention, and supporting Point in Time data collection.

The jurisdiction coordinates with the CoC regarding ESG funds as follows: The jurisdiction, ESG subrecipients, and CoC maintain a regional ESG working group that meets at least once per year in person and works collaboratively by email year round. The group collectively considers performance standards and evaluation as well as currently updating policies and procedures for administration of HMIS. The jurisdiction bases its planning on information provided by the CoC including presentations in public meetings as well as the CoC's annual PIT, HIC, and strategic planning documents. Information on ESG fund allocation is also provided to the jurisdiction in response to Requests for Proposals from prospective subgrantees, members of the CoC. The CoC's annual evaluation of Unmet Need also speaks to ESG allocation. ESG program subrecipients' performance is evaluated quarterly by the CoC Board Assessment Committee, with results reported to the jurisdiction. Criteria for an annual on-site monitoring is being developed at present by the ESG working group, a sub-group of the COC.

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

Currently there are no jurisdictions in Region 8 receiving HOPWA funds. The City of Monroe is in Region 8 which includes 12 northern parishes. The data from the Louisiana Department of Health documents 1,127 people living with Aids in this Region. At the time of the writing, the number of cases in Monroe was not accessible but in the research, Monroe does not emerge as one of the cities with a notable number of cases.

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 – PR: Participants in the Process		
1	Agency/Group/Organization Name	Ouachita Council on Aging
	Agency/Group/Organization Type	Services – Elderly Persons Services – Persons with early onset of disabilities Services-Continuum of Care
	What section of the plan was addressed by consultation?	Non-Homeless Special Needs Assessment <ul style="list-style-type: none"> • Elderly • Persons with disabilities • Frail Elderly
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site Visit Ensure participation of these special subgroups in the community needs assessment process regarding impediments to fair housing and community needs. The anticipated outcome was to get a minimum of 100 surveys from those attending the daily services being provided.
2	Agency/Group/Organization Name	United Way of Northeast Louisiana
	Agency/Group/Organization Type	Services -Education, Financial Stability, and Health Services - foster and promote diversity & inclusion Homeless Needs – Families with Children
	What section of the plan was addressed by consultation?	Service to children, the elderly, families with wraparound support; Needs assessment
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site Visit and attendance at workgroup meeting Ensure participation of their community partner agencies in the outreach and workgroup process to assist in the SWOT analysis and priority of community needs process during Community participation meetings; engage their clients to participate in answering surveys
3	Agency/Group/Organization Name	LSU Ag Center – Ouachita Parish
	Agency/Group/Organization Type	Services-Children Services-Health

		Other government-State/County Anti-poverty Strategy
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site Visit and Telephone Calls Encouraged County Extension Service agents and their families’ participation in assisting with outreach and workgroup process participation to assist in the SWOT analysis and priority of community needs process during Community participation meetings held during February 2020. Targeted families residing in Monroe to filling out the two surveys
4	Agency/Group/Organization Name	Goodwill of North Louisiana
	Agency/Group/Organization Type	Services – children and families, formerly incarcerated persons, elderly, persons with disabilities, unemployed and homeless. Services-Employment Economic Development
	What section of the plan was addressed by consultation?	Homelessness, supportive non-homeless special needs, non-housing community development needs
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach and workgroup meetings Represent the needs of clients and understanding strategies that would assist their clients to develop financial plans to get out of poverty; provide feedback relative to community needs during February 2020 community needs.
5	Agency/Group/Organization Name	Monroe Housing Authority
	Agency/Group/Organization Type	Public Housing Authority (PHA) Housing Service-Fair Housing
	What section of the plan was addressed by consultation?	Public Housing Needs Homeless Needs Assessment Non-Homeless Special Needs Assessment Market Analysis
	How was the agency /group/ organization consulted? What	Site visit; attendance at outreach and workgroup meetings

	are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Engagement in developing strategies to move renters to home ownership; connection of clients to CBDG funding and projects</p> <p>Viable housing for the elderly; education and training leading to home ownership; neighborhood improvements leading to mixed- use development.</p> <p>To consult regarding conditions and needs of public and assisted housing; general characteristics of the housing market.</p> <p>Encouraged Resident Council participation to engage public housing residents and other low-moderate income residents of targeted revitalization areas in which public housing developments are located.</p> <p>Discussed opportunities to collaborate with Monroe Division of Community Development in support of 2020 Action Plan activities.</p>
6	Agency/Group/Organization Name	Rays of Sonshine
	Agency/Group/Organization Type	<p>Service - Housing Provider</p> <ul style="list-style-type: none"> • homeless women with substance abuse challenges; • homeless women with children • Fair market apartment rentals
	What section of the plan was addressed by consultation?	<p>Homelessness; non-homeless special needs;</p> <p>Homelessness strategy</p> <p>Market Analysis</p> <p>Services-Victims of Domestic Violence</p> <p>Housing stock available to persons with disabilities and other special needs; to participate in SWOT Analysis and identification and prioritization of community needs during citizen participation process.</p>
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Organization meeting with Exec. Director and Board Member; outreach and workgroup meetings</p>
7	Agency/Group/Organization	Emily P. Robinson Recreation Center

City of Monroe Consolidated Plan

	Name	
	Agency/Group/Organization Type	Other government-Local City Agency
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs Anti-poverty strategy
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit at Center on Jackson Street; secure paper surveys completed by families who visited the center for Fair Housing Impediments survey and Community Needs Assessment survey completion; promoted citizen participation in two community meetings held during February 2020.
8	Agency/Group/Organization Name	Audwin Lane Millican
	Agency/Group/Organization Type	Real Estate Developer Business Leader
	What section of the plan was addressed by consultation?	Market Analysis Housing Need Assessment
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Via web-based outreach Citizen participation in Fair Housing Impediments and Community Needs Assessment; targeted for work group participation to support Strategic and Action Plans.
9	Agency/Group/Organization Name	Lillie Marbles Recreation Center
	Agency/Group/Organization Type	Other government-Local City Agency
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs Anti-poverty strategy
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit to deliver community meeting posters and conduct outreach to promote surveys and meetings; promoted citizen participation in two community meetings held during February 2020.
10	Agency/Group/Organization Name	Saul Adler Recreation Center

City of Monroe Consolidated Plan

	Agency/Group/Organization Type	Other government-Local City Agency
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs Anti-poverty strategy
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit to deliver community meeting posters and conduct outreach to promote surveys and meetings; promoted citizen participation in two community meetings held during February 2020.
11	Agency/Group/Organization Name	Harvey Benoit Recreation Center
	Agency/Group/Organization Type	Other government-Local City Agency
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs Anti-poverty strategy
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit to deliver community meeting posters and conduct outreach to promote surveys and meetings; promoted citizen participation in two community meetings held during February 2020.
12	Agency/Group/Organization Name	City of Monroe Fire Department
	Agency/Group/Organization Type	Other government-Local City Agency-Public Safety
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Workgroup Meeting Ideas of urgent public facilities and public improvements needs
13	Agency/Group/Organization Name	City of Monroe Engineering Department
	Agency/Group/Organization Type	Other government-local City Agency
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs
	How was the agency /group/	Workgroup Meeting

	organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Ideas of urgent public facilities, infrastructure needs and priorities and public improvements needs
14	Agency/Group/Organization Name	Louisiana Fair Housing Action Center of New Orleans
	Agency/Group/Organization Type	Regional Organization Service-Fair Housing
	What section of the plan was addressed by consultation?	Service-Fair Housing
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Via telephone and email. Called to advise of Division of Community Development citizen participation as this agency is interested in expanding its services statewide. Also, requested demographic details for City of Monroe in their possession.
15	Agency/Group/Organization Name	Forsythe Park
	Agency/Group/Organization Type	Other government-Local City Agency Designated children’s park with play facilities, sports field, golf course and climbing units.
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs Anti-poverty strategy
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit to deliver community meeting posters and conduct outreach to promote surveys and meetings; promoted citizen participation in two community meetings held during February 2020.
16	Agency/Group/Organization Name	NELA Reentry Coalition Pearl Wise, Chair
	Agency/Group/Organization	Community groups serving Formerly Incarcerated

	Type	Individuals (FIPs)
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs Anti-poverty strategy Homelessness strategy Transportation Housing stock available to persons with disabilities and other special needs; to participate in SWOT Analysis and identification and prioritization of community needs during citizen participation process.
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach and workgroup meetings Represent the needs of clients. Ensure participation of these special subgroups in the community needs assessment process regarding impediments to fair housing and community needs.
17	Agency/Group/Organization Name	Two Monroe Libraries: Ouachita Parish Public Library and the Anna Meyer Branch Library
	Agency/Group/Organization Type	Education/Literacy/Government-Other
	What section of the plan was addressed by consultation?	The Needs Assessment and Strategic Section of the Plan
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit to deliver community meeting posters and conduct outreach to promote surveys and meetings; promoted citizen participation in two community meetings held during February 2020.
18	Agency/Group/Organization Name	Concerned Clergy of Northeast Louisiana
	Agency/Group/Organization Type	Community group of civic minded clergy
	What section of the plan was addressed by consultation?	Needs assessment and Strategic Section of the Plan
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the	Via telephone and email. Called to advise of Division of Community Development citizen participation as this agency is interested in expanding its services statewide. Participated in the community outreach meetings.

	consultation or areas for improved coordination?	
19	Agency/Group/Organization Name	Ouachita Parish Housing
	Agency/Group/Organization Type	Public Housing Authority (PHA) Housing Service-Fair Housing
	What section of the plan was addressed by consultation?	Public Housing Needs Homeless Needs Assessment Non-Homeless Special Needs Assessment Market Analysis
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach and workgroup meetings Represent the needs of clients. Ensure participation of these special subgroups in the community needs assessment process regarding impediments to fair housing and community needs.
20	Agency/Group/Organization Name	City of Monroe Community Affairs Department
	Agency/Group/Organization Type	Other government-local City Agency
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach and workgroup meetings Represent the needs of clients. Ensure participation of these special subgroups in the community needs assessment process regarding impediments to fair housing and community needs.
21	Agency/Group/Organization Name	City of Monroe City Council
	Agency/Group/Organization Type	Other government-local City Agency
	What section of the plan was addressed by consultation?	Needs Assessment and Strategic Section of the Plan
	How was the agency /group/ organization consulted? What are the anticipated	Community outreach and workgroup meetings Represent the needs of their constituents.

	outcomes of the consultation or areas for improved coordination?	
22	Agency/Group/Organization Name	State Representative District #17
	Agency/Group/Organization Type	Other government – State
	What section of the plan was addressed by consultation?	Needs Assessment and Strategic Section of the Plan
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach and workgroup meetings Represent the needs of their constituents.
23	Agency/Group/Organization Name	North Louisiana Economic Development Partnership
	Agency/Group/Organization Type	Regional Organization Economic Development
	What section of the plan was addressed by consultation?	Needs assessment Economic Impact of jobs and housing
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach meetings and represent a voice for the direct relationship between jobs and affordable housing /home ownership/ and the impact of city wide poverty on the economic development within the city.

Describe the other local, regional, state and federal plans considered in the preparation of the con plan.

The inclusion of other plans gave a more accurate picture of the economic growth and housing assessments by specific categories.

Table 3: PR-10 Other Local /Regional/ State/ Federal Planning Efforts	
Name of Plan	Monroe, Louisiana: An assessment of socioeconomic and housing market conditions
Lead Organization	Center for Community Progress (<i>National Non-Profit Organization</i>)

How do goals of your Strategic Plan overlap with the goals of each plan?	This plan addressed the issue of blight and vacant properties, particularly with respect to code enforcement and rental property regulations. The document studied economic factors that quantifiably compared census tracts throughout the city of Monroe documenting the consistent economic/marketing weaknesses including racial and LMI statistics. The overlap here with the Strategic Plan are the identification of strategies to positively impact the areas plagued by the same barriers identified in the community outreach.
Name of Plan	Comprehensive Economic Development Strategy
Lead Organization	North Delta Regional Planning & Development District, Inc.
How do goals of your Strategic Plan overlap with the goals of each plan?	The CEDS is a strategy-driven plan for regional economic development, led by the North Delta Regional Planning and Development District that is supported by the US Department of Commerce, Economic Development Administration. This entity was consulted to ensure that economic development strategies, impacting the City of Monroe compliment regional economic development strategies. It is a key component in establishing and maintaining a robust economic ecosystem by helping to build regional capacity (through hard and soft infrastructure) that contributes to individual, firm, and community success. The CEDS provides a vehicle for individuals, organizations, local governments, institutes of learning, and private industry to engage in a meaningful conversation and debate about what capacity building efforts would best serve economic development in the region. The CEDS takes into account and, where appropriate, integrate or leverage other regional planning efforts, including the use of other available federal funds, private sector resources, and state support which can advance a region's CEDS goals and objectives. North Delta Regional Planning & Development District also coordinates transportation planning for the region.
Name of Plan	Continuum of Care
Lead Organization	Home Coalition
How do goals of your Strategic Plan overlap with the goals of each plan?	The Housing First principle is recognized as a best practice by the COC, and as such, is an ultimate goal for those served by the COC and is aligned with the city's CBDG Goals
Name of Plan	ALICE: A Study of Financial Hardship in Louisiana
Lead Organization	United Way of Northeast Louisiana
How do goals of your Strategic Plan overlap with the goals of each plan?	ALICE (Asset Limited, Income Constrained, Employed) takes a look at median family households in poverty within the parish. This plan helps shape the foundation for anti-poverty goals and objectives.
Name of Plan	2019 Louisiana Housing Needs Assessment: Understanding the

	Socioeconomic and housing conditions in Louisiana
Lead Organization	Louisiana Housing Corporation
Name of Plan	2018 Community Report
Lead Organization	United Way of Northeast Louisiana
How do goals of your Strategic Plan overlap with the goals of each plan?	<p>The 2018 United Way Community Plan mirrors several of the goals and objectives that surfaced during Community Development Division’s citizen participation in the SWOT analysis and community meetings that specifically impacted:</p> <ul style="list-style-type: none"> • Community Growth and Economic Development • Need to Address Poverty and Homelessness • Increased Community Involvement and Awareness • Need for a well-educated and workforce ready community • People/organizations work together to strengthen and build a more inclusive community • Children, youth and young adults successful in school and life; • Economic Opportunity to all
Name of Plan	PHA PLANS: 5 Yr Plan for FYs 2020-2024/Streamlined Annual Plan FY 2020 (March 2020 for April 17, 2020 submission to HUD)
Lead Organization	Monroe Housing Authority
How do goals of your Strategic Plan overlap with the goals of each plan?	<p>This plan includes the Monroe Public Housing Authority’s Needs Assessment for Public Housing and Housing Choice tenants and homeowners, Housing Needs of Families in the Jurisdiction by Housing Type, proposed Capital Outlay Projects, along with objectives as outlined in its most recent Annual Plan. This plan also indicates that there are no known property demolitions planned for the next two years.</p>

Describe the means of cooperation among the state and any units of general local government in the metropolitan area in the implementation of its Consolidated Plan.

The City of Monroe will continue to work with state and local agencies to address the needs of low to moderate-income individuals and families. Some examples of these partnerships include the following: **External Partners**

- Louisiana Housing Corporation (LHC) who shares a mission & interest similar to the City of Monroe’s that includes focusing on blight, affordable housing, and homeownership.
- Louisiana Economic Development (LED) – The City of Monroe will work with this agency through Opportunity Zones.

- Office of Community Development (State office)- Through this partnership, we will address the Watershed initiative through housing and Economic Development mitigation plans.
- Small Business Administration (SBA) – the City of Monroe will partner to promote entrepreneurship in housing to support Neighborhood Developers.
- The Governor’s Office of Elderly Affairs – The City of Monroe, will continue to partner and promote services to the frail and elderly seniors.
- Louisiana Healthy Homes initiative – The City of Monroe will form a partnership to address lead and reduce the risk of exposure to lead-based paint.
- CHODOs: South Pointe Inc. affiliated with Monroe Housing Authority and Mount Pleasant CDC, a certified CHODO.
- Credit Unions: Ouachita Valley and Centric.
- Mid City Redevelopment Alliance Inc.
- Ouachita Multi Community Action Program (OMCAP)
- Ouachita Parish Housing
- Chase Manhattan Global Philanthropy

Some examples of these partnerships include the following: *Internal Partners (City Departments)*

- Sanitation Department
- Planning & Zoning
- Code Enforcement
- Parks & Recreation
- Police Department
- Department of Transportation
- Fire Department
- Engineering

These partnerships will continue to be vital to our community to improve access to housing, affordability, and sustainability to our low-income population.

PR- 15 Citizen Participation: 24 CFR 91.105, 91.115, 91.200©, 91.215(1), 91.300©, 91.315 (1), 91.401, 91.415

Narrative

Summarize the citizen participation process and how it impacted goal setting.

Outreach initiatives were listed in the earlier section of The Process. The targeted residents were minorities, the elderly, and low to moderate income residents.

Public Hearings – Five public hearings were held in 2020 during the course of preparing the Consolidated Plan (CP). The first four were general hearings to solicit input from the public; the fifth was a meeting of all workgroups which focused on specific areas of concern. All hearings were advertised on the City’s website, Facebook page, on the local morning news and a radio program. Fliers were placed in public buildings such as the libraries, other city agency offices and most of the Community Centers. The dates of the public needs hearing specifically for the Con Plan was held on February 7 and 8, 2020 and February 21 and 22, 2020 and February 28, 2020.

Stakeholder Interviews - A series of stakeholder interviews and consultations were conducted for the Consolidated Plan on February 7th, 8th, 21st, 28th. Over the course of these four days, a number of organizations and their staff, whose mission involves housing in one of the many facets, services to LMI individuals and families or other type of services, related to this Con Plan, provided feedback. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, housing developers, community development organizations, economic development groups, faith based community, higher education representatives and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard. The format for all of these meetings was the SWOT analysis promoted in the HUD manual. A complete summary of SWOT meeting results is included in the Citizen Participation Appendix.

Web-based and Paper Citizen Surveys – The City conducted a two survey campaign: survey one entitled, “*Analysis of Impediments to Fair Housing Choice*” for Fair Housing concerns and survey two entitled, “*City of Monroe – Community Need Survey*” to record community concerns. The surveys were in two form, paper and on-line. The paper surveys were delivered to Senior Centers and some of community center where residents with no access to internet would still be able to participate. Both surveys were placed on the web for the general public to access, which generated 182 responses in total, a good response rate. Paper surveys numbered 115. Total survey response was 297. Questions focused on housing and community development needs. The major priorities, according to survey responses, were housing, education and training, infrastructure and economic development. A complete summary of the survey results is included in the Citizen Participation Appendix.



Table 5: PR – 15 Citizen Participation Efforts

Sort Order & Mode of Outreach	Target of Outreach	Summary of Responses	Summary of comments	Summary of Responses not accepted & Reasons	URL if applicable
1- Marketing Mode: Other-printed fliers, tv and radio, inserts in water bills, letters, phone calls and emails to email list of community groups	Non-targeted/broad community	Notification of Public Input Meetings 2/7/20 and 2/8/20	N/A	N/A	https://monroela.us/government/departments-divisions/planning-urban-development Google Forms: Docs.google.com/forms/d/1T_pujohLGImUNESMK5XCFgCELtjAKjbcyYIP2Rbu/edit#responses
2-Four Public Needs Hearing Mode: Other	Non-Targeted/broad community	N/A	Ms. Wade, a Parks and Recreation employee, offered community meetings to be held at Parks and Recreation facilities in the future.	All responses accepted but discretion exercised relevant to issues at hand.	
3-Five	Housing,	Most	Felt gaps	All	

<p>Stakeholder Interviews Mode:</p>	<p>community development, other government, the elderly and social service organizations</p>	<p>stakeholders responded positively during interviews as they either currently received CDBG funding or had collaborated with the Urban Planning at some point.</p>	<p>existed in the provision of mental health and homeless services, absent landlord issues, insufficient housing for returning citizens; lack of positive focus by citizens in supporting community</p>	<p>comments accepted</p>	
<p>4-One Workgroup Meeting 2/28/20 Mode: Other</p>	<p>Other: agencies, community and faith-based organizations and city offices</p>	<p>Participants from 2/20 & 2/20/20 community meetings accepted call to join various workgroups on 2/28/20</p>	<p>Workgroups were formed based on SWOT exercise; community needs, survey priority areas</p>	<p>All comments recorded and accepted from Housing, Economic Development, Infrastructure and Education/Training Workgroups. Note: Community Engagement was merged with</p>	

<p>5. Two Surveys Mode: Paper and Google Forms</p>	<p>Broad community including the elderly, minorities and LMI residents</p>	<p>High Priorities surfaced regarding Affordable Housing, Homebuyer Assistance, rental assistance and owner-occupied housing rehabilitation. Business expansion, infrastructure, Food truck opportunities, support Southside businesses and neighborhood development all received a 9% response rating.</p>	<p>“Mental, Addiction and Reentry support services are desperately needed”; Programs to teach people how to grow and raise their own food would be helpful; Priority assistance to senior citizens, job services for formerly incarcerated persons, consider fines for blight including house and abandoned</p>	<p>Economic Development. All comments recorded and accepted.</p>	
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City of Monroe Consolidated Plan

				cars, need training and stable job opportunities for youth. Transit should stop at 10 pm.		
5.	Broad community	N/A	N/A	N/A	N/A	

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Consolidated Plan

Needs Assessment

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment is a study of the housing needs, homeless needs, and non-housing needs impacting residents of the city of Monroe. According to the U.S. Department of Housing and Urban Development, housing and homeless needs are determined by: 1) affordability; 2) age and condition of units; and 3) occupancy or overcrowding. Non-housing needs are determined by need for social services.

Information received from pre-populated HUD-provided data, along with citizen input and consultant research supports this Needs Assessment to obtain a better idea of community needs, particularly as it relates to housing needs. These steps also afforded the city the opportunity to identify gaps in comparison to existing services and perceived future needs to be supported by the Department of Planning & Urban Development.

An analysis of this data along with other community indicators including a review of resident survey results and public comments made by, and, on behalf of low-to-moderate income persons and other citizenry relevant to community needs, will better afford the city of Monroe's Department of Planning & Urban Development, Division of Community Development, the basis to determine resident needs.

To collect this data, consultants representing Strategic Community Solutions of Louisiana, LLC researched and reviewed numbers collected and/or populated by the U.S. Department of Housing and Urban Development [Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)], Census Bureau 2014-2018 American Community Survey 5-Year Estimates, 2013-2017 5-Year Community Survey estimates, and other reports and plans.

A Community Needs Assessment Survey was also disseminated using the city's website and via targeted community outreach efforts resulting in face-to-face stakeholder interviews in addition to conducting three (3) citizen participation/public meetings, held during February 2020, to promote citizen feedback and involvement in the Consolidated Planning process. The survey along with detailed results are included in the Appendices.

However, following are major issue areas that surfaced during the survey as well as the community [citizen participation] meetings:

- Housing (including blight elimination, more affordable housing and rental assistance)
- Economic Development (including workforce/business development; youth employment)
- Community Engagement*

- Infrastructure/Public Services
- Education/Training

During the citizen participation events, workgroups were formed around each of these needs with the recommendation that community engagement be integrated with the Education/Training workgroup.

Following is the breakdown of community representation that completed the Monroe Community Needs Assessment surveys:

1. Please select the category that best represents you:

140 responses



Additionally, consultants and Division of Community Development personnel also met with the Monroe Housing Authority Executive Director and housing team during February 2020. A copy of the Monroe Public Housing Authority’s (PHA) Annual Plan for the period 2020-2024 and its 2020 Annual Plan were also obtained and reviewed during April 2020. Several PHA strategies and/or relevant data will be mentioned within this Needs Assessment as well as the Housing Market Analysis section of this Consolidated Plan.

Monroe Population Demographics

Since 2000, the City of Monroe has seen a rise and fall in its population (www.world population review.com/us-cities-monroe-population). For example, during 2000, the population was 52,107 persons which was a minus 1,802 persons from 1990. This resulted in a negative growth rate of 0.33%. During 2018, the population was 47,877 as compared to 48,338 during 2017. This was a negative -0.05% Annual Growth Rate or -461 persons. According to the American Community survey, the base rate for 2009 and 2010 was 48,815 persons. However, most recent year population totals for 2015 and 2018 were 49,530 and 49,013 respectively. The base rate for 2009 and 2015

population resulted in a 1% change in the population while the population change between 2015 and 2017 was -1,192 persons for a percentage rate of -2.41%.

Why is population important? Tax rates tend to increase slightly with increases in population. Additionally, higher residential property taxes are often impacted or associated with larger populations. Less, the relative effect of population numbers impact various tax variables. And, these expenses are often passed on to residents.

On the other hand, the number of City of Monroe households have slightly increased between 2015 and 2018 (Source: Census Bureau, Esri Forecasts for 2019 and 2014, Esri Vintage 2019 Time Series) for a +2.7 change.

The public community outreach meeting along with the disseminated community needs assessment surveys revealed needs impacting housing as:

- 1) more affordable housing, particularly homebuyer and rental assistance programs to support homeownership;
- 2) owner-occupied housing rehabilitation assistance.

Information obtained from the U.S. Department of Housing and Urban Development (HUD) Area Median Family Income (HAMFI), appears in Table 2 in Section NA-10. This data revealed, during 2015 (Table 1), that there were 18,115 households in the City of Monroe. Of this number, approximately 62% or 11,275 households are earning less than 80% of the HAMFI.

According to HUD¹, low income households and levels of affordability consider the following three levels:

- At or below 30% AMI
- Between 31 and 50% AMI
- Between 51 and 80% AMI

However, it is very important to note, that HUD calculates and defines different AMI levels for geographic areas, nationwide, by family household size as illustrated in Table 2.

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

Summary of Housing Needs

¹Local Planning Handbook, AMI and Housing Affordability

The 2007-2011 CHAS data showed 10, 575 total Monroe households were less than 80% HAMFI.

2011 ACS numbers revealed approximately 11,275 or 62% households are now earning less than 80% of the HAMFI, meaning 62% of households are cost burdened. This was a slight increase of 6.21 % or 700 persons from numbers (10, 575) last reported by the American Community Survey (ACS). In essence, Monroe’s median income level decreased slightly and fair market rents have increased.

HUD acquired data reveals there 2,688 (Table 4) low-to-moderate renter-occupied cost burdened households with needs in consideration to reduce their cost burdens; Additionally, there are 635 owner-occupied households that are cost burdened within the city of Monroe that may qualify for housing rehabilitation or emergency repair programs for low-to-moderate income individuals.

Current Housing Challenges:

I. **Housing Market:**

During February 2015, the Foundation for Louisiana, in collaboration with The Center for Community Progress² worked with the city of Monroe to address the issues of blighted and vacant properties, in particular, with a focus on code enforcement and rental property regulation. The report, entitled, “Monroe, Louisiana: An assessment of socioeconomic and housing market conditions,” stated “The housing market in Monroe is highly polarized. A substantial number of areas not all of which may be within the city limits) exhibit strong market features- high house prices from a regional standpoint, low vacancy rates, high homeownership rates, and healthy sales and mortgage ratios. These areas are concentrated in the northern parts of the city. At the same time, there are many other areas which exhibit very weak market features – sales and mortgage ratios.”

According to the Center for Community Progress, the above mentioned pattern found in Monroe “is not typical of most American communities” Most communities studied possess a large number of areas that fall in the middle between the strongest and weakest markets (census tract that would receive a score of 2 or 3 on the Center’s market index). The Center reported that Monroe had very few such areas – only 4 of 22 reviewed census tracts fell into what in most communities consider a “Large middle ground³. The Center further contended that Monroe neighborhoods tend to be either very weak from a market standpoint, or at least fairly strong, with few in between. This contention, according to the Center, poses a serious challenge for local officials trying to improve

² Mallach, Alan, Center for Community Progress, “*Monroe, Louisiana: an assessment of socioeconomic and housing market conditions*”, February 2015, p. 8

³ For example, an analysis of conditions conducted in Newark, New Jersey, around the same period using a similar methodology, found that only 31 out of 83 census tracts fell into the strongest or weakest categories, with 52 or 63% in between.

property conditions, as there are few areas, which, although troubled, also contain substantial assets on which to build greater market strength.

In its issued report, the following conclusions and needs were drawn:

- Use Current Demographic Information to Develop Housing Strategies - According to national data (2015), 43% of all American-Americans households (within the city) were below poverty level as compared to 12% of white families;
 - Economic and racial segregations strongly mirror one another, with African-American households heavily concentrated in high poverty, low market value, census tracts within the city of Monroe.
 - ...”that there are housing-oriented strategies that can benefit the residents of the lowest value housing markets, reduce vacancy and abandonment and improve the quality of life of those areas, and perhaps – in conjunction with strategies to improve economic conditions for the city’s low income households – create significant market change in the long-term.”
- Target Absentee Landlords for Consistent Regulation – “The city should target absentee-owned properties for systematic regulation, perhaps by establishing a licensing program which provides for regular health and safety inspections of all rental properties to ensure that all rentals meet minimum health and safety requirements, are structurally sound and without “leaky roofs and vermin infestation; provide all basic services including heat, working plumbing, hot and cold running water and safe electrical service; and are not visually blighting.
- Outreach Tenants and Landlords to Address Blight - The Center recommends conducting outreach to tenants and landlords to discourage blighted properties.
- Homeownership Should Be Encouraged in Areas Where Low Market Values Exist with the city offering funds to incentivize home purchases and/or rehabilitation support to both new and existing homeowners in these areas. These measures may include:
 - Encouraging local lenders to provide down payment assistance or small grants to help existing homeowners address building deficiencies to result in the stabilization of homeownership, and, slow down or perhaps reverse, the trend of absentee ownership, in the city’s most distressed areas while adding value to the neighborhoods and the community as a whole.
- Demolish and Repurpose Lots in census tracts where abandonment is a problem. Oftentimes the cost to repair deteriorated properties exceed their market value and therefore should be demolished. Traditionally, demolition falls on the burden of the city. The Center is recommending that the city:
 - Adopt the necessary local ordinances in order to implement a code enforcement lien foreclosure process that will target historically vacant, abandoned and blighted properties.

The Center’s report is very important as it continues to afford the Department of Planning & Urban Development to look at housing needs from a socioeconomic and housing market conditions standpoint – a plus when it comes to inventorying market conditions to determine areas to disinvest or invest HUD dollars relative to homeownership and blight reduction.

According to the FY 2020 ACS 5-Year 2011-2015 Low-and Moderate-Income Summary Data (Figure 1) (below) reveals that there are currently 43,110 low-to-moderate income persons residing in 9 census tracts and various block groups that are considered 51% or more low-to-moderate income. According to HUD, these factors qualify areas where there are more than 51% AMI for “area benefit” funding consideration.

Figure 1.

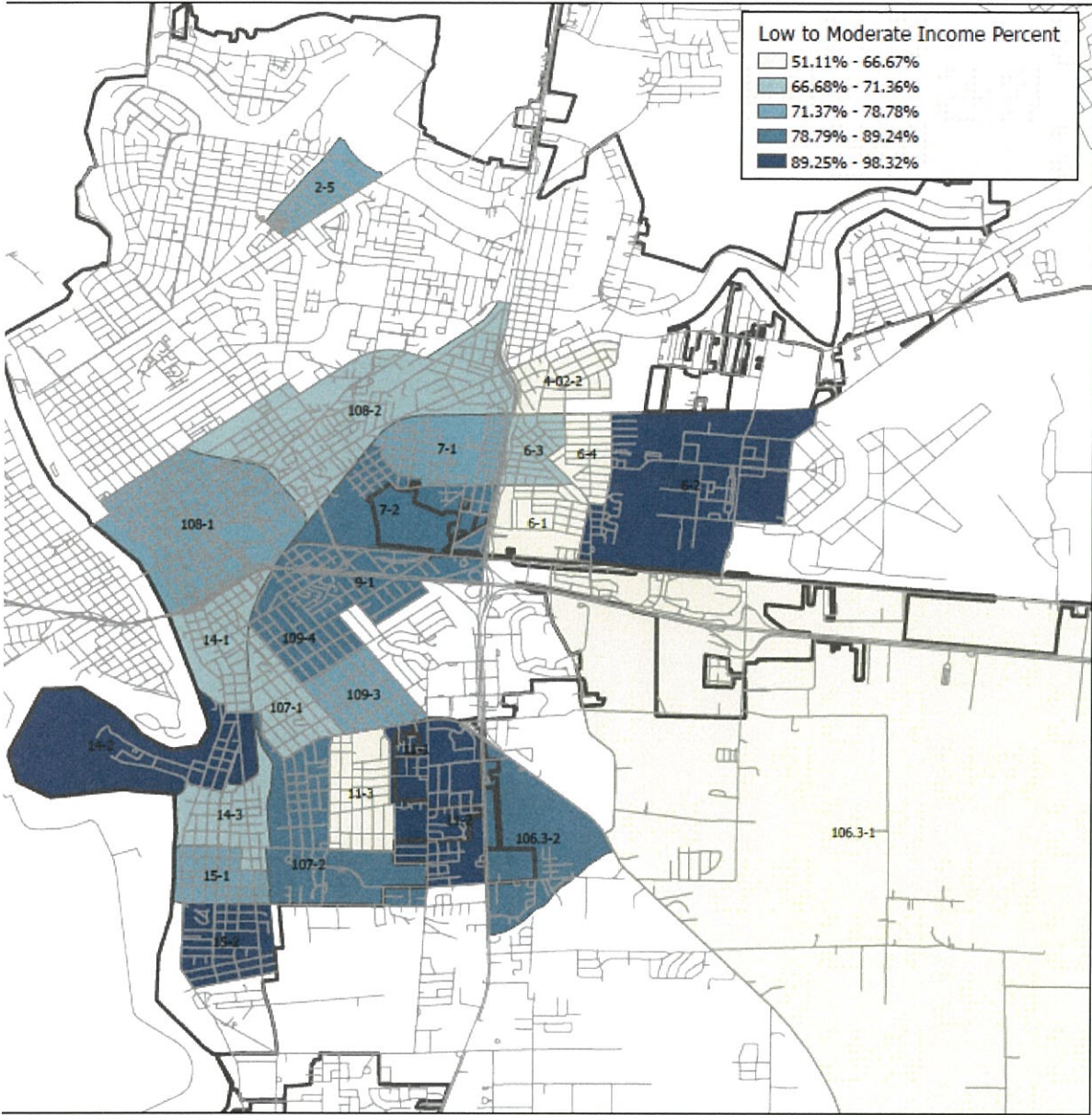
LMI Census Tracts – Monroe	Block Group	Total	
		Low to Mod Persons	LMI%
2	5	780	73.33%
4-02	2	1,505	60.11%
6	1	1,385	60.12%
6	2	2,955	98.32%
6	3	1,765	71.36%
6	4	725	61.11%
7	1	2,355	77.07%
7	2	1,140	83.87%
9	1	2,725	89.24%
11	1	1,810	92.55%
11	2	2,545	96.53%
11	3	1,975	66.67%
14	1	470	70.91%
14	2	1,375	95.04%
14	3	2,245	68.16%
15	1	1,005	78.78%

City of Monroe Consolidated Plan

15	2	1,985	89.95%
106.3	1	1,360	51.11 %
106.3	2	1,080	80.64%
107	1	1,210	68.07%
107	2	3,405	80.64%
108	1	1,005	77.88%
108	2	1,765	80.10%
109	3	2,600	77.47%
109	4	1,940	78.8-%
	Total LMI Persons	43,110	

Source: FY 2020 ACS 5-Year 2011-2015 Low-and Moderate-Income Summary Data (CDBG)

[See below map of City with identified Census Tracts]



Source: North Delta Regional Planning & Development District, Inc. (using FY 2020 ACS 2011-2015 data)

II. **Available Housing Inventory:**

According to the city of Monroe, there are 65 foreclosures reported by Code Enforcement Unit and over currently 900 adjudicated properties held by the city (as of June 2019). This inventory negates properties that are available for rent or sale at this time but could possibly be placed back on the market as affordable units for low to moderate income persons.

It was observed that 26 of 65 foreclosed homes are located within zip code 71201, 36 of these homes are located within zip code 71202 and 3 units are located in zip code 71203 – areas located both in the northern and southern parts of the city. Of particular note is 34 of the 65 of this defaulted units are owned by RESJ, LLC.

Finding of Needs: Based on this information, there appears to be a need for:

- Tenant-based rental assistance
- housing counseling
- foreclosure prevention education;
- some type of temporary emergency mortgage assistance programs to avoid foreclosures

Additionally, due to the COVID 19 pandemic, employment shortfalls, and, the but renters and homeowners will need housing assistance beyond “eviction or mortgage relief” stays.

III. **Income vs. Affordability:**

According to the 2019 Louisiana Housing Corporation’s Needs Assessment⁴, In the Monroe Housing Area, the number of very low-income households rose by more than 2% while the number of low-income households declined by nearly 7%.

2019 estimates (*Source: Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series*) indicate the median home value in Monroe as \$148,065 while the FY 2020 Fair Market rent⁵ as \$596 for an efficiency, \$600 (one-bedroom), \$774 (two-bedroom), \$991 (three-bedroom) and \$1078 (four-bedroom). However, the median gross rent for the area is \$800.00.⁶

With the median income (2015) reported as \$28,268.00 and 62% of households earning less than 80% of the HUD Adjusted Median Income, these figures support the premise that Monroe is a “renter’s city” thereby resulting in a need for more affordable housing programs so that renters may transition from renting to homeownership or assistance in reducing housing costs. For those not interested in owning, there appears to be a need to provide assistance to maintain rental units and reduce cost burden.

⁴ 2019 Housing Needs Assessment, LSU E. J. Ourso College of Business prepared for the Louisiana Housing Corporation (Source: American Community Survey 2012-2016 5-year estimates)

⁵ http://www.huduser.gov/portal/datasets/fmr/FY2020_code/2020summary.odn?

⁶ 2019 Housing Needs Assessment, LSU E. J. Ourso College of Business prepared for the Louisiana Housing

Table 2 shows of the 11,275, households reported (2011-2015 CHAS), 4,080 households are extremely low income (0-30%) while 2,550 households are very low income (30-50%); and 3,390 are lower income (or 50-80%). Additionally, 1,255 households were moderate income (80 to 120% of AMI.) Thus, 10,020 households in Table 2, as defined by HUD, earned up to 80% of the HUD Area Median Family Income (HAMFI) and are considered low to moderate income.

It is important to note that this percentage has increased by 570 households or 5.69% over the last five years as 9,450 persons were previously reported as earning up to 80% of the HUD HAMFI.

These numbers do not reflect HUD Tenant-based Section 8 numbers or numbers derived from the Monroe Housing Authority’s 2020-2024 Annual Plan to HUD. This information will be discussed in Section NA-35 of this report.

Table 1 – NA: Housing Needs Assessment Demographics			
Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	48,815	49,530	1%
Households	19,201	18,115	-6%
Median Income	\$29,158.00	\$28,268.00	-3%

Data 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Source:

Number of Households Table

Table 2 – NA: Total Households Table					
	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	4,080	2,550	3,390	1,255	6,840
Small Family Households	1,560	845	1,255	595	3,145
Large Family Households	480	125	235	60	400
Household contains at least one person 62-74 years of age	418	535	600	349	1,575
Household contains at least one-person age 75 or older	410	358	439	110	750
Households with one or more children 6 years old or younger	1,198	433	480	124	352

Source: 2011-2015 CHAS

Overcrowding and substandard housing are not considered common housing problems in the city of Monroe (Tables 3 and 4). Overcrowding and substandard housing (blight, vacant or abandoned units) are addressed through Code Enforcement, a division of the Department of Urban Planning and Development.

According to the city of Monroe’s Code Enforcement Unit⁷, “We have witnessed some single-family units being illegally converted into multi-family units, but not in such a way that it’s been an unsolvable issue. “We’ve only had a few cases where we were called in to enforce the situation, but compliance was met immediately. We have also witnessed “doubling up”. These complaints were found to be families trying to help each other during hard times and/or during catastrophic occurrences such as what we currently experiencing due to COVID 19 and the Easter Sunday Tornado.

Table 3 –NA: Housing Problems Table										
	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	30	45	25	4	104	8	0	0	0	8
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	8	30	0	153	0	10	4	0	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	195	34	44	0	273	15	0	10	15	40
Housing cost burden greater than 50% of income (and none of the above problems)	1,455	570	115	4	2,144	255	240	70	0	565
Housing cost burden greater than 30% of income (and	570	655	900	75	2,200	165	135	265	54	619

⁷ Source: Catherine Robinson, Chief Code Enforcement Officer, City of Monroe, Retrieved June 15, 2020

none of the above problems)										
Zero/negative Income (and none of the above problems)	560	0	0	0	560	69	0	0	0	69

Data 2011-2015 CHAS

Source:

” Housing Needs Summary Tables

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

Table 4 – Housing Problems 2										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,800	665	215	8	2,688	285	250	85	15	635
Having none of four housing problems	1,090	1,105	2,075	745	5,015	270	534	1,015	490	2,309
Household has negative income, but none of the other housing problems	560	0	0	0	560	69	0	0	0	69

Data 2011-2015 CHAS

Source:

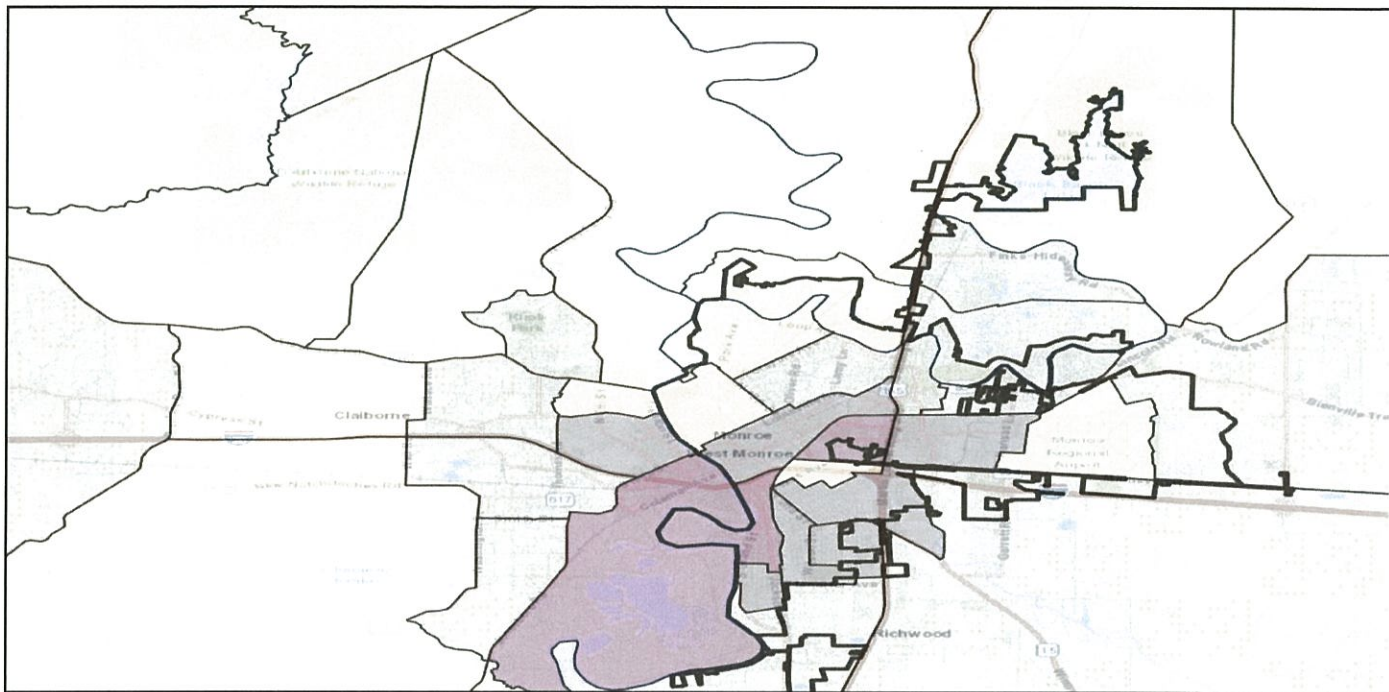
3. Cost Burden > 30%

Table 5 – NA: Cost Burden > 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	1,030	514	515	2,059	58	90	100	248
Large Related	310	69	19	398	14	0	19	33
Elderly	255	284	54	593	261	181	115	557
Other	695	430	425	1,550	88	100	100	288
Total need by income	2,290	1,297	1,013	4,600	421	371	334	1,126

Source: 2011-2015 CHAS

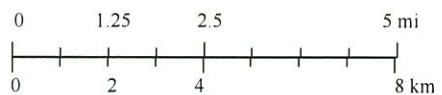
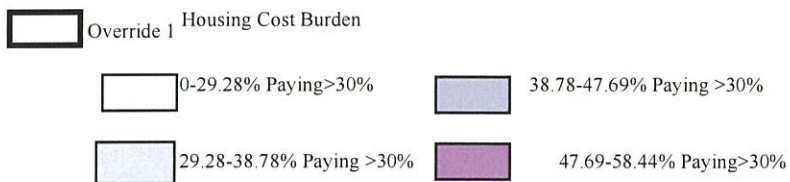
Tables 4 and 5 indicate problems with cost burdened renters and homeowners with incomes greater than 30%. Fortunately, these households do not appear to be experiencing severe housing problems.

Monroe – Housing Cost Burden Paying > 30% - Consolidated Plan and Continuum of Care Planning Tool



April 6, 2020

1:179,551



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

4. Cost Burden > 50%

Table 6 – NA: Cost Burden > 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	720	235	40	995	50	55	25	130
Large Related	180	20	0	200	4	0	4	8
Elderly	195	135	35	365	128	102	0	230
Other	535	190	45	770	74	85	40	199
Total need by income	1,630	580	120	2,330	256	242	69	567

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

Table 7 – NA: Crowding Information – ½										
	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	210	53	45	0	308	15	0	10	0	25
Multiple, unrelated family households	100	19	14	0	133	0	10	4	15	29
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	310	72	69	0	451	15	10	14	15	54

Data 2011-2015 CHAS
Source:

Table 8 – NA: Crowding Information – 2/2								
	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

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

According to 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year) statistics, of the 18,115 Monroe households, 41% (or 7,400) households are single-person households. Table 2 shows 3,660 of those severely cost burdened (0-30%) to low to moderate income experiencing cost burdens > 50-80% HAMFI.

Homeless counts received from the Northeast Louisiana Home Coalition made during their 2019 Point-in-Time survey identified 650 single person households living in emergency shelters with 17 of these persons being unsheltered adults, 11 chronically homeless persons and 0 veterans. Of the sheltered populations, 65 were adult individuals, 4 were veterans, 1 was an unaccompanied youth and 1 was a person with HIV while 8 were chronically homeless persons.

Also, Table 11 shows there are 308 single family households that are cost burdened and/or may have needs. In most cases, single households usually have more difficulty in affording associated housing costs as compared to larger households. Only 1/3 of the multiple family (unrelated) households in Table 11 are cost burdened. This may be due to shared expenses or for other reasons.

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.

July 1, 2019 CHAS data reports 8.5% of the Monroe population (47,294 estimated), who are under 65 years old have a disability. This would equate to 402 persons. Additionally, the Monroe PHA has reported 89 disabled persons. It is difficult to determine the number of victims of domestic violence, dating violence, sexual assault and stalking in Monroe as there are few providers. Those providing services to victims of domestic violence include Wellspring, Family Justice Center and Homeless Services and Rays of Sonshine.

According to the Monroe Homeless Coalition, “The jurisdiction's greatest challenge is lack of homeless housing and services for the general homeless -- those who do not fit into one of the nationally recognized subgroups of homeless (i.e., domestic violence victims, those with serious mental illness or substance abuse issues, Veterans, the chronically homeless).”

According to the National Coalition of Domestic Violence (NCDV)⁸, “In 2010, Louisiana ranked 4th in the nation for femicide; 2/3 of these murders were committed using guns. NCDV indicates “there has been at least one domestic homicide in every parish in Louisiana and at some point, over 5,000 adult women per year living in Louisiana will experience domestic violence.”

It appears there is a need to develop policy to include these households into a nationally recognized group of being defined as “homeless” as well as concentrating on expanding services to meet the needs of special groups such as victims of domestic violence, dating violence, sexual assault and stalking or consider supporting or continuing to support the agencies that provide existing services to these audiences.

On the other hand, during 2019, Rays of Sunshine, a local non-profit served 98 adult participants and 66 children—on-site. Approximately 92% of these persons were women with substance abuse disorders(SUD) who also suffered from mental health issues at intake [national average is 50% *SAMHSA HRC (drug overdose amongst women has increased by 260% in last 18 years)]; over 65% suffer from chronic disease or chronic health issues besides SUD and mental illnesses; over 50% of all intakes were homeless with 81% having children where over 89% of all intakes state they were in unsafe housing; over 90% have been abused; and 100% did not have jobs.

What are the most common housing problems?

According to the 2019 Louisiana Housing Corporation’s (LHC) 2019 Housing Needs Assessment, the most common housing problems in the Monroe area include:

- Aging housing stock
- Inadequate Facilities – Rental
- Rental Stress
- Low “new” Construction

Data seems to reveal that renters are the greatest cost burdened and reside in severely over-crowded housing conditions. Renters make up more than 50% of the housing occupancy rate in Monroe according to the most recent HUD-populated CHAS data.

HUD⁹ considers the four housing problems as: 1) incomplete kitchen facilities, 2) incomplete plumbing facilities, 2) more than one person per room, and cost burden greater than 30%.

The four severe housing problems are: 1) incomplete kitchen facilities, 2) incomplete plumbing facilities, 3) more than 1.5 persons per room, and 4) cost burden greater than 50%.

⁸ <https://assets.speakcdn.com/assets/louisiana.pdf>

⁹ CHAS data for the 2012-2016 period/Consolidated Planning/CHAS Data

Cost burden is defined as the ratio of housing costs to household income. According to HUD, for renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”. That includes mortgage payment, utilities, association fees, insurance and real estate taxes.

According to the Housing Problems 1 Table (households with one or more of the listed needs) below, approximately 100 of 104 persons are renters who fall within the range up to 80% (lower income) of the AMI and experience substandard housing that lacks complete plumbing or kitchen facilities. Approximately eight persons, who happen to be homeowners, lack complete plumbing or kitchen facilities and fall within 0-30% AMI (extremely low income).

And, there are 153 renters and 14 homeowners who are considered extremely low, very low income and/or low income and reported as living in severely overcrowded housing conditions with greater than 1.51 people per room (and complete kitchen and plumbing). The below Housing Problems 1 Table also cites 273 renters up to 80% AMI living in overcrowded conditions with 1.01-1.5 people per room (and none of the above four housing problems) while 25 homeowners, with income up to 80% AMI, reside in the same housing conditions as compared to 15 homeowners who live at 80-100% (that are moderate income) and are residing in the same conditions.

While 153 renters are residing in severely overcrowded housing conditions with greater than 1.51 per room, who possesses complete kitchens and plumbing, there are 273 renters who are living in crowded conditions with 1.01 persons per room and are experiencing none of the noted housing problems. Yet, on the other hand, the Housing Problems 1 Table shows 2,125 persons up to 80% AMI are experiencing housing cost burdens greater than 30% of income (and none of the above problems). As for owners, 565 homeowners are experiencing housing cost burdens greater than 30% of income.

Additionally, the Housing Problems 1 Table shows that they are 2,140 persons [renters] who are either extremely low income, very low income or low income that are experiencing housing cost burden greater than 50% of income (and none of the above problems); as for moderate income persons experiencing housing cost persons greater than 50% of their income, this number totaled 4 renter-occupied households.

ACS 2010-2016 5-year estimates indicate, “in the Monroe Housing Area, the number of very low-income households rose by more than 2% while the number of low-income households declined by nearly 7%.

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

Table 5 displays the number of cost burdened “renters” as 4,600 vs. the number of “owners” as 1,126. By far, renter-occupied households are the largest cost-burdened. And, due to COVID-19, renters, homeowners and businesses have been adversely impacted by rental stress and affordability issues.

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.

With the onset of COVID-19 affecting all Louisianans, and the city of Monroe, being one of the areas with the fastest growing pandemic rates (according to the Louisiana Department of Health), this scenario along with an already high poverty rate, according to the United Way of Northeast Louisiana's ALICE Report, may further burden already severely burdened households. Children have been out of school for an extended period of time, state offices were completely closed for weeks (possibly impacting SNAP and other benefits) and families have had to rely on the help of social service agencies for food and other essentials. For those on Section 8 or possessing vouchers where they may have had to pay a portion of their rent while unemployed, this may have posed a problem as eviction prohibitions have now been lifted due to COVID-19. Additionally, some households may have been displaced due to the Easter Sunday tornado impacting Monroe this spring.

However, there are social service agencies that provide limited services to assist with evictions, housing assistance and other needs. Sarah Johnson, director of Monroe's Home Coalition, projects the city, due to the global pandemic expects to be "inundated" [with requests for assistance and those requiring housing] once evictions resume due COVID-19 June eviction moratoriums being lifted by state and federal governments.

Therefore, Individuals who are currently residing in shelters or special residential facilities that serve those with mental health, substance abuse or domestic violence survivors or who stand the threat of becoming unsheltered are most likely cost burdened and are at imminent risk of either residing in substandard housing units and/or overcrowded conditions and/or continuing to go from shelter-to-shelter.

This is also an opportunity for the Department of Planning & Urban Development to direct recently awarded-HUD CARES dollars to support these persons and businesses adversely impacted by COVID-19 as well as those either losing employment or adjusting having to now rely on unemployment compensation. Child care services, virtual schooling or school alternatives are issues that have additionally surfaced due to COVID-19.

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:

Description of operational definitions:

Aging housing stock - This term refers to unit types built prior to the year 1950.

Inadequate Facilities – This term is used when there is a combination of two of the four HUD housing problems. HUD¹⁰ considers the four housing problems as: 1) incomplete kitchen facilities, 2) incomplete plumbing facilities, 2) more than one person per room, and cost burden greater than 30%.

Severe Housing Problems - The four severe housing problems are: 1) incomplete kitchen facilities, 2) incomplete plumbing facilities, 3) more than 1.5 persons per room, and 4) cost burden greater than 50%.

Cost burden – Households whose monthly housing costs exceed 30% of their monthly income. It is defined as the ratio of housing costs to household income. According to HUD, for renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”. That includes mortgage payment, utilities, association fees, insurance and real estate taxes.

Rent Stress: This term is broadly and traditionally used to refer to rental affordability or the inability to afford rental expenses. Rental households are usually described as rent-stressed if they spend more than 35% of their income on gross rent. Rent stress is supported by ACS data within this report. Rent stress differs from cost burden and severe cost burden.

Very Low-Income Households – Households whose income do not exceed 50% of the HUD area median family income.

Youth – Persons aged 17 years of age or younger

Veterans – Formerly active duty persons, having served in some division of the US Armed Forces, but does not include the military reserves or the National Guard unless activated.

Chronic Homelessness – refers to a head of household or individual with a long-term disabling condition who has experienced a year or longer period of homelessness or four periods of homelessness in the past three years, tolling up to 12 months or longer.

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

¹⁰ CHAS data for the 2012-2016 period/Consolidated Planning/CHAS Data

Populations exhibiting housing characteristics that have been linked with instability and an increased risk of homelessness include:

- Households adversely impacted by COVID 19 i.e., unemployed low-moderate income; underemployed,
- Renter-occupied households that are extremely low income
- Victims of domestic violence
- Persons with substance abuse, mental health disorders and/or those with physical disabilities
- Veterans
- Potential small business owners who have mortgaged their houses as assets against loans
- Unsheltered women have a 35.5% rate of sexual victimization and 56.8% of physical victimization. (Source: US Interagency Council on Homelessness)

Discussion

No additional discussion.

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

When a racial or ethnic group experiences housing problems 10% points or more over that of their corresponding income level—as a whole, HUD defines this as a disproportionately greater housing need. Housing problems are considered as:

- Units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (considered as “cost burdened”)

We have found, when there is sufficient household income, there is a decrease in housing problems. Yet, when there is little to no income, housing problems tend to increase.

A household is cost burdened when 30% or more of their gross income goes toward housing costs, and, severe burden cost is when 50% or more of the gross income is spent on housing expenses.

Given the HUD definition of housing problems, the Table below reveal there are:

- Three ethnic groups (White, Black and Hispanic) are experiencing one or more housing problems and earning 0-30% AMI (extremely low incomes) and spending a significant amount on housing (Table 9).
- Three ethnic groups (White, Black and Asian) in Monroe are experiencing one or more housing problems and earning 30-50% AMI (low income) and spending a significant amount on housing (Table 10)
- Four ethnic groups (White, Black, Asian and American Indian) in Monroe are experiencing one or more housing problems and earning 50-80 %AMI (moderate income) and spending a significant amount on housing (Table 11)

0%-30% of Area Median Income

Table 9 – NA: Disproportionally Greater Need 0 - 30% AMI			
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,815	625	629
White	460	120	140
Black / African American	2,280	505	479
Asian	0	0	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	39	0	0

Data 2011-2015 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

Table 10 – NA: Disproportionally Greater Need 30 - 50% AMI			
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	1,700	849	0
White	369	274	0
Black / African American	1,289	559	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	4	0

Data 2011-2015 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

Table 11 – NA: Disproportionally Greater Need 50 - 80% AMI			
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	1,460	1,925	0
White	315	410	0
Black / African American	1,030	1,498	0
Asian	4	0	0
American Indian, Alaska Native	84	0	0
Pacific Islander	0	0	0

Table 11 – NA: Disproportionally Greater Need 50 - 80% AMI			
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
Hispanic	0	0	0

Data 2011-2015 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

Table 12 – NA: 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	154	1,100	0
White	56	295	0
Black / African American	94	720	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	75	0

Data 2011-2015 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

- Table 12 shows 56 Whites and 94 (or less than 50%) of Blacks are moderate income earning 80-100 AMI).
- There are 0% of Asians, American Indian/Alaska Natives, Pacific Islanders nor Hispanics who are moderate income that are experiencing housing problems (Table 12) in disproportionate numbers.

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

According to HUD, severe housing problems exist in the instance when there is at least one of the following housing problems: 1) lack of complete kitchen facilities, 2) lack of complete plumbing, 3) overcrowded households (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls or half-rooms), and cost burden greater than 50% of a household’s income.

Again, “disproportionately greater need” exists when the members of a specific racial group—at a given income level—experience a given need at a greater rate than 10% or more than the income level as a whole.

0%-30% of Area Median Income

Table 13 – NA: Severe Housing Problems 0 - 30% AMI			
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,085	1,360	629
White	369	210	140
Black / African American	1,625	1,145	479
Asian	0	0	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	39	0	0

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Table 14 –NA: Severe Housing Problems 30 - 50% AMI			
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	915	1,639	0
White	208	439	0
Black / African American	689	1,170	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	4	0

Data 2011-2015 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

Table 15 – NA: Severe Housing Problems 50 - 80% AMI			
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	300	3,090	0
White	95	630	0
Black / African American	155	2,374	0
Asian	0	4	0
American Indian, Alaska Native	49	35	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Data 2011-2015 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

Table 16 – NA: Severe Housing Problems 80 - 100% AMI			
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	23	1,235	0
White	4	355	0
Black / African American	19	794	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	75	0

Data 2011-2015 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

The above data (Table 13) reflects that 78% of Black/African American households in the 0 to 30% range (as compared to 22% of the whole jurisdiction) are impacted by one or more of the four HUD-defined housing problems; whereas 64 % Black/African American households, 29% White, and 6% Hispanic in the 80 to 100% AMI category has one or more of the four housing problems.

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:

According to HUD, a disproportionately greater housing need is when a specific racial or ethnic group experiences housing problems at a rate that exceeds 10 percentage points over the corresponding income level. The data table below (Table 17) summarizes the percentage of various racial/ethnic groups experiencing cost burdens at various levels. *Cost-burdened* is defined as paying 30 to 50% of the household income towards housing. And, *severely cost burdened* is defined as paying greater than 50% of a household’s income toward housing.

Housing Cost Burden

Table 17 – NA: Greater Need: Housing Cost Burdens AMI				
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,120	3,389	2,919	670
White	5,205	855	690	140
Black / African American	5,585	2,455	2,079	514
Asian	94	4	20	15
American Indian, Alaska Native	19	35	45	0
Pacific Islander	10	0	0	0
Hispanic	159	0	39	0

Data 2011-2015 CHAS

Source:

Discussion:

According to Table 17, approximately 97% of the jurisdiction experiencing housing cost burdens spends less than 30% of their income on housing costs. This group includes Whites (46%) Black/African Americans (50%), and Pacific Islanders (1%).

Using the definitions herein, and reflecting upon Table 17, Black/African Americans(2,079), American Indians/Alaska Natives (45), Asians (20) and Hispanics(39), in the city of Monroe, are severely cost burdened at a disproportionate level as displayed in the table below as these ethnic groups spend greater than 50% of their income on housing costs.

Data in the table below also finds that Black/African Americans have a cost burden greater than 30% AMI.

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?

Yes. Taking a look at Section NA-15, Blacks/African Americans appear to be disproportionately impacted in the 0-30%, 30-50% and 80-100% income categories (Tables 9, 10 and 12).

Also, Figure 1 displays total Monroe PHA residents across all properties (See Figure 1, pg. 26). There are approximately 10,610 Blacks/African Americans served by the PHA. Additionally, this ethnic group receives the largest number of public housing and tenant-based vouchers (see Table 20).

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

All ethnic groups could benefit from additional income streams or higher income, whenever possible, to support housing living conditions and/or affordable housing and lastly to assist in the elimination of housing problems and/or repairs (other than those provided by landlords or maintenance crews). In the event this is not an option, the Department of Planning & Urban Development and the Monroe Public Housing Authority may have viable options through the use of CDBG, HOME and HOPE funds.

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

Yes. In its February 2015 report entitled, “Monroe, Louisiana: An assessment of socioeconomic and housing market conditions,” the Center for Community Progress published the following census tracts [encompassing the City of Monroe] to demonstrate areas of concentration by percentages of poverty, unemployment, educational attainment beyond high school and race, i.e. African Americans.

Consultants representing Strategic Community Solutions of Louisiana added another column to reflect the 51% LMI census tracts and block groups that HUD allows for entire “area benefit” projects.

There appears to be a clear correlation between the poverty rate and the high percentage of African Americans residing in census tracts and/or blocks where the poverty, unemployment and educational attainment rates are unbalanced. See Figure 2 below.

City of Monroe Consolidated Plan

Census Tracts	Poverty %	Un-employment %	% With BA or Higher Degree	%African American*	Tracts & Blk Groups 51% LMI or More (HUD FY 2000 Monroe ACS 5 Year 2011-2015 Information)
1	25.0%	1.9%	32.5%	25.7%	N/A
2	11.9%	1.4%	51.5%	8.4%	73.33%
4.01	28.8%	12.4%	45.8%	52.8%	N/A
4.02	25.0%	15.6%	18.4%	57.6%	4.02-2 60.1%
5	28.7%	5.2%	16.0%	44.5%	55.08%
6	53.2%	17.3%	5.9%	97.4%	6-1 60.12% 6-2 98.32% 6-3 70.36% 6-4 61.11%
7	43.6%	26.1%	13.8%	97.2%	7-1 77.07% 7.2 83.87%
9	54.5%	32.0%	1.2%	97.6%	89.24%
11	55.8%	21.9%	6.2%	97.8%	11-1 92.55% 11-2 96.53% 11-3 66.67%
14	52.3%	18.0%	3.8%	87.0%	14-1 70.91% 14-2 95.04%
15	51.9%	20.6%	1.6%	92.4%	15-1 74.78% 15-2 89.95%
17	29.9%	2.0%	38.5%	39.6%	17-3 71.31%

City of Monroe Consolidated Plan

101.02	18.3%	5.2%	18.2%	46.3%	N/A
102.01	17.9%	5.2%	31.1%	46.4%	N/A
103.02	18.2%	4.7%	57.6%	31.9%	N/A
106.03	42.3%	13.3%	6.7%	80.7%	106.3-1 51.11% 106.3-2 64.89%
107	49.7%	15.5%	4.6%	95.9%	107-1 68.06% 107-2 80.64%
108	51.0%	19.6%	6.7%	74.4%	108-1 77.88% 108-2 80.10%
109	36.0%	15.8%	14.8%	96.5%	109-3 77.47% 109-4 78.80%
110	47.3%	17.5%	16.4%	93.6%	110-1 55.94% 110-2 84.19%

Figure 2 – Monroe Census Tracts Reflecting Poverty, Race and LMI Percentages (2015)

Again, a neighborhood or census tract where there is 51.1% or greater LMI persons qualifies as “areas of benefit”. According to HUD, this designation allows for CBDG funding over and above housing needs.

Discussion:

There was much discussion during the Monroe community meetings to obtain citizen participation regarding the 2020 Monroe Consolidated Strategy Plan. While the information contained in Figure 2 is within the last 5 years, what holds true today is that there is much citizen concern around the issues on development on the North part of the city versus the South side of the city. The above figure was used to illustrate the amount of poverty that exists in certain parts of the city no matter the educational attainment level.

Yet, there are assets and resources available to the city through government and private partnerships to target these census tracts with infill development and/or repurposing blighted and abandoned houses and land.

NA-35 Public Housing – 91.205(b)

Introduction

The Monroe Housing Authority is the HUD-designated public housing entity for the City of Monroe, Louisiana. According to this source, the number of public housing units total 1,436; Housing Choice vouchers issued totaled 1,447 for a total number of 2,883 (Table 18). In its 2020 Annual Plan, the PHA analyzed the housing needs of low-income and very low families on its public housing and Section 8 waiting lists. This analysis revealed needs separately –among extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups. For example, there are 10,483 individuals with income less than or equal to the American Median Income (AMI). Yet, there are 3,435 tenants with income greater than 30% but less than 50% of the AMI. Of those with incomes greater than 50% but less than 80% of the AMI, there were 3,570 persons. Of these numbers, 687 persons were elderly, 6,989 were White, 195 were Hispanic, 88 Asian while 10,610 persons were Black.

This analysis concluded, based on general households with incomes below 30% of area median income (extremely low-income), households with disabilities and elderly families comprised very low income that were the least well-served in the PHA’s jurisdiction. Identification of household race and ethnicity also factored into this analysis were Blacks totaled the highest number of persons on the waiting list, second to Whites, third to Hispanics and fourth to Asians.

There is little to no margin of error in the numbers reported as both the Monroe Public Housing Authority and Section 8 waiting lists are reportedly computerized.

Figure 1 (below) considered issues of affordability, supply, quality of units, accessibility, unit size and location. Based on the number of occupied public housing units and Housing Choice vouchers issued as compared to the number of persons identified on the Public Housing Waiting Lists, supply does not meet the demand.

Figure 1.
Housing Needs of
Families in the
Jurisdiction by Family
Type

Table 18 – NA: Public Housing by Program Type									
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location		
Income ≤ 30% of AMI	10,483	5	5	5	N/A	N/A	N/A		
Income > 30% but ≤ 50% of AMI	3,435	4	4	5	N/A	N/A	N/A		
Income > 50% but < 80% of AMI	3,570	3	3	3	N/A	N/A	N/A		
Elderly	687	4	4	3	N/A	N/A	N/A		
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Race/Ethnicity White/Non-Hispanic	6,989	N/A	N/A	3	N/A	N/A	N/A		
Race/Ethnicity Black/Non-Hispanic	10,610	N/A	N/A	4	N/A	N/A	N/A		
Race/Ethnicity Hispanic	195	N/A	N/A	4	N/A	N/A	N/A		
Race/Ethnicity Asian	88	N/A	N/A	N/A	N/A	N/A	N/A		

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Disabled *		
				Total	Project-based	Tenant-based		Veterans Affairs Supportive Housing	Family Unification Program
# of units' vouchers in use	0	0	1,436	1,447	0	1,447	0	0	0

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Family Unification Program	
				Total	Project-based	Tenant-based		Veterans Affairs Supportive Housing
Average Annual Income	0	0	15,762	10,406	0	10,406	0	0
Average length of stay	0	0	5	4	0	4	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	4	27	0	27	0	0
# of Elderly Program Participants (>62)	0	0	318	197	0	197	0	0
# of Disabled Families	0	0	182	458	0	458	0	0
# of Families requesting accessibility features	0	0	1,436	1,447	0	1,447	0	0

Table 19 – NA: Characteristics of Public Housing Residents by Program Type

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Family Unification Program
				Total	Project - based	Tenant - based	
# of HIV/AIDS program participants	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Family Unification Program Disabled *
				Total	Project - based	Tenant - based	
White	0	0	181	132	0	132	0
Black/African American	0	0	1,253	1,313	0	1,313	0
Asian	0	0	1	2	0	2	0
American Indian/Alaska Native	0	0	1	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							

Table 1 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 21 – NA: Ethnicity of Public Housing Residents by Program Type										
Ethnicity	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant-based	Special Purpose Voucher		
				Total	Project-based	Project-based		Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	3	3	0	0	3	0	0	0
Not Hispanic	0	0	1,433	1,444	0	0	1,444	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Data Source: PIC (PIH Information Center)

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

Disabled Persons Requiring Accessibility

According to HUD, a person who is disabled possesses a physical or mental impairment that substantially limits one or more of major life activities. According to the 2014-2018 ACS, 8.5% of Monroe's residents are disabled.

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires 5% of all public housing units be dedicated for accessibility by persons with sensory impairments and disabilities.

As far as the Monroe Public Housing Authority goes, Table 19 reflects 650 persons who reside in public housing units and/or possess housing vouchers as disabled. Of this number, 182 are public housing-related and 458 are issued vouchers. Most public housing units usually have a limited number of accessible units. And, most persons who are disabled often face employment challenges thus non-accessible units may be more competitive usually causing longer waits for accessible units.

While the PIH Information Center data (Table 19) reveals 650 disabled persons residing in Monroe Public Housing, this same source also reports 2,883 families as requesting accessibility features. The number awaiting accessibility is more than 4 times the number of placed families that are disabled.

There appears to be a great need for additional public housing units and/or landlord-based properties to accommodate public housing or voucher eligible-residents requiring accessibility features. Of the 2,883 families that have requested accessibility features, 1,436 qualify for public housing and 1,477 are voucher qualified. The latter may have the option of seeking housing over and above public housing units. Persons with disabilities often require specially designed units and units that are close to public transportation, thus location could be a factor in meeting accessibility requirements. Accessibility requirements may include lower cabinets, wider entry and bedroom doors, ramps to enter and exit unit, enlarged showers with hand held shower heads, and lower counter tops and stoves.

There seems to be a need for more public housing units to afford those in need or recruitment outside of the PHA to place and provide the large number requiring accessibility accommodations who happen to possess vouchers. However, this is yet another opportunity for housing partnerships. This scenario supports citizen comments made during the citizen participation meetings hosted by the Monroe Department of Urban Planning, Division of Community Development regarding the need for additional housing for disabled persons and seniors/the elderly.

PHA Section 8 Waiting Lists

Table 22 (below) indicates there are 663 families on the Section 8 tenant-based Waiting List. Of this number, 93.96% have incomes that are less than or equal to 30% of the Adjusted Median Income (AMI). Of this amount, there are 89 (or 13.42%) families with disabilities requiring accessible units for Section 8 assistance only.

Table 22 – NA: Section 8 Tenant-Based Assistance/Housing Needs on the PHA’s Waiting List		
	Number of Families	% of total families
Waiting List Total	663	
Extremely low income <=30% AMI	623	93.96%
Very low income (>30% but <=50% AMI)	40	6.03%
Low Income (>50% but <80% AMI)	0	0
Families with children	447	67.42%
Elderly Families	37	5.58%
Families with Disabilities	89	13.42%
Race/Ethnicity (Black)	637	96.08%

Race/Ethnicity (White)	22	3.32%
Race/Ethnicity (Other)	3	0.45%
Race/Ethnicity (Asian)	1	0.15%
High	6	1.46%
Characteristics by BR size (Public Housing Only)		
1 BR	120	29.2%
2 BR	165	40.15%
3 BR	108	26.28%
4 BR	18	4.38%

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

It appears the most immediate need of Public Housing and Housing Choice voucher holders is that of “accessibility” to available units to accommodate disabilities. Regarding vouchers, there seems to be two challenges: 1) not accepted by all landlords; 2) the time it takes to locate available properties and the short window (60) to locate a property followed by the paperwork, inspections, etc. There are almost 3,000 families that have requested Monroe PHA units and are on the waiting lists.

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

The population-at-large as well as persons who are mentally or physically challenged all have similar needs for safe, sanitary, and decent housing that’s affordable. However, priority is given to extremely low-income persons relative to placement. As trends seem to be looking more towards universal design and “aging in place” accessibility should be at the top of mind for house hunters as well as those

seeking to rent, especially special populations. Equal considerations should be given to place those who are disabled--and on the waiting lists-- for every person that is extremely low income. In other words, a rotation system should be considered outside of finding more landlords who are willing to accept vouchers.

Discussion

In that the Monroe Housing Authority has communicated in its 2020-2024 Annual Plan, it has no plans to build new units for the next two years, consideration should be given to possibly retrofit surplus units to address needs or form partnerships with the city to place disabled tenants and those with vouchers. During the face-to-face meetings with the Housing Authority during February 2020, favorable comments were made to possibly partner with the Division of Community Development on first-time homebuyer initiatives. Perhaps this proposal is yet another opportunity for those on PHA waiting lists.

A-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The nature and extent of homelessness in the jurisdiction is unique and reflects the extraordinary poverty of the area. Though the jurisdiction is the City of Monroe, Louisiana, the City also serves the 12-parish region of Northeast Louisiana covered by the CoC organization Monroe/NELA CoC LA-505. As the urban hub of the region, the City is the nexus of homeless services for the region.

Number of persons experiencing homelessness on a given night: City of Monroe 100; Region 188

Number of Persons who experience Homelessness each year: City of Monroe 1,000; Region 1,880

Number of persons who lose their housing and become homeless each year City of Monroe 249; Region 478

Number of persons who exit homelessness each year: City of Monroe 155; Region 298

Number of days that person’s experience homelessness: City of Monroe 52

In the City of Monroe, 100 persons experience homelessness on any given day, according to the latest Point in Time Count (Monroe/Northeast LA CoC, Jan. 2019). Based on HUD-based estimation methods, the number of homeless each year is 10 times the PIT count, or 1,000. (AHAR, 2019). The estimated number that become homeless each year is 249, according to the region’s System Performance Measures that track homeless outcomes based on Homeless Management Information System (HMIS) data reports for 2018 (most current available). The SPMs (or HDX report) excludes victims of domestic violence as well as those in Category Two of HUD’s homeless definition (24 CFR Parts 91, 582, and 583). According to data from the CoC’s HMIS system and reports from HUD-funded service providers, the number of persons who exit homelessness each year is currently estimated at 155, though again this excludes victims of domestic violence and those defined as homeless by Category2. The number of days persons experience homelessness is an average of 52 days at present though the CoC has reduced this number substantially each year.

HOMELESS NEEDS TABLE	Homeless on a given night	Homeless on a given night	Est nbr exp homelessness each year	Nbr who lose housing & become homeless each year	Nbr exiting homelessness each year	Number of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adults and Children	32	0	320	384	560	60
Persons in Households with only Children	1	0	10	12	18	49
Persons in Households with only Adults	65	17	650	780	1138	135
Chronically Homeless Individuals	8	11	80	96	20	103
CH Families	0	0	N/A	N/A	N/A	N/A
Veterans	4	0	40	48	70	30
Unaccompanied youth	1	0	10	12	18	49
Persons with HIV	1	0	10	12	18	60

RURAL HOMELESSNESS - None

There are no rural areas in the jurisdiction, so no rural homelessness can be reported. In the region, in 2019, 46.8% of persons experiencing homelessness come from rural parishes.

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

HOMELESSNESS BY RACIAL AND ETHNIC GROUP		
	Percent of Sheltered	Percent of Unsheltered
White	27.9%	30%
Af Am	72%	70%
Asian	0%	0%
Am Ind	.1%	0%
Native Haw	0%	0%
Multiple		
Hisp	0%	0%
Not Hisp		100%

ADDITIONAL NARRATIVE

The number and type of families with children in need of housing assistance are as follows: Homeless families comprise 54% of the area's homeless, compared to 33% nationally (AHAR 2018). These families are typically a single parent (usually the mother) with children under 18 with her. Homeless families with children are largely female (64.6%) and African-American (92.1%). The average household size is 3.5 persons including one adult and two or three children under 18. Of homeless persons in families, 68.3% are children under 18. The jurisdiction's greatest challenge is lack of homeless housing and services for the general homeless -- those who do not fit into one of the nationally recognized subgroups of homeless (i.e., domestic violence victims, those with serious mental illness or substance abuse issues, Veterans, the chronically homeless).

The number and type of families of Veterans in need of housing assistance are as follows: Homeless Veterans and their family members comprise 4% of the jurisdiction's homeless compared to 7% nationally (AHAR 2018). In the jurisdiction, 0% of homeless Vets are persons in families while 100% are individuals. 25% of homeless Vets are female, and the remainder is male. 75% are African American and the remainder is White. A projected 40 of Veterans become homeless each year. The jurisdiction is on track to achieve functional zero homeless Vets by the end of 2020 (i.e., match available Veteran homeless housing with the number of Veterans who become homeless each month).

The nature and extent of homelessness by racial and ethnic group is shown in the previous chart. Of note, in the jurisdiction, 77.6% of the homeless are African American, exceeding the 63.9% of African Americans that make up the population as a whole (US Census, 2010). The region's Continuum of Care attributes this to the greater than proportionate number of African Americans in the jurisdiction and region experiencing poverty, housing cost burden, and unemployment, three primary causes of homelessness. (Monroe/Northeast LA CoC, 2019)

The nature and extent of sheltered and unsheltered Homeless is as follows:

In the jurisdiction, the most recent Point in Time count (2019) documented 9% locally compared to 35% nationally (AHAR 2018). All unsheltered persons in the 2019 PiT count are individuals -- no unsheltered families were identified at Point in Time date. The jurisdiction through its homeless housing and service providers maintains a stock of homeless housing structured to match the needs of the homeless with shelter types, contributing to the lower-than-average number of unsheltered homeless persons in the jurisdiction. Unsheltered persons are more likely to be the chronically homeless as well as those with serious mental illness and substance abuse issues.

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

The sheltered homeless typically fall into one of the nationally recognized subpopulations including the chronically homeless, victims of domestic violence, those dealing with serious mental illness or substance abuse, Veterans, or homeless youth. (PiT 2019) The jurisdiction includes no rural areas so no rural homeless are included in this report.

There are few providers that serve veterans, those with substance abuse, mental illness and victims of domestic violence. Some of these entities include Wellspring and Rays of Sunshine. It has not been determined how many consumers are seen by these providers.

Discussion:

The jurisdiction coordinates with the region's Continuum of Care and efforts to address the needs of homeless persons in a number of ways. First and foremost, the jurisdiction provides input to help develop and monitor outcomes for the CoC's Strategic Plan to End Homelessness. This plan includes the goals of the USICH federal plan to prevent and end homelessness. The CoC region including the jurisdiction are on track to achieve the target goals of ending chronic homelessness by 2021, Veteran homelessness by 2020, and family homelessness by 2022 while developing a path to prevent and end all homelessness. The primary mechanisms for coordination with the CoC include the jurisdiction's providing input to planning and oversight by Advisory Board of Directors participation, opening public facilities as temporary shelters in case of extreme weather or disasters, assigning jurisdiction staff to participate in community planning efforts such as the current planning process for a centralized intake facility, partnering with the CoC to provide services for homeless youth and their families through the jurisdiction's public school system, providing necessary documentation and assistance completing required forms as needed for homeless programs, sharing information about homeless needs brought to the jurisdiction's attention, and supporting Point in Time data collection.

The jurisdiction coordinates with the CoC regarding ESG funds as follows: The jurisdiction, ESG subrecipients, and CoC maintain a regional ESG working group that meets at least once per year in person and works collaboratively by email year-round. The group collectively considers performance standards and evaluation as well as currently updating policies and procedures for administration of HMIS. The jurisdiction bases its planning on information provided by the CoC including presentations in public meetings as well as the CoC's annual PIT, HIC, and strategic planning documents. Information on ESG fund allocation is also provided to the jurisdiction in response to Requests for Proposals from prospective subgrantees who are members of the CoC. The CoC's annual evaluation of Unmet Need also speaks to ESG allocation. ESG program subrecipients' performance is evaluated quarterly by the CoC Board Assessment Committee, with results reported to the jurisdiction. Criteria for an annual on-site monitoring is being developed at present by the ESG working group.

NA-45 Non-Homeless Special Needs Assessment

Introduction:

A recent community needs assessment survey was presented electronically on the city’s website, via delivery to various agencies and also handed out to Monroe residents attending one of three community meetings regarding the 2020-2024 Monroe Consolidated Plan. We asked Monroe community residents the following:

In your opinion, what priority should be assigned to each of the following special needs and services/activities?

Respondents were given three choices for each factor. While respondents checked low, medium and high choices for each factor: low, medium or high priority, each of the 18 factors below were selected as “high” priorities in the following order:

Mental Health (**108 Responses**), Substance Abuse Services (**105 Responses**), Elderly Services (**104**), Domestic Violence (**102**), Veterans Services (**102**), Services to Persons with Disabilities (**101**), Homeless Services (**101**), Hunger and Nutrition Services (**98**), Support for High Risk Youth and Families (**96**), Services for Youth and Adults of Sexual Trauma (**96**), Residential Accessibility Improvements for Persons with Disabilities (**96**), Foster Youth Services (**95**), Public Facilities Improvements for Persons with Disabilities(**94**), Youth Transitioning out of Foster Care (**90**)Emergency Shelters (**88**), Support for Formerly Incarcerated persons (**85**), Supportive Employment Support for Special Populations (**82**), HIV/AIDS Services (**75**).

The ratings above support the fact that there are needed services, based on citizen feedback, not only for special needs households but across the board, i.e., low- and moderate-income small families, large families and elderly families. Each of these populations require special accommodations, accessibility of special programs to meet their needs, including affordable housing.

Table 5 and 6 indicate the number of small, large, elderly and other Monroe households that are severely cost burdened among renters and owners.

Lower income persons in Monroe are greatly impacted by high housing costs. Median income decreases—from year-to-year present challenges to meeting basic need and housing affordability with contract rent averaging at \$800.00.¹¹ While the 2014-2018 Median gross rent is \$694.

¹¹ CHAS data for 2012-2016 (Released by HUD August 5, 2019)

Special needs households considered in this section include: persons with cognitive, developmental and physical disabilities, elderly/frail elderly, persons experiencing substance abuse additions and mental health conditions and persons living with HIV/AIDS.

Typically, persons with special needs live on Social Security Income (SSI), Social Security or some other form of fixed income and are considered extremely low income. In most cases, these audiences may also depend on family or care members to assist them, thus these populations may require community supports and supportive services.

We find that public and private sources are challenged often in making available funds stretch to reach the number of persons with needs. Oftentimes, special needs populations are placed on waiting list or have to result to housing that can afford.

Ultimately, special needs subpopulations are those that are non-homeless but may require supportive or special needs housing and are more likely to experience a high housing cost burden, lack of transportation and/or substandard housing. These subpopulations include elderly, persons with mental and/or physical disabilities and persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

HUD defines a disabled person as “having a physical or mental impairment that limits—substantially—one or more of the major life factors.

To meet the HUD definition for a disability, the condition must be chronic and the condition must have existed for at least one year.

Tables 5 reveals there are 29% of elderly of the renter population who are severely cost burdened at greater than 30% AMI. While Table 6 shows there are 37% of the total renter population who elderly, and, cost burdened greater than 50%AMI.

Table 19 shows there are currently 2,883 families with disabilities that recent public housing assistance and vouchers from the Monroe Public Housing Authority (PHA). While Table 22 shows 5.58% (elderly) and 13.42% of persons with disabilities currently on the PHA waiting lists.

Monroe special needs populations may be in need of one or more of the following supportive, public and/or housing services:

- Emergency housing, including overnight and disaster services for homeless
- Transitional housing
- Permanent supportive housing for mentally challenged and others
- Healthcare assistance
- Transportation assistance

- Prescription Drug Assistance
- Re-entry housing, employment assistance
- Services for Youth Transitioning out of Foster Care
- Workforce Development training
- Childcare services for sheltered parents

Question 6: In your opinion, what priority should be assigned to each of the following special needs or services activities?

The Community Needs survey distributed to Monroe citizens revealed the following responses to special needs populations:

Service	#Respondents	Percentage of Total Respondents
Mental Health Services	108	97%
Substance Abuse Services	105	97%
Elderly Services	104	96%
Domestic Violence Services	102	94%
Services for Youth/Adults of Sexual Trauma	102	94%
Veterans Services	102	94%
Services for Persons with Disabilities	101	94%
Homeless Services	101	94%
Support for High Risk Youth	97	90%
Residential Accessibility Improvements	96	89%
Foster Youth Services	95	88%

Public Facility Accessibility Improvements for Disabled	94	87%
Youth Transitioning out of Foster Care	90	83%
Emergency Shelters	88	81%
Support for Formerly Incarcerated Persons	85	78%
Supportive Employment for Special Populations	82	75%

Of the survey categories listed above, each of the special needs listed prevailed as high priorities in their respective category.

What are the housing and supportive service needs of these populations and how were they determined?

The housing and supportive service needs for special populations included (in the order of priority): mental health services, substance abuse services, elderly services, domestic violence series, services for youth/adults of sexual trauma, Veterans services, services for persons with disabilities and homeless services.

Priorities were determined using two methods:

Method One – Included conducting on-line and in-person Community Needs Assessment surveys.

Method Two – Included conducting community meetings to afford citizens the opportunity to participate in a HUD-issued SWOT Analysis to identify area Strengths, Weaknesses, Opportunities and Threats. Residents were then asked to list these items on flipcharts and to discuss each. Citizens were then given the opportunity to prioritize needs –based on eligible activities.

Once priority areas were identified, consultants along with Department of Urban Planning & Development staff shared survey results. The survey results assigned with the in-person group priorities. Workgroups were then established to allow residents to sign up for workgroup participation, based on identified priorities, to assist with the goal setting process at a subsequent meeting.

To be clear, Ms. Hill, Director, Department of Planning & Urban Development for the City of Monroe shared eligible HUD activities so that residents attending the meetings would have a sense of eligible CDBG funding categories and would not leave the meeting misinformed.

Both consultants, and, Planning & Urban Development staff reiterated the importance of prioritizing eligible CDBG activities, given the priority and funding availability pertaining to the 2020 Annual Plan strategies.

Elderly (Persons 62 and older) and Frail Elderly – Most frail elderly require assistance with daily living or ADLs such as bathing, walking, assistance with light housework and in taking their medication. The Division of Community Development has historically provided CDBG funding to the Ouachita Council on Aging to provide assistance with these services in addition to Congregate and Home-delivered meals to elderly citizens who are able to travel to Senior Center Meal sites as well as meal deliveries to home-bound elderly.

According to the Ouachita Council on Aging, seniors and elderly over 65, who are retired or disabled, usually are on a fixed income with no other income options. Quite a large amount of their fixed incomes cover rent, utilities and medication, if that is possible. Many need accessible and affordable transportation and assistance in making doctor's appointment because they no longer drive, or have working family members who are unable to take them to physician visits or to the grocery store.

As for housing, many seniors and disabled persons may live alone but need support from Council on Aging Caregiver Programs, Meals on Wheels, CHORE or Personal Assistant services to help them with medication and/or to clean their homes. Because their income is limited, they may not have others but to transition to skilled nursing facilities, nursing homes or independent living facilities.

Persons with mental, physical, and developmental disabilities: Rays of Sunshine provides lodging and various programs to women who are recovering from alcohol abuse, drug addiction and/or those who may be mentally challenged and their children. How are needs determined:

- 1) Through a national assessment screen ASI
- 2) Phone and on-site interviews
- 3) Over 20 years of serving this population and their needs – in fact that is how this program developed—presenting of major needs and becoming a part of not only a local solution but also a state solution.
- 4) Case management assessments
- 5) Educational testing and goal setting --- setting up individual development plans

Wellspring, an ESG grant recipient, provides community support services to special populations.

According to Rays of Sunshine administrators, there is a major need for low/no income SAFE housing for women and children with SUD [Substance Use Disorders] “to give them a fighting chance of a productive life and experience wellbeing for them and their children”.

The Planning and Urban Development Department will continue to monitor the needs of these non-homeless special needs consumers.

Victims of Domestic violence, dating violence, sexual assault, and stalking – According to the Monroe/NELA CoC, the jurisdiction's greatest challenge is lack of homeless housing and services for the general homeless -- those who do not fit into one of the nationally recognized subgroups of homeless (i.e., domestic violence victims, those with serious mental illness or substance abuse issues, Veterans, the chronically homeless).

The University of Louisiana at Monroe enforces the Campus Sexual Violence Elimination (SaVE) Act (2018) that fosters translucency on campus regarding incidents of sexual misconduct, violence, ensures improved rights of victims, establishes standards for disciplinary proceedings, and requires primary and on-going prevention educational programs. The Campus SaVE Act which mandates campuses to report annual statistics regarding incidents of campus crime, including sexual violence, domestic violence, dating violence, and stalking. ULM reports it has adopted policies and procedures to prevent and respond to incidents of sexual assault, domestic violence, dating violence and stalking. These guidelines apply to all members of the University community (students, faculty, and staff) as well as contractors and visitors. This information is important as students served and families of college students are often low to moderate income and rely on Pell grants and student loans. (Source: Catalog.ulm.edu/content.php?catoid=30&navoid=3849)

Victims of Domestic Violence and Veterans Services – Wellspring, also a CDBG contractor, provides non-residential services for survivors of domestic violence, dating violence, sexual assault and stalking as well as a myriad of service to Veterans. (Source: Wellspringofla.org/2018/02)

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

There are a limited number of HIV/AIDS providers in Monroe and Ouachita Parish while the Louisiana Department of Health has reported 1,161 cases in the Monroe Region (Region 8) as of December 31, 2018. However, most persons with HIV/AIDS, due to advances with medical treatment are able to work. For those single persons, with no support group or family network, supportive housing services is a need.

However, the quality of life for persons with HIV/AIDS and their family members are dependent upon the diagnosis, available treatment options, financial status and community supports. An HIV/AIDS diagnosis can result in employment and financial challenges, an increased risk of homelessness, and emotional and mental challenges.

It is important to note that the City of Monroe is not a HOWPA grantee or provider although there is collaboration among area providers.

Discussion:

See discussion points in Section NA-40.

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction's need for Public Facilities:

Included in eligible CDBG Public Facilities and Infrastructure categories are neighborhood facilities, i.e., parks and recreational centers, educational centers and public libraries; facilities for special needs populations (elderly, homeless and disabled), senior centers, handicapped centers, homeless facilities (not operating), youth centers, neighborhood facilities, parking facilities, solid waste disposal improvements, flood drainage improvements, water/sewer improvements, street improvements, sidewalks, child care centers, tree planting, Fire stations/equipment, health facilities, facilities for abused and neglected children, asbestos removal, facilities for AIDS patients (not operating costs) and other public facilities/improvements.¹²

Public facilities, defined as structures provided by the government or other public or private non-profit entities, serve public needs within the community. The city of Monroe owns and operates approximately 86 buildings, that includes facilities such as sewerage payment centers, wastewater treatment facilities, parks and recreation facilities, community centers, police stations, fire, emergency and various other municipal facilities, including City Hall and the latest being a “One Stop Business Center” now under development.

Broad goals for public facilities include:

- Develop public facilities that are consistent with transportation and land use plans
- Ensure all public facilities provide accessibility accommodations for all citizens and visitors
- Ensure that public facilities meet code requirements
- Inventory vacant public facilities and repurpose when possible
- Ensure that all public buildings are properly zoned for existing uses
- Educate residents on use and upkeep of appropriate public facilities
- Establish more facilities to serve homeless men
- Consider facilities to provide Mental Health, Addiction and Reentry Services

¹² CDBG Matrix Codes by Category

How were these needs determined?

Comments received during the meetings included using more community centers to host community meetings.

During the three community meetings held in February 2020, in addition to feedback from Community Needs Assessment respondents, certain public facilities and services were expressed as essential to support a cross-section of low-to-moderate residents.

Resident Considerations for public facilities and/or Infrastructure Included:

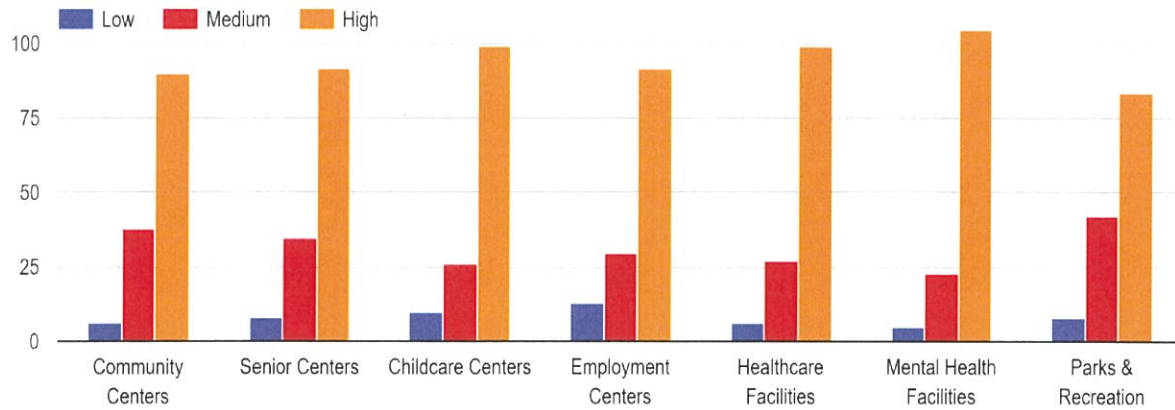
Facility-type	Score	Percentage
Mental Health Facilities	105	100%
Child Care Centers	99	94%
Healthcare Facilities	99	94%
Senior Centers	92	88%
Employment Centers	92	88%
Community Centers	90	86%
Parks & Recreation	84	80%

Mental Health Facilities was the top priority among public facilities (health facility) and public services, followed by child care centers and health care facilities tied for second and senior centers as the third priority areas.

Of the seven categories listed in the section of the community needs assessment survey impacting public or community facilities, each area was deemed as a “high” priority need. Ratings were as follows: Mental Health Facilities (**105**), Healthcare Facilities (**99**), Child Care Centers (**99**), Senior Centers (**92**), Employment Centers (**92**), Community Centers (**90**) and Parks and Recreation Centers (**84**).

See below survey question regarding public facilities:

6. In your opinion, what priority should be assigned to each of the following community facilities?



How were these needs determined?

Again, priorities were determined using two methods:

Method One – Included conducting on-line and in-person Community Needs Assessment surveys.

Method Two – Included conducting community meetings to afford citizens the opportunity to participate in a HUD-issued SWOT Analysis to identify area Strengths, Weaknesses, Opportunities and Threats. Residents were then asked to list these items on flipcharts and to discuss each. Citizens were then given the opportunity to prioritize needs –based on eligible activities.

Once priority areas were identified, consultants along with Department of Urban Planning & Development staff shared survey results. The survey results were shared during the second community meeting that included the assignment of needs’ priorities. Workgroups were then established to allow residents to sign up for group participation, based on identified priorities, to assist with the goal setting process at a subsequent community meeting.

Infrastructure was one of five resident priority workgroups.

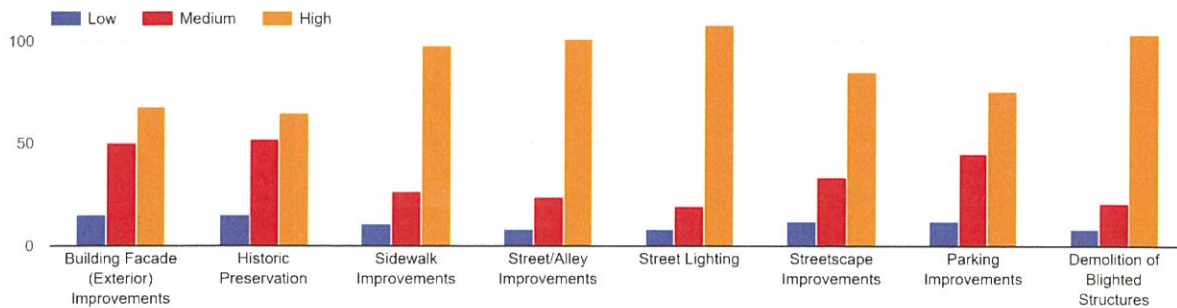
Describe the jurisdiction’s need for Public Improvements:

According to HUD, public improvement and infrastructure includes water and sewer improvements, sidewalk and street improvements, flood, drainage improvements, and other

infrastructure-related needs provided by the government or private or non-profit entities to serve the needs of the community.

The Monroe Community Needs Survey included the following question relevant to public improvements:

5. In your opinion, what priority should be assigned to each of the following neighborhood commercial district revitalization activities?



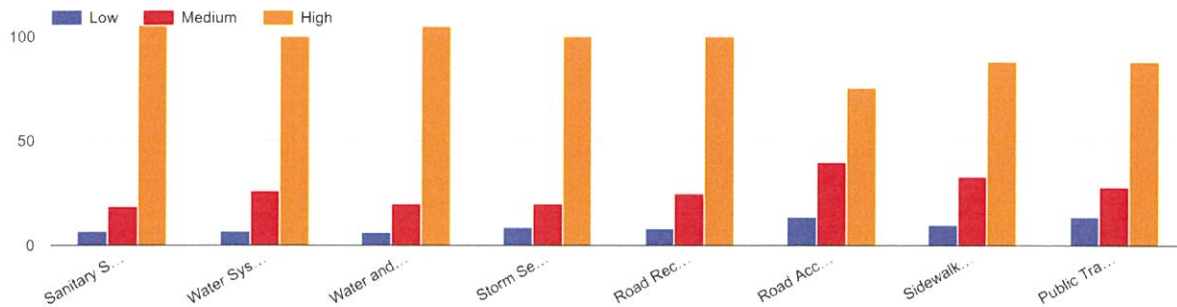
In response to the above question (5), citizen responses were as follows:

Responses, in order of priority: Street Lighting (108), Demolition of Blighted Structures (104), Street/Alley Improvements (101), Sidewalk Improvements (98), Streetscape Improvements (85), Parking Improvements (76), Building Façade (Exterior) Improvements (68), and Historic Preservation (65).

Describe the jurisdiction’s need for Public Services:

It is the aim of the Department of Planning & Urban Development to provide needed and necessary public services to residents of the city of Monroe while increasing the level of services offered. An objective to accomplish this goal would require hosting a community Boot Camp (in-person or virtually) to educate citizens on 1) what public services are provided to citizens 2) where to locate these services and 3) empower them to consider establishing neighborhood civic associations to hold residents accountable for the upkeep of their neighborhoods.

7. In your opinion, what priority should be assigned to the following public infrastructure projects?



Responses to Question 7, in the order of priority: **Sanitary Sewer System Improvements/Extensions (106)**, **Water & Wastewater Treatment Facilities (105)**, **Water System Improvements/Extensions (100)**, **Storm Sewer Projects (100)**, **Road Reconstruction (100)**, **Sidewalk Reconstruction (88)**, **Public Transportation (88)** and **Road Access to Businesses (76)**.

Indicate other public infrastructure projects or provide additional comments. 16 responses

“The infrastructure is necessary for residents and visitors alike. It is a priority that seems to be neglected in some areas. Lighting and safety are essential as well.”

“Cleaning ditches, building sidewalks, repairing infrastructure, and beautification of our city are all top priorities in my opinion. Help poorer areas look and become better. Don't continue to ignore the problem or put a band-aid on what you should stitch up so the wound can close. Stop turning a blind eye to the real issues and making one part of the city look better than others. Love and respect all of the citizens regardless of their socioeconomic status. Fix it and fix it right the first time. Hopefully, someone will read this and it will make a difference. Thank you!”

“Lower senior citizen transportation cost.”

“Bus Line Improvements - More services, Bus Shelters/Benches”

“The whole city of Monroe need help”

“This is a high concern.”

How were these needs determined?

Same process as described above, i.e., community surveys, SWOT Analysis and needs prioritization during citizen participation meetings.

Same as above

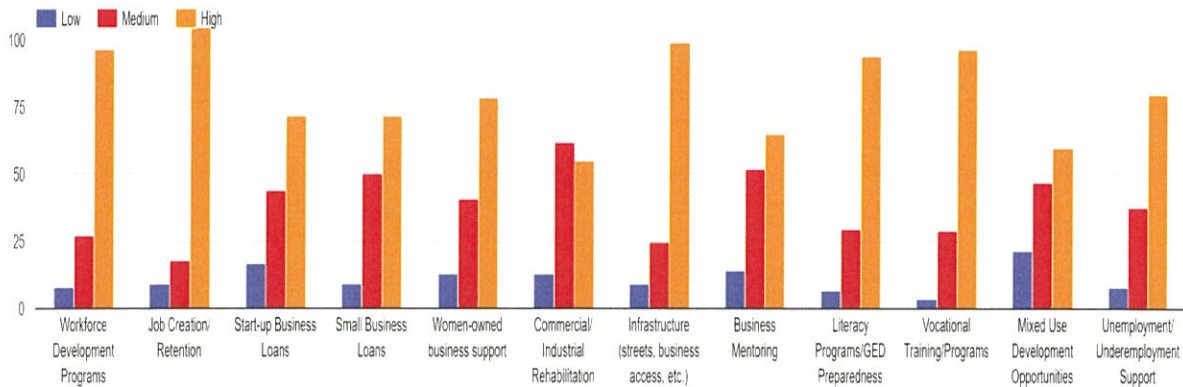
Additional Narrative

In addition to the citizen participation surveys, the following topics surfaced as priority:

Economic Development, question #3 (Note: Several of these programs may also be considered Public Services or Public Improvements/Infrastructure):

Here are responses in the order of priority: Job Creation (**105**), Infrastructure (Streets, businesses access, etc.-(**99**), Workforce Development Programs (**97**), Vocational/Training Programs (**97**), Literacy Programs/GED Preparedness (**94**), Unemployment/Underemployment (**80**), Women-Owned Business Support (**79**), Start-up Business Loans (**72**), Small Business Loans (**72**), Business Mentoring (**65**), Mixed Use Development in Declining Areas/Policy (60), and Commercial/Industrial Rehabilitation (**55**).

3. In your opinion, what priority should be assigned to each of the following economic development activities?



How were these needs determined?

The above needs surfaced as a result of conducting a citizen Community Needs Survey and the need to focus on “Economic Development” categories surfaced during the two citizen participation meetings which resulted in a workgroup by the same name.

Additionally, North Delta Regional Planning & Development District, Inc. provides comprehensive planning and technical assistance for the parishes of Caldwell, East Carroll, Franklin, Jackson, Madison, Morehouse, Ouachita, Richland, Tensas, Union and West Carroll. The city of Monroe is geographically located in Ouachita Parish. The Mayor of Monroe has a

seat on the CEDS Governing Body.

North Delta is responsible for overseeing the Comprehensive Economic Development Strategy (CEDS) for the region. Within its 2015-2020 public infrastructure and economic goals were identified as:

- **Economic Diversification**

Goal: Unite region to attract and expand industry and entrepreneurship throughout the district.

Objectives:

- Assist small communities in implementing strategies that attract and grow businesses in targeted areas
- Assist small communities in developing micro-clusters that capitalizes on unique assets and broaden local economy.
- Promote initiatives and businesses that foster growth in export industries that utilize all modes of transportation, broaden local economy, and add value and wealth for the district

- **Infrastructure Renewal and Rehabilitation**

Goal: Promote the renewal and rehabilitation of the infrastructure throughout the district via a collaborative effort with political bodies to obtain funding to accomplish needs.

Objectives:

- Obtain staff development for public entities to develop and implement effective grantsmanship skills.
- Coordinate the application process for state and federal loans and grants that provide infrastructure improvements to promote economic development.

- **Resiliency**

Goal: Develop plan to prepare businesses to become resilient to economic and natural disasters.

Objectives:

- Assist business leaders to develop a plan to diversify the local regional economy
- Assist businesses to utilize to full advantage of the internet
- Promote development of knowledge-based economic clusters that are less impacted economically by natural disasters.
- Develop a regional innovative and technology recovery center for use by businesses during disasters.

- **Leadership Development and Cooperative Planning**

Goal: Take a proactive role in promoting the development of leadership and cooperative planning among the political and economic development officials in the district.

Objectives

- Take a proactive role in obtaining resources to access, plan, and implement a

- district economic development plan
- Provide leadership to promote collaborative economic development strategies among local economic development districts
- Promote the provision of needed workforce development and training to workforce officials and education leaders.

These needs were determined through a collective process, many of which mirror the needs for workforce and business development, shared during the February 2020 citizen participation and stakeholder meetings.

There seems to be a need for the city of Monroe Administration to align itself with the Department of Planning and Urban Development to ensure benefits of CEDS affiliation are met.



Consolidated Plan

Market Analysis

Housing Market Analysis

MA-05 Overview

CDBG-Disaster Recovery (DR) Grantees – *Does Not Apply for the City of Monroe, Division of Community Development*

The U.S. Department of Housing and Urban Development (HUD) provides CDBG-DR funding to cities, counties, and States to assist in the recovery of Presidentially-declared disasters. The CDBG program provides these annual grants on a formula basis to more than 1,200 units of general local government and States. And, in certain situations, Congress provides additional CDBG funding specifically for disaster recovery purposes referred to as CDBG-DR. The statute requires that funds be awarded to the most impacted and distressed areas.

While the City of Monroe is not a HUD CDBR-DR grantee, HUD recently awarded additional funds to the Division of Community Development under the CARES ACT (The Coronavirus Aid, Relief, and Economic Security (CARES) Act due to the COVID-19 pandemic and recent area tornadoes reeking devastation and destruction on certain parts of the city.

While the City of Monroe, Division of Community Development, is not a HUD CDBG-DR grantee, HUD recently awarded the Monroe Department of Urban Planning, Division of Community Development \$436,363.00 in CARES ACT funding. Through the citizen participation process, the 2020 Annual Plan will incorporate and address emergency situations such as the COVID-19 pandemic along with action measures following the 2020 Monroe tornadoes. A Notice of Availability will be issued in addition to a public comment period regarding the use of CARES ACT funding.

According to the National Low Income and Housing Coalition¹,

“federal, state, and local governments must take every opportunity to address the urgent needs of people experiencing homelessness and to ensure housing stability among the lowest-income and most marginalized renters. The “Coronavirus Aid, Relief, and Economic Security Act” (CARES Act) provided \$5 billion for the Department of Housing and Urban Development’s (HUD’s) Community Development Block Grant (CDBG) program to cities and states that may be used

¹ [Nlihc.org/sites/default/files/CDBG-CV.pdf](https://www.nlihc.org/sites/default/files/CDBG-CV.pdf) Retrieved 8.2.20

to provide emergency housing and homelessness assistance. The National Low-Income Housing Coalition prepared this guidance to help advocates and elected officials maximize CDBG dollars to reduce housing instability and prevent homelessness during and after the coronavirus pandemic. Eligible uses of CDBG-CV dollars include, but are not limited to: short-term emergency financial assistance for rent, mortgage, and utilities (see below); legal support, such as right to counsel for tenants facing eviction; and acquisition of hotels and motels to expand the capacity of hospitals for COVID-19 patient treatment and isolation. Rental Assistance the CDBG Entitlement program regulations allow jurisdictions to spend CDBG funds for rental, utility, and mortgage assistance for households for up to three months. The assistance must go to the service provider, for instance the property owner in the case of rental assistance, not to the assisted household (“Ineligible Activities” section of the Entitlement regulations at 24 CFR part 570.207(b)(4)). The State and Small Cities CDBG program has separate regulations, which do not include such a provision. Legal Support Although the CDBG statute and regulations do not explicitly list legal services as a public service, CDBG funds can be spent on legal services, such as legal representation of tenants facing eviction, walk-in legal counseling, landlord/tenant matters, and foreclosure mitigation and prevention (See Chapter 7: Public Services in Basically CDBG for States and Basically CDBG for Entitlements). Acquisition of Hotels/Motels or Properties for Permanent Affordable Housing CDBG-CV dollars can be used to purchase a hotel or motel to provide shelter for people experiencing homelessness. A hotel or motel would be considered a public facility because it would provide temporary housing for people experiencing homelessness (see Chapter 6: Public Facilities in Basically CDBG for Entitlements). A hotel, motel, or other property could also be acquired to convert the property to a homeless shelter in order to prevent unsheltered people from coronavirus infection. Suspension of 15% Cap on Use of CDBG for Public Service. The CDBG statute states that a jurisdiction cannot obligate more than 15% of its annual CDBG allocation and program income for public services during a program year. Public services include those services provided for people experiencing homelessness or elderly people, and services related to employment, health, crime prevention, childcare, drug abuse, education, fair housing counseling, and energy conservation. The CARES Act, however, suspends the 15% cap, not only for a jurisdiction’s CDBG-CV allocation but also for its FY19 and FY20 allocations, provided the funds are used to prevent, prepare for, or respond to the coronavirus.”

This commentary by NLIHC is an important as the Department of Planning and Urban Development team for the City of Monroe will incorporate these factors into funding considerations of those impacted by the 2020 floods and tornadoes as well as the current COVID-19 pandemic in serving low-to-moderate income individuals and families impacted by these environmental challenges. While the United Way of Northeast Louisiana “led the charge” in assisting approximately 15 families both financially and with housing who were impacted by Monroe tornadoes, as a current HUD CDBG-DR grantee, the Community Development Division is now positioned to address these populations of impacted citizens who will require rapid rehousing services, extend hotel stays while providing eligible assistance to small business owners.

Housing Market Analysis Overview:

This Housing Market Analysis, along with information contained in the Needs Assessment and citizen participation, forms the basis for the City of Monroe's Strategic Plan and Annual Plan activities to be administered during the 2020-2024 Monroe Consolidated Plan period.

It is important to note that much of the information contained herein is pre-populated, defaulted data furnished by the U.S. Department of Housing and Urban Development. However, additional data is furnished by the Monroe Division of Community Development, the Monroe Public Housing Authority's 2020-2024 Annual Report, the Louisiana Housing Corporation, North Delta Regional Planning District, BroadbandNow, The Northeast Louisiana Home Coalition/Continuum of Care and other sources.

According to 2011-2015 CHAS data, there are approximately 20,739 housing units, of various types, within the City of Monroe. Of this number, 8,100 are owner-occupied units and 10,004 are renter-occupied units.

The age of a housing unit contributes to many factors, including neighborhood stabilization and unit appreciation or depreciation, health factors, continued affordability, blight and deterioration. Approximately 62% of owner and 61% renter-owned households are between 21 and 70 years old having been built between the period of 1950-1979. These units could very well be impacted by lead and asbestos. On the other hand, only 5% of homes were built during the years 2000 or later; and, 6% of renter-occupied units have been built in the last 20 years. At least 19% of the housing stock (owner and renter) were built between 1980-1999 while 14 % (1,105) of the homes were built before 1950 and 12% of the rental units were built after 1950.

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

Introduction

All residential properties by number of units:

Table 1 – MA: Residential Properties by Unit Number		
Property Type	Number	%
1-unit detached structure	14,105	68%
1-unit, attached structure	555	3%
2-4 units	3,235	16%
5-19 units	1,884	9%
20 or more units	680	3%
Mobile Home, boat, R V, van, etc.	280	1%
<i>Total</i>	<i>20,739</i>	<i>100%</i>

Data Source: 2011-2015 ACS

Unit Size by Tenure

Table 2 – MA: Unit Size by Tenure				
	Owners		Renters	
	Number	%	Number	%
No bedroom	45	1%	255	3%
1 bedroom	55	1%	2,445	24%
2 bedrooms	1,395	17%	3,285	33%
3 or more bedrooms	6,605	81%	4,019	40%
<i>Total</i>	<i>8,100</i>	<i>100%</i>	<i>10,004</i>	<i>100%</i>

Data Source: 2011-2015 ACS

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

Over the last five years, the Community Development Division has supported low-to-moderate-income individuals and families through various programs such as housing rehabilitation, new construction of single-family homes, rental, and mortgage emergency assistance. Under the tenure of Planning & Urban Development, this office has worked with various social agencies who provide direct services to the low-to-moderate low-income populations such as homelessness services, senior services, after school tutoring, park facilities upgrades, case management, meal delivery services to the frail and elderly, and summer employment for youth. All of these services are lucrative to the housing and urban development need and goes to HUD's National Objectives. Our data over the last five years have shown the need for housing services, as 70 families (units/single family homes) have been assisted under housing rehab, 413 Seniors served, 147 youth (ages 16-21) were provided with summer employment, and 350 individuals have received a direct benefit from one of our supporting non-profit agencies.

The City of Monroe, along with various partner agencies, administers numerous housing programs receiving federal, state and local program dollars. However, the Monroe Public Housing Authority (MPHA) owns and manages 10 public housing units in the City of Monroe. These sites house exactly 1,522 units. Many residents of these units are disabled, elderly, severely or low-to-moderate income individuals and families. These units include McKeen Plaza I, Frances Tower, Miller Square, Robinson Place, Bourg Jones Lane, Foster Heights, Johnson Carver Terrace, Group Homes, Louis Locke Homes and River Park/Greenwood.

The MPHA also operates the Housing Choice Voucher (HCV) Program, a program to provide decent, safe, and sanitary housing in the private sector market. Through HCV, MPHA issues 1,545 vouchers to eligible extremely-low, very-low income, elderly and disabled individuals.

Between both MPHA run programs, 3,067 units are provided to eligible parties.

Additionally, the City of Monroe has launched an innovative "Private Developer's Training Program, funded in partnership with various community partners and CDBG grant dollars, to train local developers to ultimately result in bringing additional units on-line to serve low-to-moderate income persons. Following is a description of that program:

Private Developers Program- In September 2019, the City of Monroe and Southern University of Baton Rouge (funded through the Chase Foundation grant) entered into a partnership to establish a Sustainable Neighborhood Developer's course every Saturday for ten weeks. In this ten-week class and course work, developers were taught a Community Development Developer should be. Of the 48 participants, 43 graduated on December 14, 2019, by passing a certification exam. After graduation, developers submitted applications

to start the next process of being considered to work with the City of Monroe to redevelop and reconstruct neighborhoods of disinvestment. Twenty-eight applications were taken, and interviews were conducted to further assess and establish “The Developer’s Network.”

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

According to information provided in the MPHA 2020-2024 Annual Plan, no units are to be lost through demolition or other means over the next 2 years.

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

No, the availability of housing units does not currently meet the demands of the Monroe population due to the following:

- More than 2,688 renter-occupied units and 635 owner-occupied units experience 1 or more of four severe housing problems (Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%);
- More than 33.1 percent of households’ experience rent stress (i.e., expends more than 30% of their income on rent) paying between \$500-\$999 per month where the most recent median contract rent is \$437 (2005-2009 ACS (Base Year); 2011-2015 ACE (Most Recent Year));
- With the median income (2015) reported as \$28,268.00 and 62% of households earning less than 80% of the HUD Adjusted Median Income, these figures support the premise that Monroe is a “renter’s city” thereby resulting in a need for more affordable housing programs so that renters may transition from renting to homeownership or require assistance in reducing housing costs. For those not interested in owning, there appears to be a need to provide assistance to maintain rental units and reduce cost burden.
- More than 62% households experience extreme rent stress (i.e., expends more than 50% of their income on rent); and
- More than 14% owner-occupied (1,105) and 12% renter-occupied units (1,230) of the City of Monroe’s population is more than 70 years old (impacted by aging housing stock built before 1950).
- There are considerable numbers of persons on the MPHA waiting lists for tenant-rental assisted units

Describe the need for specific types of housing:

City of Monroe Consolidated Plan

The Home Coalition indicates that 255 low-income supportive housing units are now “under development” (See Section MA-30). However, the number of additional units—to bring on-line—remains under the number of new units needed to house special populations.

According to US Census data, the City of Monroe is more than 50% renter-occupied. For example: The projected 2019 Esri forecasts total Monroe housing units at 21,251. Approximately 8,156 of these units were owner-occupied while 10, 461 were renter-occupied units and 2,634 units were vacant.

The city hosts the University of Louisiana at Monroe and Delta Community College. Students contribute to the number and type of rental units that are occupied in Monroe. This provides for flexibility in terms of the housing needed to accommodate these audiences.

Also, the Monroe PHA has indicated that there are **5,889** tenant and site-based persons of varying income types and races/ethnicities on the following Site-based Waiting Lists: **Breece Lock (1,395-87.4%** extremely low income, 18% are families with children; 22.51%); **Johnson Carver (1,318-85.66%** extremely low income, 21.02% with children; 19.96 families with Disabilities); **Foster Heights (1,406-87.84%** are extremely low income; 23.4% are families with children, 16.36% families with disabilities); **Bourg Jones Lane (848-20.52%** families with children; 21.23% persons with Disabilities), **Robinson Place (678-49%** are families with children; 12.1% families with Disabilities); **Miller Square (240-88.8%** are extremely low income, 80% are families with children and 10.84% persons with Disabilities); **McKeen (3-66.67** are extremely low income, 0 families with children or Disabilities, 100% Elderly), **Frances Tower (1 Tenant-Low Income)**, .

Additionally, there are **663** persons with a need for Section 8 tenant-based assistance. Of this number 93.96% (623) persons are extremely low income, 6.03% are very low income, 67.42 (447) are families with children, 5.58% (37) are elderly families, 13.42% (89) are families with Disabilities, 637 (or 96.08% are Black), 3.32% (22 persons), .45% (3) are other and .15% (1) are Asian. Forty percent of these populations are awaiting 2 bedrooms while 120 (29.2% are awaiting one-bedrooms and 26.28 percent (108) are awaiting 3-bedroom units.

Thus, the total MPHA waiting list [form the totals provided] equals: **6,552**.

Statement of PHA Housing Needs:

The PHA analyzed the housing needs of low-income and very low-income families who reside in the PHA’s jurisdiction and published this information in their Streamlined Annual Plan for Fiscal Year 2020.

According to 2013-2017 American Community Survey 5-Year Estimates, there are 34.9% of persons living in poverty in Monroe. Based on the percentage of renters and homeowners, along with the type of persons—by income—on the MPHA waiting lists as well as the aging housing stock in Monroe, it would appear that:

- additional single-family and multi-family units are needed that provide rent subsidies;
- and/or general affordability measures such as increased Section 8, Housing Choice vouchers;
- homebuyer financial assistance;
- housing and rental rehabilitation programs; and,
- in addition to opportunities for private developers to bring additional safe, sanitary and affordable units on-line that are energy efficient and provide universal design features for persons with Disabilities and Elderly.

MPHA Strategies to Address Shortage of Affordable Housing for All Eligible Populations:

- ❖ “Employ effective maintenance and management policies to minimize the number of public housing units off-line”
- ❖ “Reduce turnover time for vacated public housing units”
- ❖ “Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction”
- ❖ “Undertake measures to ensure access to affordability housing among families assisted by the PHA, regardless of unit size required”
- ❖ “Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program”
- ❖ “Participate in the Consolidated Plan development process to ensure coordination with broader community strategies”
- ❖ “Apply for additional Section 8 units should they become available”
- ❖ “Leverage affordable housing resources in the community through creation of mixed-finance housing”
- ❖ “Pursue housing resources other than public or Section 8 tenant-based assistance”

Families at or below 30% AMI:

Strategy 1: Target available assistance to families at or below 30% of AMI

- ❖ “Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance”

- ❖ “Adopt rent policies to support and encourage work”
- ❖ “Employ admissions preferences aimed at families who are working”
- ❖ “Adopt rent policies that support and encourage work”
- ❖ Specific Family Types – Races or ethnicities with disproportionate housing needs

Families at or below 50% of AMI

Strategy 1: Target available assistance to families at or below 50% of AMI

- ❖ “Employ admissions preferences aimed at families who are working”
- ❖ “Adopt rent policies to support and encourage work”

Specific Family Types: Elderly

Strategy 1: Target available assistance to the elderly

- ❖ “Apply for special-purpose vouchers targeted to families with disabilities, should they become available”

Specific Family Types – Families with Disabilities

- ❖ Apply for special-purpose vouchers targeted to the elderly, should they become available”
- ❖ Affirmatively market to local non-profit agencies that assist families with disabilities”

Specific Family Types – Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- ❖ “Affirmatively market to races/ethnicities shown to have disproportionate housing needs”

Strategy 2: Conduct activities to affirmatively further fair housing

- ❖ “Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units”
- ❖ “Market the Section 8 program to owners outside of areas of poverty/minority concentrations”

According to the MPHA, these strategies were selected due to:

- ❖ Funding constraints
- ❖ Staffing constraints
- ❖ Evidence of housing needs as demonstrated by the Consolidated Plan and other information available to the PHA
- ❖ Community priorities regarding housing assistance
- ❖ Results of consultation with local or state government
- ❖ Results of consultation with resident and the Resident Advisory Board

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

Introduction:

Cost of Housing

Table 3 – MA: Cost of Housing			
	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	100,300	123,500	23%
Median Contract Rent	372	437	17%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 4 - MA: Rent Paid		
Rent Paid	Number	%
Less than \$500	6,315	63.1%
\$500-999	3,314	33.1%
\$1,000-1,499	284	2.8%
\$1,500-1,999	50	0.5%
\$2,000 or more	45	0.5%
<i>Total</i>	<i>10,008</i>	<i>99.9%</i>

Data Source: 2011-2015 ACS

Housing Affordability

Table 1 – MA: Housing Affordability		
% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,370	No Data
50% HAMFI	3,200	940
80% HAMFI	7,470	2,065
100% HAMFI	No Data	2,681
<i>Total</i>	<i>12,040</i>	<i>5,686</i>

City of Monroe Consolidated Plan

Data Source: 2011-2015 CHAS

Monthly Rent

Table 6 – MA: Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	575	579	741	959	1,002
High HOME Rent	575	579	741	948	1,002
Low HOME Rent	461	493	592	684	763

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No, there is not sufficient housing and housing types of all income levels. According to both 2011-2015 HUD-provided CHAS data and the Louisiana Housing Corporations 2019 Housing Needs Assessment, there are:

- 2,688 renter-occupied households making less than 80% AMI having 1 or more of four housing problems; and, 635 owner-occupied making less than 80% AMI having 1 or more of four housing problems.
- More than 11,120 households experience rent stress (expends more than 30% of its income on rent);
- More than 6,308 households experience extreme rent stress (expends more than 50% of its income on housing)
- Both renter-occupied and owner-occupied units are impacted by aging housing stock more than 50 years old

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

Owner-occupied housing affordability continues to be an issue in Monroe due to the growing numbers of foreclosures, adjudicated properties and unanticipated environmental issues such as tornadoes, flooding and the COVID-19 pandemic impacting one's ability to pay mortgages due to job lay-offs and unemployment.

Renter-occupied housing affordability is impacted by private landlord compliance with fair market rents and the amount or lack of subsidized and/or affordable housing stock available – which is largely impacted by waiting lists (MPHA sector).

Both owner and renter affordability continue to be an issue in Monroe due to population increases and the concept of “supply and demand”. With the median income in Monroe under \$30,000, there is a challenge to ensure that any new construction would be leveraged by affordability issues of those earning \$30,000 to \$100,000 (only 6% of the population).

However, there are housing option considerations for development of future construction or rehabilitation of housing types to accommodate both renters and owner-occupants.

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

Final FY 2020 & Final FY 2019 Monroe Fair Market Rents by Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	\$596	\$600	\$774	\$991	\$1,078
FY 2019 FMR	\$575	\$579	\$741	\$959	\$1,002

Discussion:

According to CHAS data for the 2012-2016 period, 27.4% of the population pay rents less than \$500; 59.4% or (5,315 persons) pay rent \$500-\$999; 11.5% (1,026 persons) pay rent \$1,000 to \$1499; .6% or 56 persons pay rent \$1,500 to \$1,999 while .4% pay rent \$3,000 or more.

City of Monroe Consolidated Plan

The median rent in Monroe is \$694, according to CAHS data. The median rent falls somewhere between the HOME/CDBG fair market rent for a one-bedroom and two-bedroom unit.

These rents provide opportunities for future affordable housing and rental developments within the city.

MA-20 Housing Market Analysis: Condition of Housing – 91.2110(a)

Introduction

Introduction – Describe the significant characteristics of existing housing supply, including age and condition, the number of vacant and abandoned units, and the risk posed by lead-based paint.

Within the City of Monroe, there appears to be more than 3,608 vacant or abandoned buildings due to adjudication, bank auctions and/or foreclosures and those properties deemed vacant by the last Census count. It is difficult to determine exactly how many of these units are suited for rehabilitation, for sale or lease (without occupants).

On the other hand, approximately 21% of owner-occupied units possess at least one of the four housing problems as compared to 46% of renter units. 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% .

The renter-occupied housing supply appears to be in need of monitoring for rental rehabilitation options, particularly as Table 8 reveals that 61% of these tenants reside in dwellings built between 1950-1979 and 12% in dwellings built before 1950. Of equal importance, 62% of owners reside in dwellings built between 1950-1979 and 14% reside in dwellings built before 1950.

Definitions

Condition of Units

Condition of Units	Table 2 – MA: Condition of Units			
	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,675	21%	4,655	46%
With two selected Conditions	14	0%	324	3%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,405	79%	5,015	50%
<i>Total</i>	<i>8,094</i>	<i>100%</i>	<i>10,014</i>	<i>99%</i>

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Table 8 – MA: Year Unit Built			
	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	434	5%	584	6%
1980-1999	1,535	19%	2,050	20%
1950-1979	5,025	62%	6,150	61%
Before 1950	1,105	14%	1,230	12%
Total	8,099	100%	10,014	99%

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Table 9 – MA: Risk of Lead-Based Paint			
	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,130	76%	7,380	74%
Housing Units build before 1980 with children present	620	8%	168	2%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Table 10 – MA: Vacant Units		Total
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	
Vacant Units	2,643	Undetermined	2,643
Abandoned Vacant Units	900 Adjudicated	Undetermined	900
REO Properties	65	Undetermined	65
Abandoned REO Properties	Undetermined	Undetermined	Undetermined

Need for Owner and Rental Rehabilitation

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

HUD requires that entitlement grantees estimate the number of housing units containing lead-based paint hazards using the number of units built before 1980 [with children as a baseline] as the use of lead-based paint was banned by HUD in 1978. When estimating these unit numbers, it is also a HUD-requirement that the number of units occupied by extremely low-income, low income and moderate-income families be factored into these lead-based unit estimates.

According to data obtained from the Louisiana Department of Health (LDH), approximately two-thirds of homes in Monroe were built before 1978. Nonetheless, Louisiana Healthy Homes and Childhood Lead Poisoning Prevention Program data from 2013 reports 11 homes being identified as “lead hazards” in the City of Monroe. However, according to the 2011-2015 CHAS Data in Tables 8 and 9 above, 76% of owner-occupied units were built before 1980 and 8% of these units had children present while 74% of renter-occupied units were built before 1980 with 2% of children present. his data is extremely important and supports the need for owner and rental rehabilitation as it relates to “lead abatement” because many of the homes were built before “lead material” was banned.

The need for owner and rental rehab is urgent. The City of Monroe has an old housing stock with the vast majority of its homes built pre-1978.

The primary objective of the Rental Rehabilitation Program is to increase the supply of safe, decent, and affordable housing for lower-income households through the renovation of the existing rental housing stock. As such, it reflects a general shift away from the more expensive new construction programs of the past. The program is also targeted to a segment of the stock which has received less attention under previous rehabilitation programs-- smaller rental properties with moderate repair needs. Finally, the program breaks traditional patterns by adopting a "split subsidy" approach. Rehabilitation subsidies are provided to property owners to help support the costs of repairs, but the rents are allowed to rise to their market levels. At the same time, rental assistance is made available to eligible lower-income tenants, who can either remain in the renovated units or move elsewhere. (cited source: huduser.gove/rental rehab)

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

Since the housing stock in Monroe is much older and most homes were constructed before 1978, the office Community Development estimates that the number of houses with lead is high. By establishing a rental registry and rental rehabilitation program, this would assist in the eradication process of lead in homes as well as an inspection process for these homes. The rental registry would allow the City of Monroe's Community Development Division to track and monitor all rental property but also would allow us to track those homes that were built pre-1978 closely. The City of Monroe recognizes that this could be a potential issue and will make future plans to apply for the HUD Healthy Homes Grant.

Discussion

Lead-based paint issues are an interest and priority to be addressed by the Department of Planning and Urban Development, Community Development Division particularly due to aging housing stock and the number of units impacted within the City of Monroe. Strategies will be addressed in the 2020 Annual Plan, including plans to apply for the FY 2020 HUD Healthy Homes Grant, due August 24, 2020, to support this community need.

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

Introduction:

Totals Number of Units

Table 11 – MA: Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Vouchers			Special Purpose Voucher	
					Project - based	Tenant - based	Veterans Affairs Supportive Housing		Family Unification Program
# of units vouchers available			1,522				0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

- Identification of the public housing units

The Housing Choice Voucher Program (Section 8) - As of July 2020, the MPHA reports it has 1,562 vouchers and there are 241 people on the waiting list. “15 of the 1,562 vouchers are VASH Vouchers for homeless veterans.”

To be eligible for the Section 8 program, income cannot exceed 50% of the median income limits. Source: Naomi Jackson , Section 8 Director, MPHA

- Number of public housing units

The Monroe Public Housing Authority (MPHA) owns and manages 10 public housing units in the City of Monroe. These units include McKeen Plaza I, Frances Tower, Miller Square, Robinson Place, Bourg Jones Lane, Foster Heights, Johnson Carver Terrace, Group Homes, Louis Locke Homes and River Park/Greenwood.

- Physical condition of public housing units

Based on recent housing scores (Table 12 below), the physical condition of the properties is “exemplary”. It is important to note that the Monroe PHA is considered a HUD “high achiever” because of the condition of its properties and high inspection scores.

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:

Of the number of MPHA public housing units, only one unit (Miller Square) has a score under 90. All other units scored 90 and above. See individual scores listed in Table 12.

Public Housing Condition

Table 12 – MA: Public Housing Condition	
Public Housing Development	Average Inspection Score
Foster Heights	90
Louis Locke Homes	96
Bourg Jones Lane	92
Robinson Place	94
Johnson Carver Terrace	98
River Park/Greenwood	99
Group Homes	99
McKeen Plaza I	99
Miller Square	85
Frances Tower	97

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

After consulting with the MPHA, during July 2020, the following needs were indicated:

“Our public housing units for families were built from 1950-1971. Based on the age of the properties, future revitalization needs should include making the homes more energy efficient and more compatible with today’s technology. We would like to improve the streets and sidewalks throughout the properties to foster a walkable community. Modern street signage and increased lightning throughout the properties would enhance the family friendly neighborhood feeling that we constantly strive to achieve. And finally, many of the homes are identical, we would like to personalize the exterior of the units to give each family a feeling of home.”

Source: Cheryl Farmer, MPHA

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

While the housing inspection scores of the Monroe PHA reflect high scores, this partner agency will incorporate strategies to address and improve the infrastructure (meaning parking and roads within the complexes) as well as the actual “living environments” within the structures as follows:

1. Parking – additional parking spaces are needed at several locations.
2. HVAC – Relocate the air handler units. The air handler unit is housed in the attic space in most of the units. This causes issues with leaks and proper servicing the units.
3. Wiring – Electrical wiring is aged. New wiring is needed throughout the units at several locations. CATV wiring is aged and not compatible with modern technology. new wiring is needed in many of the units.
4. Sewer and Plumbing – old clay and cast iron waste water pipes are deteriorating and in urgent need of replacement and upgrade to pvc. *Source: Karen Cromwell, Deputy Director, MPHA*

Additionally, the MPHA stated the following were issues to address in the future:

1. “Although not a unit specific need, the management office/community room spaces need to be expanded to better serve the needs of our residents.” *Karen Cromwell, Deputy Director, MPHA*

Discussion:

The MPHA appears to have conducted an inventory and analysis of its current properties and resident needs as well as involved the Resident Councils to garner needs of its public housing tenants. The MPHA is open to partnering with the Division of Community Development regarding first time homebuyer problems and other needs eligible with CDBG dollars.

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

Introduction

Facilities and Housing Targeted to Homeless Households

	Table 13 – MA: 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
Households with Adult(s) and Child(ren)	18	0	14	0
Households with Only Adults	54	0	11	0
Chronically Homeless Households	0	0	0	39
Veterans	0	0	0	12
Unaccompanied Youth	11	0	13	0
				5
				0
				250
				0
				0

List and describe services and facilities that meet the needs of homeless persons including:

- *chronically homeless individuals and families,*
- *families with children,*
- *veterans and their families, and*
- *unaccompanied youth*

Introduction:

Facilities to serve the homeless include a comprehensive array of both housing and supportive services. These are provided by service offices and sites as well as via housing provided by facilities or in the rental market by financial assistance, all specifically for the homeless, including emergency shelter (84 beds), transitional housing (29 beds), and permanent supportive housing (64). The services are largely provided by the homeless service provider trained professional staff to persons who identify as homeless, as defined by (24 CFR Parts 91, 582, and 583), and seeking services. Offices providing services are strategically located throughout the jurisdiction,

typically on public transportation routes. Many service providers also provide services at other locations convenient to the homeless such as soup kitchens, known gathering locations, health fairs, etc.

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 populations.

Outreach is conducted weekly and is sustained year-round by the professionally trained homeless housing providers and law enforcement who attempt to check on, engage, and occasionally transport street homeless to service providers. United Way 211 phone resource line also provides 24/7 outreach by advertising its readily accessible, free services. Supportive services provided are based on client goals developed with support from professional case managers. Services are those that are identified by national best practices as most effective in preventing or ending homelessness. Clients are empowered to identify and prioritize services to supplement their own resources and as needed to move toward housing and stability. Services not available in sufficient quantity to meet local needs include free or low-cost legal services, mortgage assistance, utilities assistance, rental assistance, alcohol and drug abuse, child care, and mental health counseling.

Coordinated Entry The region uses a "no wrong door" coordinated entry process of screening and referrals at service sites of HUD funded/HUD compliant programs (96% of housing and services in CoC) and by phone during normal business hours. Triage and referrals for CE screenings are offered 24/7 by phone and text via 211 and by phone hotlines for domestic violence victims and youth. Outreach staff travel to the participant if he/she cannot access screening at an office or by phone. DV and youth screenings are provided in person or by phone by DV or youth providers, respectively. Affirmative outreach is completed by the regional Continuum of Care LA-505, 211, and HUD funded programs including year-round ads (outdoor, radio, print), presentations, listserv.

The chronically homeless individuals and families are provided housing services in the Facilities Targeted to Homeless Persons Table. The services are largely provided by the homeless service providers to the chronically homeless who seek services. For those not yet ready to seek services, outreach workers use occasional contacts on the streets and via phone to maintain supportive relationships with them to keep them apprised of available services to meet their needs. Facilities to serve this population include service offices and sites as well as 64 units of permanent supportive housing. Services especially needed and responsive to the chronically homeless include case management, advocacy, rental and utility assistance, life skills such as budgeting and expectations of tenants, alcohol and drug abuse, healthcare, mental health counseling, transportation, and ID assistance. Services are provided by professionals with specialized training in serving this population. Outreach is conducted by trained professionals who go regularly to known locations and service sites to

establish relationships and trust with the chronically homeless. Services not available or needed include free or low-cost legal services, utilities assistance, rental assistance, alcohol and drug abuse, and mental health counseling.

Families with children are provided services in the Facilities Targeted to Homeless Persons Table. The services are largely provided by the homeless service providers to families who seek services. Facilities to serve this population include service offices and sites as well as 18 beds of emergency shelter, 14 beds of transitional housing, and 5 beds of permanent supportive housing as well as capacity to serve 300 persons with prevention and rapid rehousing assistance annually. Services especially needed and responsive to this population include rental and utility assistance, food, basic needs, gas, child care, education, life skills such as parenting and budgeting, and transportation. Services are provided by professionals with specialized training in serving this population. Access to services is eased by program outreach, United Way 211 referrals, and widely accessible coordinated entry. Outreach includes attending health fairs and speaking to churches and community groups as well as by seeking referrals from mainstream service providers and churches. Services not sufficiently available or needed include free or low-cost legal services, mortgage assistance, utilities assistance, rental assistance, alcohol and drug abuse, child care, education, employment training, and mental health counseling. Facilities needed include expanded emergency shelter capacity, affordable housing units, and prevention capacity.

Veterans and their families are provided services in the Facilities Targeted to Homeless Persons Table. The services are largely provided by the homeless service providers to Vets and their families who seek services. Facilities to serve this population include service offices and sites as well as capacity to serve 100 families per year with prevention and rapid rehousing assistance, 10 VASH vouchers dedicated to the region, and a number of permanent supportive housing beds with preference for Vets. Services especially needed and responsive to this population include transportation to VA medical and mental health services, assistance applying for VA benefits, rental and utility assistance, housing location, food, basic needs, gas, child care, education, life skills such as parenting and budgeting, and transportation. Services are provided by professionals with specialized training in serving this population. Outreach is conducted by professional staff at public gathering locations as well as by seeking referrals from Veterans organizations and service offices. Services not widely available or needed include legal services and services for nonveteran family members including alcohol and drug abuse, education, and mental health counseling.

Unaccompanied youth in the jurisdiction are provided services in the Facilities Targeted to Homeless Persons Table. The services are largely provided by the homeless service providers to youth who are identified as homeless and will accept services. Facilities to serve this population include service offices and sites as well as 11 beds of emergency shelter and 13 beds of transitional housing and 25 of rapid rehousing. Services especially needed and responsive to this population include case management, rental and utilities assistance, child care, education, employment training, healthcare, life skills such as parenting, budgeting, and expectations of tenants, mental

health counseling, transportation, and basic needs. Services are provided by professionals with specialized training in serving this population. Outreach is conducted by trained professionals who go regularly to known locations and service sites as well as by requests for referrals from homeless liaison staff at public school systems. Services not widely available or needed include legal services, utilities assistance, rental assistance, alcohol and drug abuse, child care, education, and mental health counseling.

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.

These services are captured in Market Analysis Section MA-35 and Strategic Plan – SP 40.

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.

Same as above. Additionally, the MPHA has vouchers to assist a limited number of veterans.

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.

The Monroe Home Coalition services this audiences as indicated in MA-35 and SP-40.

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

Introduction

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

Does Not Apply.

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

Does Not Apply.

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)

Does Not Apply.

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))

Does Not Apply.

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

Describe any negative effects of public policies on affordable housing and residential investment.

While current policies are not perceived as posing “negative effects” on existing policies, the Department of Urban Planning & Development does foresee needed policy updates impacting:

- Code Enforcement compliance
- The need for policy updates impacting Code Enforcement and Zoning
- Blighted and Adjudicated Properties
- Environmental Court – A self-analysis reveals the need for policy enforcement and stricter ordinances and inspection follow-up
- Credentialing of Code Enforcement Officers and Inspectors through certification process
- Establishment of Fair Housing policies and liaison

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

Introduction

Economic Development Market Analysis

Business Activity

Table 14 – MA: 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	273	130	2	0	-1
Arts, Entertainment, Accommodations	2,547	4,201	15	12	-3
Construction	562	689	3	2	-1
Education and Health Care Services	4,377	9,297	26	26	0
Finance, Insurance, and Real Estate	1,245	3,598	7	10	3
Information	400	1,272	2	3	1
Manufacturing	1,216	1,968	7	5	-2
Other Services	415	866	2	2	0
Professional, Scientific, Management Services	1,169	4,041	7	11	4
Public Administration	0	0	0	0	0
Retail Trade	2,574	5,758	15	16	1
Transportation and Warehousing	461	623	3	2	-1
Wholesale Trade	538	1,142	3	3	0
Total	15,777	33,585	--	--	--

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Table 3 – MA: Labor Force	
Total Population in the Civilian Labor Force	21,559
Civilian Employed Population 16 years and over	18,740
Unemployment Rate	13.02
Unemployment Rate for Ages 16-24	27.93
Unemployment Rate for Ages 25-65	7.34

Data 2011-2015 ACS
Source:

Table 16 – MA: Occupations by Sector	
Occupations by Sector	Number of People
Management, business and financial	3,670
Farming, fisheries and forestry occupations	735
Service	2,995
Sales and office	5,195
Construction, extraction, maintenance and repair	949
Production, transportation and material moving	750

Data 2011-2015 ACS
Source:

Travel Time

Table 17 – MA: Travel Time		
Travel Time	Number	Percentage
< 30 Minutes	16,335	91%
30-59 Minutes	1,348	7%
60 or More Minutes	354	2%
<i>Total</i>	<i>18,037</i>	<i>100%</i>

Data 2011-2015 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 18 – MA: Educational Attainment by Employment Status			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,430	500	1,745

Table 18 – MA: Educational Attainment by Employment Status			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,830	594	1,950
Some college or Associate's degree	4,435	404	1,150
Bachelor's degree or higher	5,240	140	970

Data 2011-2015 ACS
Source:

Educational Attainment by Age

Table 19 – MA: Educational Attainment by Age					
	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	69	133	254	504	715
9th to 12th grade, no diploma	822	753	614	1,410	820
High school graduate, GED, or alternative	1,645	1,870	1,585	2,920	1,835
Some college, no degree	3,760	1,660	985	2,645	1,020
Associate's degree	64	230	155	334	198
Bachelor's degree	333	1,065	1,005	1,955	1,020
Graduate or professional degree	0	515	410	1,400	940

Data 2011-2015 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Table 20 – MA: Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	68,929
High school graduate (includes equivalency)	97,298
Some college or Associate's degree	101,637
Bachelor's degree	149,785
Graduate or professional degree	231,135

Data 2011-2015 ACS
Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction? affect job and business growth opportunities during the planning period.

Looking at Table 14, above, the Education and Health Care Services, Retail Trade, Finance, Insurance and Real Estate; Professional, Scientific, Management Services and Manufacturing Sectors possess the highest number of employees and jobs in the City of Monroe/Ouachita Parish.

Describe any needs for workforce development, business support or infrastructure these changes may create.

According to citizen input, the following workforce and business support or infrastructure are needed:

Here are responses in the order of priority: Job Creation (**105**), Infrastructure (Streets, businesses access, etc.-(**99**), Workforce Development Programs (**97**), Vocational/Training Programs (**97**), Literacy Programs/GED Preparedness (**94**), Unemployment/Underemployment (**80**), Women-Owned Business Support (**79**), Start-up Business Loans (**72**), Small Business Loans (**72**), Business Mentoring (**65**), Mixed Use Development in Declining Areas/Policy (60), and Commercial/Industrial Rehabilitation (**55**).

And, the North Delta Regional Planning District' CEDS Plan calls for:

- **“Economic Diversification**

Goal: Unite region to attract and expand industry and entrepreneurship throughout the district.

Objectives:

- Assist small communities in implementing strategies that attract and grow businesses in targeted areas
- Assist small communities in developing micro-clusters that capitalizes on unique assets and broaden local economy.
- Promote initiatives and businesses that foster growth in export industries that utilize all modes of transportation, broaden local economy, and add value and wealth for the district

- **Infrastructure Renewal and Rehabilitation**

Goal: Promote the renewal and rehabilitation of the infrastructure throughout the district via a collaborative effort with political bodies to obtain funding to accomplish needs.

Objectives:

- Obtain staff development for public entities to develop and implement effective grantsmanship skills.
- Coordinate the application process for state and federal loans and grants that provide infrastructure improvements to promote economic development.

- **Resiliency**

Goal: Develop plan to prepare businesses to become resilient to economic and natural disasters.

Objectives:

- Assist business leaders to develop a plan to diversify the local regional economy
- Assist businesses to utilize to full advantage of the internet
- Promote development of knowledge-based economic clusters that are less

impacted economically by natural disasters.

- Develop a regional innovative and technology recovery center for use by businesses during disasters.

- **Leadership Development and Cooperative Planning**

Goal: Take a proactive role in promoting the development of leadership and cooperative planning among the political and economic development officials in the district.

Objectives

- Take a proactive role in obtaining resources to access, plan, and implement a district economic development plan
- Provide leadership to promote collaborative economic development strategies among local economic development districts
- Promote the provision of needed workforce development and training to workforce officials and education leaders.”

-

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

Due to COVID-19, businesses are experiencing unprecedented labor shortages and now are facing significant challenges due to new economy demands because of the “new reality” cities and states face.

While latest pre-populated data reveals 1,430 civilians –with less than a high school degree are employed, there are 500 who are unemployed and 1,745 not in the labor force.

On the other hand, there are 3,3830 employed civilians that are high school graduates [including HiSet Certificates-formerly GED]; 594 who are unemployed and 1,950 of this number not in the labor force.

As for some college or possessing Bachelor’s degrees, 9,675 (collectively) are employed; 544 are unemployed and 2,210 are not in the labor force.

The above skill set and education sets appear to support comments made during the citizen input sessions along with North Delta’s strategies to promote workforce training while creating employment opportunities.

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 Monroe supports the local Labor Office and its Workforce Development Board and will be in consultation with this entity during its FY 2020 Annual Plan implementation.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? Yes. The jurisdiction is represented by the North Delta Regional Planning & Development District as the lead agency in the development of the Comprehensive Economic Development Strategy. However, the Mayor for the City of Monroe has a seat on the governing board of this entity.

Additionally, North Delta Regional Planning & Development District (North Delta), Inc. provides comprehensive planning and technical assistance for the parishes of Caldwell, East Carroll, Franklin, Jackson, Madison, Morehouse, Ouachita, Richland, Tensas, Union and West Carroll. The City of Monroe is geographically located in Ouachita Parish. The Mayor of Monroe has a seat on the CEDS Governing Body.

North Delta is responsible for overseeing the Comprehensive Economic Development Strategy (CEDS) for the region. Within its 2015-2020 public infrastructure and economic goals were identified as:

- **Economic Diversification**

Goal: Unite region to attract and expand industry and entrepreneurship throughout the district.

Objectives:

- Assist small communities in implementing strategies that attract and grow businesses in targeted areas
- Assist small communities in developing micro-clusters that capitalizes on unique assets and broaden local economy.
- Promote initiatives and businesses that foster growth in export industries that utilize all modes of transportation, broaden local economy, and add value and wealth for the district

- **Infrastructure Renewal and Rehabilitation**

Goal: Promote the renewal and rehabilitation of the infrastructure throughout the district via a collaborative effort with political bodies to obtain funding to accomplish needs.

Objectives:

- Obtain staff development for public entities to develop and implement effective grantsmanship skills.
- Coordinate the application process for state and federal loans and grants that provide infrastructure improvements to promote economic development.

- **Resiliency**

Goal: Develop plan to prepare businesses to become resilient to economic and natural disasters.

Objectives:

- Assist business leaders to develop a plan to diversify the local regional economy
- Assist businesses to utilize to full advantage of the internet
- Promote development of knowledge-based economic clusters that are less

- impacted economically by natural disasters.
- Develop a regional innovative and technology recovery center for use by businesses during disasters.
- **Leadership Development and Cooperative Planning**
 - Goal: Take a proactive role in promoting the development of leadership and cooperative planning among the political and economic development officials in the district.
 - Objectives
 - Take a proactive role in obtaining resources to access, plan, and implement a district economic development plan
 - Provide leadership to promote collaborative economic development strategies among local economic development districts
 - Promote the provision of needed workforce development and training to workforce officials and education leaders.

These needs were determined through a collective process, many of which mirror the needs for workforce and business development, shared during the February 2020 citizen participation and stakeholder meetings.

There are opportunities to leverage partnerships with North Delta to benefit from its Economic Development offerings to the District as outlined above.

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.

North Delta has established Workforce Development strategies as well as offers technical assistance to the District that the City of Monroe could benefit from.

Describe the workforce and infrastructure needs of the business community:

During the citizen participation process, the following needs unfolded to support workforce and infrastructure:

In addition to the citizen participation surveys, the following topics surfaced as Economic Development priorities:

Here are responses in the order of priority: Job Creation (**105**), Infrastructure (Streets, business access, etc.-(**99**), Workforce Development Programs (**97**), Vocational/Training Programs (**97**), Literacy Programs/GED Preparedness (**94**), Unemployment/Underemployment (**80**), Women-Owned Business Support (**79**), Start-up Business Loans (**72**), Small Business Loans (**72**), Business Mentoring (**65**), Mixed Use Development in Declining Areas/Policy (60), and Commercial/Industrial Rehabilitation (**55**).

There was also much interest around establishing a small business incubator to grow, support and sustain businesses until they are able to launch out on their own through building acquisitions, support staff and equipment purchases.

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

Discussion

No additional commentary. As previously stated, there are opportunities to collaborate with the North Delta to spur economic growth within the jurisdiction/District.

MA-50 Needs and Market Analysis Discussion

According to the Louisiana Department of Health, Office of Community Partnerships, “Health starts in our homes, schools, workplaces, neighborhoods, and communities. Our health is also determined in part by access to social and economic opportunities; the resources and supports available in our homes, neighborhoods, and communities; the quality of our schooling; the safety of our workplaces; the cleanliness of our water, food, and air; and the nature of our social interactions and relationships. The conditions in which we live explain in part why some Americans are healthier than others and why Americans more generally are not as healthy as they could be. (See *Social Determinants of Health Chart below*²)

Graham (2004) writes SDOH “are the economic and social conditions and their distribution among the population that influence individual and group differences in health status. They are health promoting factors found in one’s living and working conditions (such as the distribution of income, wealth, influence, and power), rather than individual risk factors (such as behavioral risk factors or genetics) that influence the risk for a disease, or vulnerability to disease or injury.”

Of equal importance is the health of our homes, particularly as it relates to lead-based paint and its effect on children and other household members and other health factors as determined by where we live.

² Source: Graham, H. (2004). Social determinants and their unequal distribution: Clarifying policy understandings. *The Milbank Quarterly*, 82(1), 101–124. <http://doi.org/10.1111/j.0887-378X.2004.00303.x>



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

It was observed that 26 of 65 foreclosed homes are located within zip code **71201**, 36 of these homes are located within zip code **71202** and 3 units are located in zip code **71203** – areas located both in the northern and southern parts of the city

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

In its February 2015 report entitled, “Monroe, Louisiana: An assessment of socioeconomic and housing market conditions,” the Center for Community Progress published the following census tracts [encompassing the City of Monroe] to demonstrate areas of concentration by percentages of poverty, unemployment, educational attainment beyond high school and race, i.e. African Americans.

Consultants representing Strategic Community Solutions of Louisiana have added another column to reflect the 51% LMI census tracts and block groups that HUD allows for entire “area benefit” projects.

There appears to be a clear correlation between the poverty rate and the high percentage of African Americans residing in census tracts and/or blocks where the poverty, unemployment and educational attainment rates are high.

Census Tracts	Poverty %	Unemployment %	% With BA or Higher Degree	African American* %	Tracts & Blk Groups 51% LMI or More (HUD FY 2000 Monroe ACS 5 Year 2011-2015 Information)
1	25.0%	1.9%	32.5%	25.7%	N/A
2	11.9%	1.4%	51.5%	8.4%	73.33%
4.01	28.8%	12.4%	45.8%	52.8%	N/A
4.02	25.0%	15.6%	18.4%	57.6%	4.02-2 60.1%
5	28.7%	5.2%	16.0%	44.5%	55.08%
6	53.2%	17.3%	5.9%	97.4%	6-1 60.12% 6-2 98.32% 6-3 70.36% 6-4 61.11%
7	43.6%	26.1%	13.8%	97.2%	7-1 77.07% 7.2 83.87%
9	54.5%	32.0%	1.2%	97.6%	89.24%
11	55.8%	21.9%	6.2%	97.8%	11-1 92.55% 11-2 96.53% 11-3 66.67%
14	52.3%	18.0%	3.8%	87.0%	14-1 70.91%

					14-2 95.04%
15	51.9%	20.6%	1.6%	92.4%	15-1 74.78% 15-2 89.95%
17	29.9%	2.0%	38.5%	39.6%	17-3 71.31%
101.02	18.3%	5.2%	18.2%	46.3%	N/A
102.01	17.9%	5.2%	31.1%	46.4%	N/A
103.02	18.2%	4.7%	57.6%	31.9%	N/A
106.03	42.3%	13.3%	6.7%	80.7%	106.3-1 51.11% 106.3-2 64.89%
107	49.7%	15.5%	4.6%	95.9%	107-1 68.06% 107-2 80.64%
108	51.0%	19.6%	6.7%	74.4%	108-1 77.88% 108-2 80.10%
109	36.0%	15.8%	14.8%	96.5%	109-3 77.47% 109-4 78.80%
110	47.3%	17.5%	16.4%	93.6%	110-1 55.94% 110-2 84.19%
ALL TRACTS	36.7%	11.9%	25.1%		

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

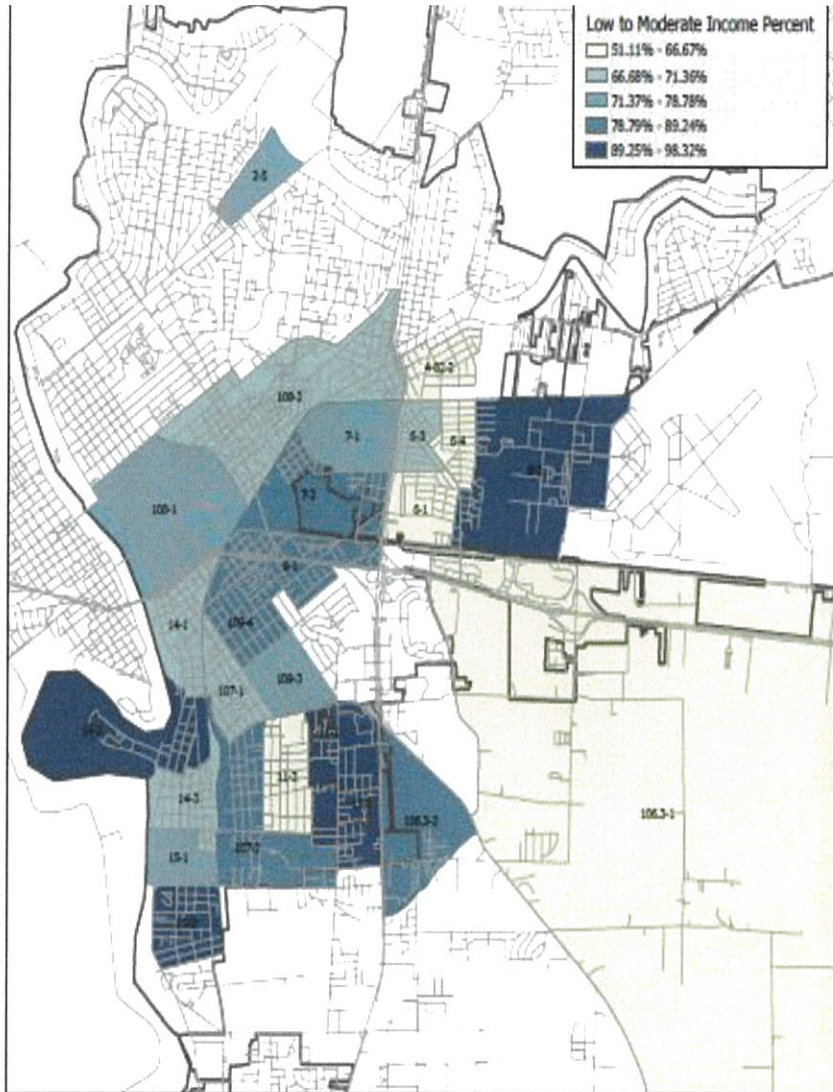
In the census tract areas listed in Figure 1 above.

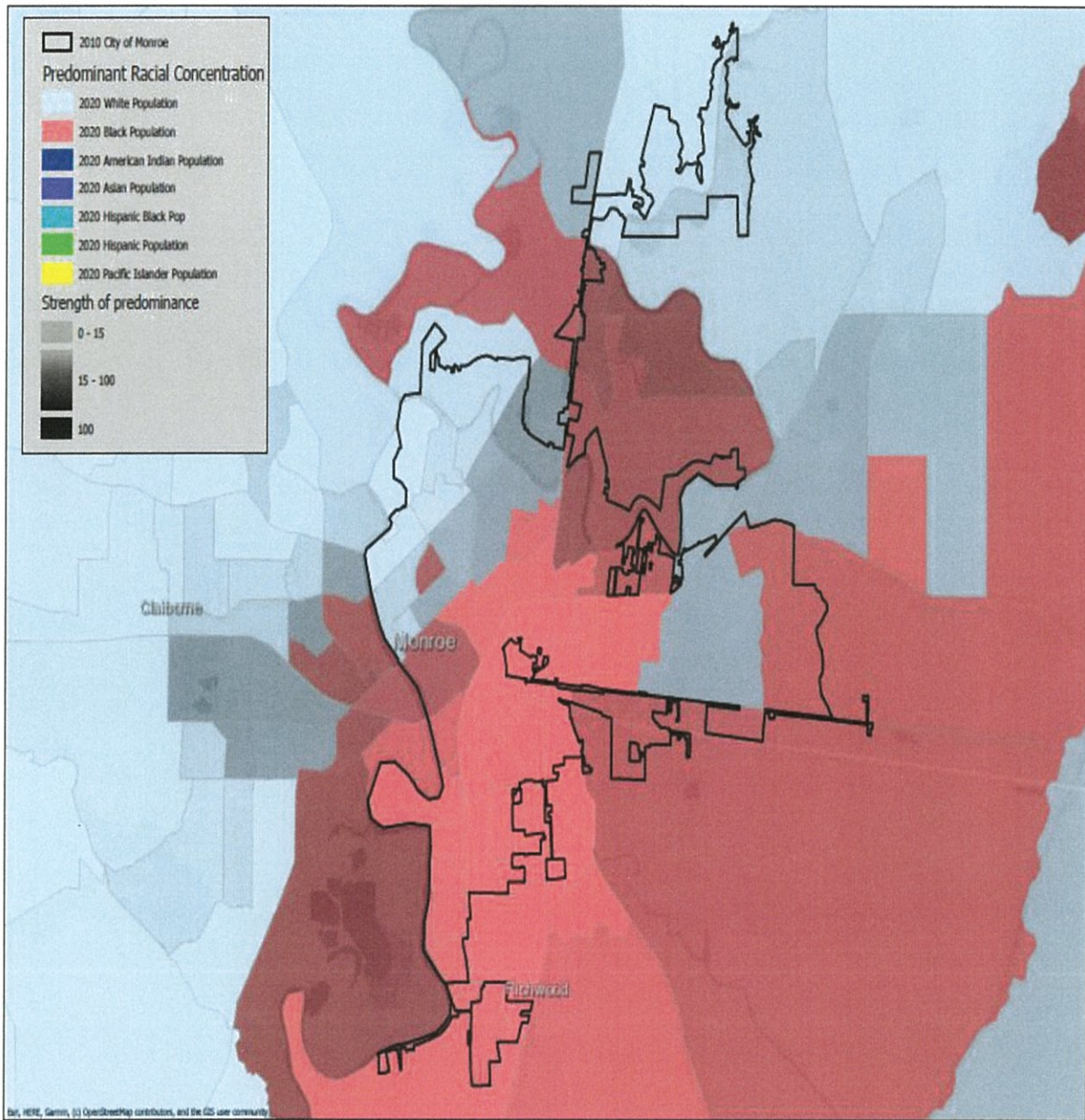
According to the NLIHC-issued Fact Sheet, “Racial Equity People of color are disproportionately represented among people experiencing homelessness and low-income, cost-burdened households, and data is emerging that coronavirus is infecting and killing people of color at a disproportionately high rate. Elected officials and advocates should take every step to

center racial equity when making decisions about CDBG-CV dollars. The flexibility of these funds should be used to address the urgent housing needs of marginalized populations, including people of color, people with disabilities, people with criminal records, undocumented immigrants, and other individuals who face barriers to affordable, accessible housing and who may not be eligible for other forms of federal assistance. Many federal resources provided under the CARES Act, including unemployment insurance and direct stimulus checks, are unavailable to undocumented immigrants. The flexibility of CDBG can be used to address the urgent housing needs of these and other marginalized populations. The National Low-Income Housing Coalition, National Alliance to End Homelessness, and Center on Budget and Policy Priorities developed a framework to help homelessness systems use the CARES Act and additional funding sources strategically across a range of public health and economic recovery strategies. All components of the framework include a racial justice and equity lens to ensure that systems' responses to COVID-19 fill the gaps in services that contribute to disparities

It appears that the above Census tracts, identified in the 2015 Community Progress Report, are disproportionately impacted by a large number of people of color, especially African Americans. These numbers will be of particular benefit when planning Action Plan strategies to address by the Monroe Community Development Division.

It is also important to note, that based on the most recent ACS data, many of these Low-to-Moderate Income census tract areas remain at 51% or more LMI persons five years later in 2020 (See Census Tract Map below)





This map displays the high percentage of American African and White citizens who reside within the City of Monroe. While there are concentrations of Hispanic, Asian and other ethnicities residing in the city, these percentages are very low.

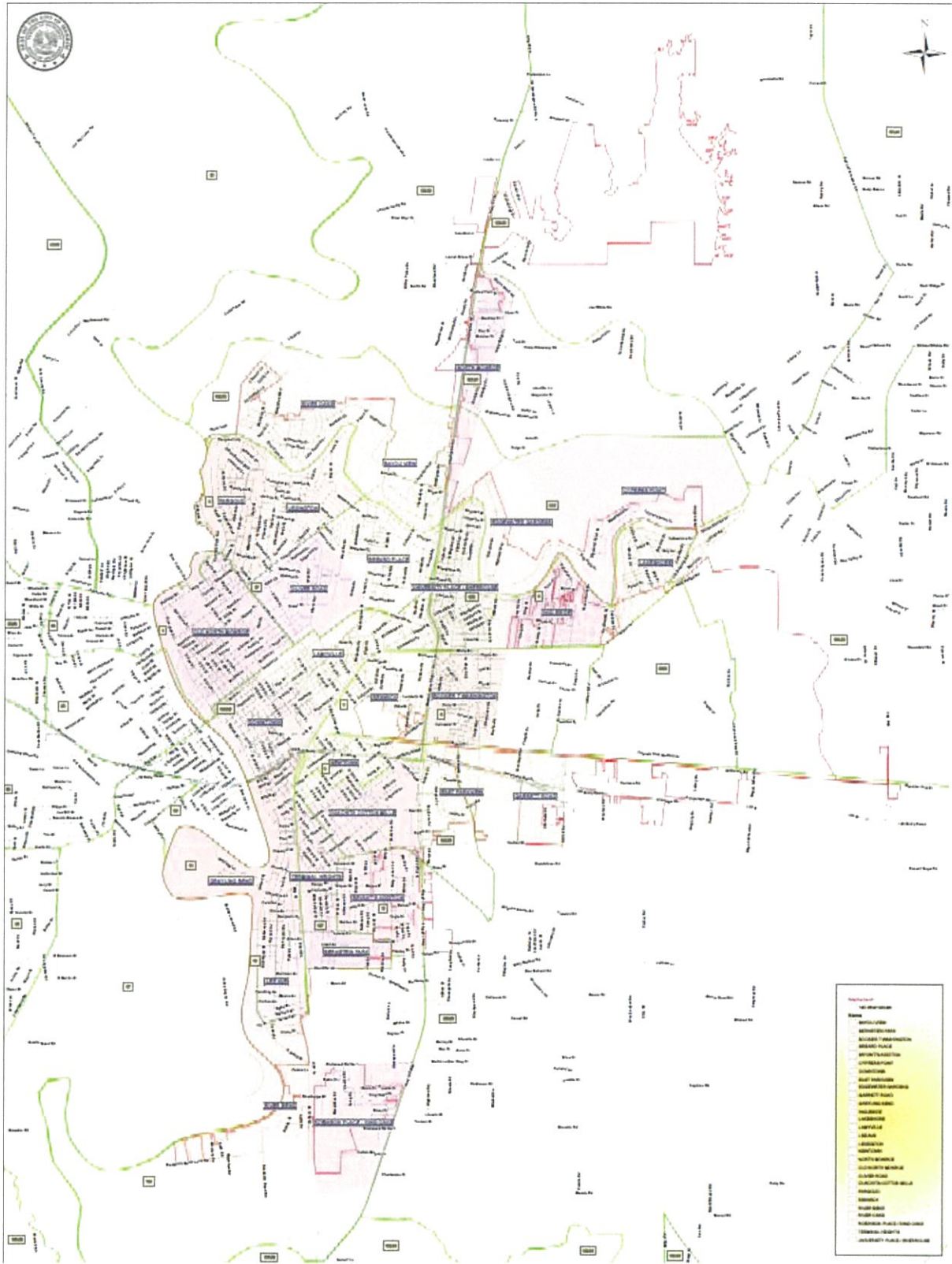
Are there any community assets in these areas/neighborhoods? Yes. The Community Development Division has identified several of the LMI areas as “Neighborhood Revitalization Areas”; several of these areas are considered Opportunity Zones.

Using information provided in the Community Progress Report (2015), cited in the Needs Assessment, Planning and Zoning Land Use information, the intent to work with future developers, the Division will repurpose these low-income areas with affordable housing options and other “area benefit” opportunities.

Are there other strategic opportunities in any of these areas?

Yes. See above response.

See neighborhood map below. Opportunity Zones are bordered by pink broken lines.



**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.

2014 – 2018 ACS data indicates 76.4% of Monroe residents has computer and internet usage and 69.5% of households has a broadband internet subscription.

According to HUD, providers with 25 or more Mbps are considered as offering Broadband capabilities.

- There are 14 internet providers in Monroe with 9 of those offering residential service.
- The fastest zip code in Monroe for February 2020 is 71201. (see all below).

Below are the Monroe internet providers with the greatest coverage.

<i>INTERNET PROVIDERS IN MONROE</i>	<i>TYPE OF INTERNET</i>	<i>CITY COVERAGE AVAILABILITY</i>
XFINITY from Comcast	Cable	98.1% 987 Mbps
AT&T Internet	DSL and Fiber	76.1% 1,000 Mbps
EarthLink	DSL and Fiber	DSL: 75.9% Fiber: 6.6% 1,000 Mbps
TEC	DSL	28.2%
Tech broadband		24 Mbps
Viasat Internet (formerly Exede)	Satellite	100% 100 Mbps
HughesNet	Satellite	100%
NewWave		25.7% 100 Mbps
Comcast Business	Cable	99.8%+
AT&T	DSL and Fiber	74.3%+

INTERNET ACCESS IN MONROE, LOUISIANA

XFINITY from Comcast has the most availability in Monroe. AT&T Internet is also a common option.

In terms of Internet availability, the average home in Monroe has 3 providers serving their location, or precisely 3.18 Internet providers per census block. Still, 16.08 percent of the Monroe population is limited to one option for home broadband.

EarthLink provides a second choice to the primary providers (Xfinity and AT&T Internet). They offer 75 percent availability and a top speed of 75 Mbps. Satellite Internet is not an ideal option thanks to data limitations and lengthy contracts. Aside from home Internet, there are 6 companies in the area offering enterprise and business/smb services like T1 or custom fiber loops. We list all providers with business plans on their site.

The data on this page comes via FCC reports. Coverage data is cross-validated through private data sources and direct provider reporting to output more useful resources than can be accessed through the FCC directly. Speeds and pricing data are sourced by our research and analysis experts, who collect thousands of plans every year. We've analyzed 339 Monroe Internet plans from 2014–present, with 53 Internet or bundled deals currently marketed in the area.

To summarize, Monroe's Internet situation follows a similar pattern to other Louisiana communities: wide coverage for cable and DSL, except that most houses are limited to a single provider for either Internet service. The cable/DSL pattern has a simple cause. Internet providers started as television and landline telephone companies. So, they can use these already connected wired infrastructures to deliver broadband service.

University of Louisiana At Monroe and Louisiana Delta Community College are the biggest universities in Monroe. For the 11,598 combined students living in the area, strong internet access is a must for obtaining online course materials and viewing research. Students living close to University of Louisiana At Monroe and Louisiana Delta Community College are likely to be choosing between the major providers outlined above. Speed test records from the zip where both campuses are located show an average speed of 21.08 Mbps. Average download speeds can be different since they reflect home network issues, and the real speed you can expect shouldn't be less than 10–30percent below the advertised speeds on this page. FCC and US Government reports frequently cite the need to improve internet access for college and high school students. There is a strong correlation between improved high-speed broadband access and increased education/employment opportunities, especially in small cities and rural areas.

DATA CAP ISSUES AROUND MONROE

Data collected by market researchers suggests that some of the popular providers use data caps on home broadband connections. Data caps are disliked since users view them as a strategy for

limiting "cord cutting". Providers explain that caps are a reasonable strategy for managing heavy network traffic. *Source: Broadband Now*

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

There is not a monopoly on broadband internet service providers in the jurisdiction. Those who do not possess services could perhaps be impacted by affordability, landlord restrictions to possessing certain types of internet or cable services within units or personal disinterest.

However, it is important to reiterate that the Monroe Public Housing Authority has conducted its own inventory and analysis of low-to-moderate income environmental needs residing in their properties and has concluded that:

1. Wiring – Electrical wiring is aged. New wiring is needed throughout the units at several locations. CATV wiring is aged and not compatible with modern technology, new wiring is needed in many of the units.

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

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

Based on area experiences, flooding, tornadoes and thunderstorms are considered medium to high risk for this jurisdiction. The area experienced flooding during 2016 and 2020 followed by 2020 Easter Sunday tornadoes that negatively devastated and destroyed area housing stock and inventory.

The Louisiana Council of Governments has a Mitigation Plan that affects the City of Monroe as does the Ouachita Strong Resiliency Strategy. This plan is closely monitored as it relates to climate change and conditions that affects the jurisdiction.

“Ouachita Strong's long-term vision is to establish a stronger and more resilient parish with collaborative networks and to connect and leverage resources with transparency, accountability and inclusiveness when preparing for, responding to, rebuilding from and mitigating the impact of declared events, or disasters”. It is believed this study “will help local government entities advocate for various projects on the Ouachita with impacts on flood prevention, such as bank stabilization, alongside a University of Louisiana Monroe study on the economic impact of the river and Young’s Bayou.”

Closely monitoring this plan will enable the City of Monroe to observe conditions that may impact future housing stock and potential climate challenges.

Parish Engineer and Ouachita Strong Co-Chair Kevin Crosby said some projects brought up by the subcommittees, or recovery support functions, included parish-wide floodplain ordinances, options for childcare so people could get back to work, job training, wastewater facility improvements, fighting blight, ways to lower flood insurance costs and joint drainage projects.

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

The Ouachita Strong Resiliency Strategy identified over 30 drainage improvement projects parish-wide and indicates applications for 10 projects were submitted in 2017 — nine to the Federal Emergency Management Agency and one to the Economic Development Administration.

Ouachita Strong Recovery Manager Tom Malmay said “the committees zeroed in on risk reduction and community priorities, including those of low-income areas identified within the parish.”



Consolidated Plan

Strategic Plan

&

Annual Plan

Strategic Plan

SP-05 Overview

The Con Plan provides the guidance for the Department of Planning and Urban Development, Community Development to implement the goals and objectives of the Consolidated Plan and follow the priorities within the plan. The CDBG Program has provided formula grants to States and units of general local government to *develop viable communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate income persons.*

The areas of focus, priority needs, for the five-year Con Plan that will positively impact the low to moderate income residents are:

- Increase home ownership and upgrade physical conditions of rental properties:
 - New affordable homes,
 - Suitable living environment for renters,
 - Reduce hindrances to enforcing specific codes impacting neighborhood safety and cleanliness;
- Reduction in poverty:
 - Develop and enriching partnerships to educate workforce,
 - Participate in efforts to organize service providers to coordinate community resources;
- Develop diverse economic frameworks focused on entrepreneurship and workforce skill enhancements:
 - Investigate best practices in micro lending,
 - Pilot a business incubator in the Southside of Monroe; and
- Improve public infrastructure specifically focused on drainage and transportation:
 - Investigate best practices to providing grants for improving drainage to LMI homeowners,

Geographic Priorities

The City will focus the majority of funds in the defined LMI areas. When considering areas to fund and/or further develop, the Division of Community Development should also consider recommendations offered by the Land Use Patterns and Regulations City of Monroe Comprehensive Plan as follows:

“Land Use Patterns and Regulations Findings

- There is a considerable amount of vacant land within the City of Monroe.
- Many neighborhoods and business areas have scattered vacant parcels throughout.
- Some of the zoning districts seem redundant or have very little variation.
- Zoning district areas are created when they are needed rather than set according to a future land use plan.
- There are few design controls within the Zoning Code
- Under current zoning, the City could accommodate an additional 7,111 housing units, and in excess of 20 million square feet of commercial space and another 14 million square feet of

industrial space

- The current zoning code was adopted in 1958; it should be updated to protect the character of the city and improve the quality of life”

The City’s existing computer file showing the land parcels in Monroe was brought into a Geographic Information System (GIS) program. The City’s paper inventory of land uses was utilized, to assign a land use for each parcel in the City.

This process formed the land use layer and divided the City into the following land use categories:

- Agriculture
- Residential
- Commercial
- Industrial
- Community Service
- Public Service
- Park/Open Space
- Vacant

The land uses were then reviewed by the City of Monroe Planning and Zoning Division and changes were made based on staff recommendations. Using GIS, it is possible to calculate the areas of all the land uses. Street and railroad rights-of-way and water areas were not included in the land areas. The following table shows the total area and the percentage of the city of each of these land uses.

Land Use	Acres	Percent
Agriculture	1,298	8.6%
Residential	4,571	30.2%
Commercial	1,559	10.3%
Industrial	602	4.0%
Community Service	1,437	9.5%
Public Service	910	6.0%
Park/Open Space	1,017	6.7%
Vacant	3,724	24.6%

Source: peter j. smith & company, City of Monroe Planning Department

The above inventory of existing land uses should support geographic choices regarding land use available to further development residential areas for low to moderate income persons.

Influence of Market Conditions

As described in the Housing Market Analysis (HMA) section, the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units is critical. The City’s housing strategies will be especially informed by the

polarizing impact of economic factors, specifically unemployment and poverty in those tracts where homeownership is non-existent. The shortage of affordable, decent rental property and absentee landlords must be addressed in order to have effect on adequate, affordable rental housing options. Stakeholders indicated that wages have not kept up with rapid increase in housing costs, particularly over the past 3 years. Given a lack of decent, affordable housing options, the City's lower-income households often face a choice between deficient housing and cost burden.

Anticipated Resources

The City anticipates receiving \$774,769.00 in CDBG entitlement funding and \$ 343,678.00 in HOME funds in FY 2020.

Institutional Delivery Structure

The City relies on a network of public sector, private sector, and non-profit organizations to implement the Strategic Plan, particularly to address lack of home ownership and decent livable rental home options.

Goals

See SP-45 starting on page 13.

Public Housing

The City will continue to support the efforts of the housing authority to supply affordable housing to area residents in particular the elderly and disabled.

Barriers to Affordable Housing

The City of Monroe has completed its Analysis of Impediments to Fair Housing Choice (AI).

Homelessness Strategy

The City will continue to provide ESG and CDBG funding to social service organizations to assess the needs of homeless persons. The Monroe/Northeast Louisiana Continuum of Care works with social services agencies, governments, businesses, and others to conduct an annual gaps analysis to assess existing homeless needs and to identify and address funding gaps. The nature and extent of homelessness in the jurisdiction is unique and reflects the extraordinary poverty of the area. The unique needs of the homeless population are being met by an appropriate quantity and array of housing and services.

Lead-based Paint Hazards

High rates of childhood lead poisoning continue to plague many communities. Lead poisoning is most common in communities with a high proportion of low-income children who live in rental housing built prior to the 1978 federal ban on lead in residential paint (ibid.). Monroe also has a high percentage of rental properties and many landlord's are considered slum landlord's not taking care of the property they are renting to low income, African American families with small children. Monroe's lead problems are particularly pronounced and are associated with lead-based

paint on houses built before the material was banned. As reported in La Health report, 2015 to 2017, between 10 to 20% percent of children in the Ouachita Parish who were tested and had lead levels of more than 5 micrograms per deciliter of blood. Additionally, approximately two-thirds of homes in the Monroe were built before 1978. However, according to Louisiana Healthy Homes and Childhood Lead Poisoning Prevention Program, only 11 homes were identified with lead hazards in the City of Monroe dating back to 2013. The data seems not to be consistent and further investigation is warranted.

Anti-Poverty Strategy

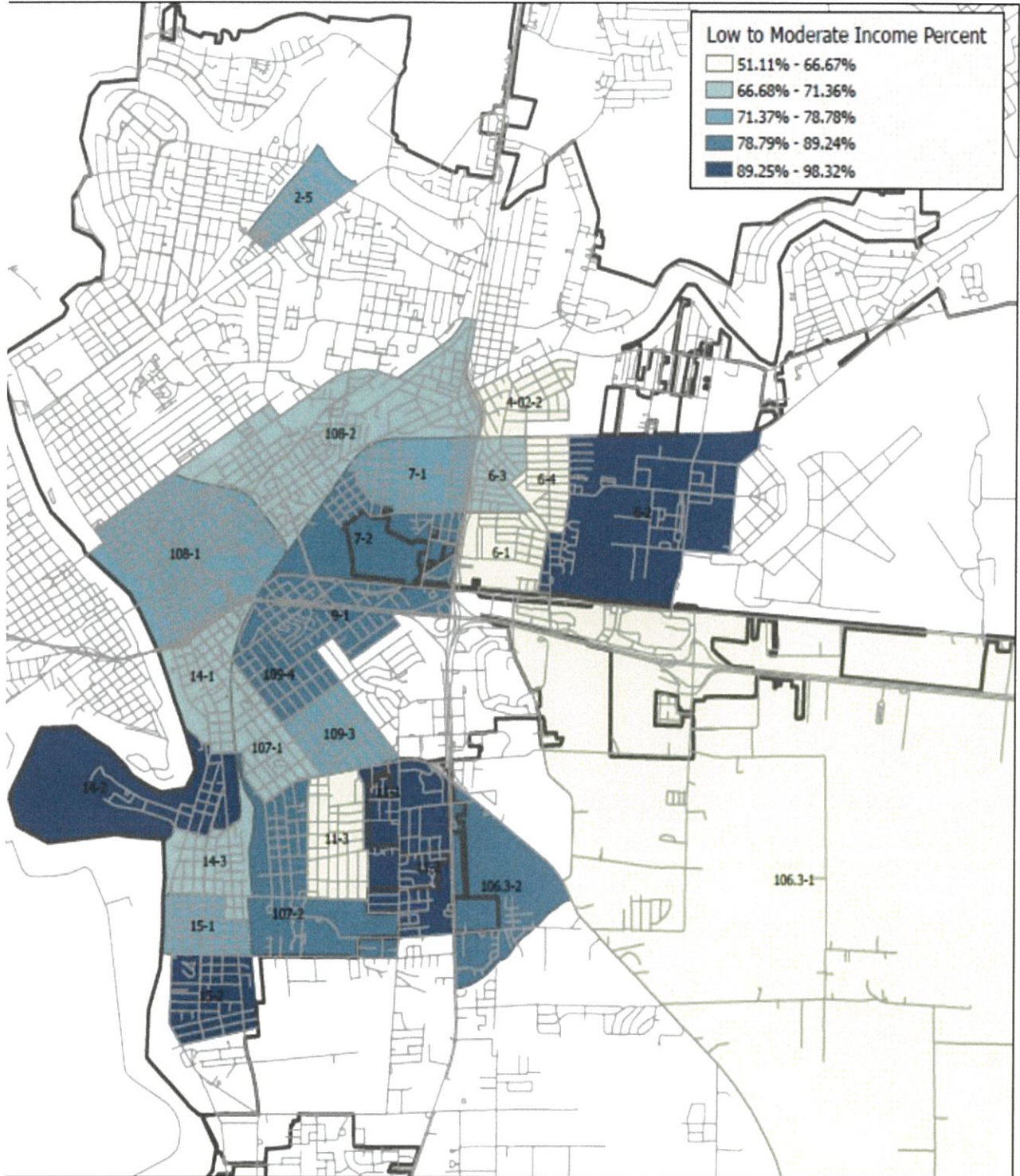
The City's efforts to address poverty are based on partnerships with other organizations that are involved in working to address the underlying causes of poverty. For example, the United Way of Northeast Louisiana and other United Way collaborators developed what is referred to as The ALICE Report. ALICE (Asset Limited, Income Constrained, Employed) highlights large populations of hardworking residents who are underemployed in low-paying jobs, have little or no money saved, and/or are one paycheck or family emergency from falling into poverty. The City of Monroe will continue to leverage its existing CDBG and HOME allocations with other resources, including local, state, and federal, in addition to private funds, to address the issue of poverty.

Monitoring

City staff attends various HUD-sponsored training sessions and professional development opportunities offered through the HUD website via webinars and private organizations, such as National Community Development Association. These efforts ensure staff is current with new and/or revised federal regulations regarding HUD-administered programs.

SP – 10 Geographic Priorities 91.215 (A)(1), 91.35 (a) (1), 91.415

Due to the eligibility criteria for the CDBG and HOME programs and their focus on low and moderate income populations, most funds are likely to be expended in areas that have higher concentrations of low and moderate income residents. These areas may include at least 9-identified census tracts that have extremely low home ownership and high poverty. The majority of Monroe's HUD funds are used for "direct benefit" purposes that are available to low/moderate income residents who may live anywhere throughout the city, so geographic priorities do not apply. "Direct benefit" funding may take the form of housing, jobs and services in the instance where at least 51% of the residents are low-to-moderate income persons.



SP – 25 Priority Needs 24 CFR 91.415, 91.315 (a)(2), 91.215(a)(2)

Table 2: SP - Priority Needs		
Sort	Field	Description
1	Name	Affordable Housing
	Priority Level	High
	Description	Blighted Properties: In the Community outreach/citizen participation meetings conducted during the City’s SWOT analysis exercise, blighted property came up in several comments including adjudicated properties, abandoned or dilapidated properties by absentee landlords allowing property to go upkept and unattended. 20% percentage of funds will be expended on this priority.
	Population	Income level: Low Low to moderate Family Types: all Homeless subpopulations: N/A Non-homeless special needs: Neighborhood Revitalization
	Target Areas Affected	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Associated Goals	√ Increase home ownership and upgrade physical conditions of rental properties • Reduction in poverty • Develop diverse economic frameworks focused on entrepreneurship and workforce skill enhancements • Improve public infrastructure specifically focused on drainage and transportation
	Describe Basis for Relative Priority	Lack of citizen/property owner education regarding code enforcement was one of the repeated comments in the outreach meetings. Landlords may not understand relevant codes that would force property upkeep by absentee landlords.
Sort	Field	Description
2	Name	Affordable Housing
	Priority Level	High
	Description	Rehabilitation of Existing Units: Preservation of quality affordable housing located in identified affected areas
	Population	Income level: Low to moderate Income Large Families Families with children Elderly Persons with disabilities Persons with HIV/Aids Victims of Domestic violence Homeless subpopulations: N/A

		Non-homeless special needs:
	Target Areas Affected	Home Eligible properties in BT Washington and Ouachita Cotton Mills neighborhoods
	Associated Goals	<ul style="list-style-type: none"> √ Increase home ownership and upgrade physical conditions of rental properties • Reduction in poverty • Develop diverse economic frameworks focused on entrepreneurship and workforce skill enhancements • Improve public infrastructure specifically focused on drainage and transportation
	Describe Basis for Relative Priority	There is an aging housing stock in Monroe and with renovations of these houses, increasing affordable homes that are in reach for ownership by LMI residents will have a lasting impact on the economic forecast for those neighborhoods.
Sort	Field	Description
3	Name	Affordable Housing
	Priority Level	High
	Description	Neighborhood Revitalization: Addresses blight, promotes homeownership while reversing housing depreciation
	Population	Income level: Low Low to moderate Family Types: Homeless subpopulations: Non-homeless special needs:
	Target Areas Affected	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Associated Goals	<ul style="list-style-type: none"> √ Increase home ownership and upgrade physical conditions of rental properties • Reduction in poverty • Develop diverse economic frameworks focused on entrepreneurship and workforce skill enhancements • Improve public infrastructure specifically focused on drainage and transportation
	Describe Basis for Relative Priority	Residents want to improve neighborhoods with types of improvements that will have a lasting impact on the quality of their lives.
Sort	Field	Description
4	Name	Economic Development
	Priority Level	High
	Description	Over 50% of respondents listed each of these topics as a high priority: Job Creation, Infrastructure (Streets, businesses access, etc., Workforce Development Programs, Vocational/Training Programs, Literacy Programs/GED Preparedness, Unemployment/Underemployment, Women-

		Owned Business Support, Start-up Business Loans, Small Business Loans, and Business Mentoring.
	Population	Income level: Low Low to moderate Family Types: N/A Homeless subpopulations: N/A Non-homeless special needs:
	Target Areas Affected	CBDG eligible tracts
	Associated Goals	<ul style="list-style-type: none"> • Increase home ownership and upgrade physical conditions of rental properties • Reduction in poverty √ Develop diverse economic frameworks focused on entrepreneurship and workforce skill enhancements • Improve public infrastructure specifically focused on drainage and transportation
	Describe Basis for Relative Priority	Economic development especially in opportunity zones will improve overall economics for the city of Monroe.
Sort	Field	Description
5	Name	Public Improvements & Infrastructure
	Priority Level	Medium
	Description	Over 100 respondents listed the following topics as critical but often neglected: Sanitary Sewer System Improvements/ Extensions, Water & Wastewater Treatment Facilities, Water System Improvements/Extensions, Storm Sewer Projects, Road Reconstruction, Sidewalk Reconstruction, Public Transportation.
	Population	Income level: Low Low to moderate Family Types: N/A Homeless subpopulations: N/A Non-homeless special needs: N/A
	Target Areas Affected	City wide
	Associated Goals	<ul style="list-style-type: none"> • Increase home ownership and upgrade physical conditions of rental properties • Reduction in poverty • Develop diverse economic frameworks focused on entrepreneurship and workforce skill enhancements √ Improve public infrastructure specifically focused on drainage and transportation
	Describe Basis for Relative Priority	Improving infrastructure will assist with flood control and reduce property destruction from some natural disasters. Upgrading physical conditions in neighborhoods make all residents feel better about their city.
Sort	Field	Description

6	Name	Rehabilitation of Existing Units
	Priority Level	Medium
	Description	Grants to LMI homeowners to replace broken clay pipes from the homeowner’s side to connect to what the city is replacing for sewage and drainage upgrades.
	Population	Income level: Low Low to moderate Family Types: N/A Homeless subpopulations: N/A Non-homeless special needs: N/A
	Target Areas Affected	City wide
	Associated Goals	<ul style="list-style-type: none"> √ Increase home ownership and upgrade physical conditions of rental properties • Reduction in poverty • Develop diverse economic frameworks focused on entrepreneurship and workforce skill enhancements • Improve public infrastructure specifically focused on drainage and transportation
	Describe Basis for Relative Priority	The Engineering Department has a pipe replacement initiative to improve public infrastructure where the broken, aging clay pipes are being replaced with new pipes. However, homeowners have to pay to replace those pipes on their side of the street

SP – 30 Influence of Market Conditions 24 CFR 91.415, 91.315 (b)(1), 91.215(b)(1)

Table 3 – SP: Influence of Market Conditions on Specific Categories	
Field	Description
Tenant Based Rental Assistance (TBRA)	As shown in the Needs Assessment and Market Analysis, there is a need for rental housing assistance throughout the city. Low income households have been greatly impacted by the high housing costs and the challenge of home ownership. It surfaced in the Community Outreach sessions that Monroe is a renters city. (Source: Louisiana Housing Corp Plan and PHA Plan and the Community Progress plan)
TBRA for Non-Homeless Special Needs	When faced with other daily costs—health care including medication, transportation, food—many people with special needs depend on rental assistance to afford decent, livable, accessible housing.
New Unit Production	There is substantial need for affordable housing in Monroe. The rate of production of new market rate rental unit and the production of affordable rental units is very low. Only 5% of homes were built during the years 2000 or later; and, 6% of renter-occupied units have been built in the last 20 years

Rehabilitation	The need for owner and rental rehab is urgent. The City of Monroe has an old housing stock with the vast majority of its homes built pre-1978. The primary objective of the Rental Rehabilitation Program is to increase the supply of safe, decent, and affordable housing for lower-income households through the renovation of the existing rental housing stock. As such, it reflects a general shift away from the more expensive new construction programs of the past. At the same time, rental assistance is made available to eligible lower-income tenants, who can either remain in the renovated units or move elsewhere. <i>(cited source: huduser.gov/rental rehab)</i>
Acquisition, Including Preservation	Information to determine the number of housing units at risk for conversion to market rate units is not available.

SP – 35 Anticipated Resources 24 CFR 91.415, 91.315 (a)(4), 91.215(a)(4)

The City anticipates CBDG and HOME and program income funds will be available to implement strategic plan. These funds will be used to execute activities outlined below and in section AP – 35. There are no “Actions” to date to report.

Table 4 – SP: Anticipated Resources								
Program /Source	Use of funds	Expected Amount Available Year 1				Expected amount available remainder of Consolidated Plan	Narrative Description	Action
		Annual Allocation	Program Income	Prior Year Resource	Total			
CBDG/ Public-Federal	Admin & planning Economic development Housing Public improvement Public services	\$774,769	\$2,000	\$100,000	\$876,769	\$ 4,383,845	All waivers were applied for. \$2,000 comes from the revolving loans funds <u>Monroe received a CARES Act grant however, CBDG funds will be used until the grant funds comes.</u>	
HOME / Public Federal	Acquisition Homebuyer assistance	\$343,678	\$2,000	\$300,000	\$ 645,678	\$ 3,228,390	\$2,000 comes from the revolving	

City of Monroe Consolidated Plan

	Homeowner rehab Multi-family rental new construction Multi-family rental rehab New construction for ownership TBRA						loans funds. <u>CARES Act funds will be used for new construction</u>	
CBDG Public – Federal	CARES ACT	\$436,363	\$0	\$0	\$436,363	N/A	None to date	

SP – 40 Institutional Delivery Structure 24 CFR 91.415, 91.315 (k), 91.215(k)

The City of Monroe’s institutional structure will include the entities listed in the following chart. These groups will be part of the delivery system for the goals and objectives described in the Strategic Plan.

Sort	Responsible Entity	Responsible Entity Type	Role	Geographic Area Type
1	City of Monroe	Government Agency	Executes and manages the Consolidated Plan	Jurisdiction
2	City of Monroe Housing Authority	PHA	Collaborate with the city on the Strategic and Annual Plans	Census Tracts
3	COC	Government Agency focused on the homeless	Plan and provided services to special populations	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Monroe will execute all projects in this Consolidated Plan through the procurement and contracting for various services announced via a Request for Proposals (RFP) or Notice of Funding Availability (NOFA). Additionally, through sustained partnerships with non-profit organizations, community agencies and other city units, activities and objectives will be

accomplished and the determined needs of the communities satisfied. The strength of the system is and will continue to be the strategic partnerships developed over the years. This delivery system will differ from the previously submitted City of Monroe Comprehensive Consolidated Plan in that a range of community forums and meetings will occur using the community centers for sites as a measure of stakeholder collaboration, neighborhood inclusion and in support of taking the “issues to the people”. The locations of these centers is a strength in that several of these facilities are located across the city in neighborhoods where engagement is necessary and where many low to moderate income residents reside who are able to support moving the 5-year forward, benefit from the engagement and improve the economic condition of their neighborhood and ultimately the city. According to the community outreach comments, gathered both during one-on-one interviews and citizen participation process, the gaps in the delivery system are the inconsistent enforcement of the City codes, the lack of knowledge or education by the residents regarding the codes and other city regulations, in addition to inconsistent use of the legal remedies. Additionally, there are gaps in the required funding needed to build or renovate the number of affordable housing units needed to successfully improve low to moderate income neighborhoods.

Homeless Services

Homelessness Prevention Services	Available in Community	Targeted to Homeless	Targeted to people with HIV
Homeless Prevention Services			
Counseling /Advocacy	X	X	N/D
Legal Assistance	X	X	N/D
Mortgage Assistance	X	N/D	N/D
Rental Assistance	X	X	N/D
Utilities Assistance	X	X	N/D
Street Outreach Services			
Law Enforcement	X	X	N/D
Mobile Clinics	X	N/D	N/D
Other Street Outreach Services	X	X	N/D
Supportive Services			
Alcohol & Drug Abuse	X	X	N/D
Child Care	X	X	N/D
Education	X	X	N/D
Employment & Employment Training	X	X	N/D
Healthcare	X	X	N/D
HIV/AIDs	X	N/D	N/D
Life Skills	X	X	N/D
Mental Health Counseling	X	X	N/D
Transportation	X	X	N/D

Other	X	X	N/D
If OTHER, Specify			

N/D = NOT DETERMINED

Describe the extent to which services targeted to homeless persons and persons with HIV, and mainstream services, such as health, mental health, and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction.

Outreach for the homeless is conducted in 100% of jurisdiction area. Professional staff outreach especially focuses on chronically homeless, families with children, veterans, homeless youth; and victims of domestic violence. Street outreach consists of a regular schedule of visits to known locations and service sites in each parish. Also, staff engages prospective referral sources like law enforcement, healthcare, mainstream benefit offices, and schools. United Way 211 provides 24/7 telephone access for persons reaching out for help. To engage persons least likely to seek help or who have additional barriers to help, immediate telephone translation and translated printed materials are available, sign language interpreters available as needed, onsite outreach is done in all parishes, organizations that serve persons with disabilities are partners to do outreach, and clergy help with hard to engage subpopulations. These hard to engage populations may include those with HIV/aids.

Needs are assessed via the region’s Coordinated Entry system. Coordinated Entry means that the region uses a "no wrong door" coordinated entry process of screening and referrals at service sites of HUD funded/ HUD compliant programs (96% of housing and services in CoC) and by phone during normal business hours. Triage and referrals for CE screenings are offered 24/7 by phone and text via 211 and by phone hotlines for domestic violence victims and youth. Outreach staff travel to the participant if he/she cannot access screening at an office or by phone. DV and youth screenings are provided in person or by phone by DV or youth providers, respectively. Affirmative outreach is completed by the regional Continuum of Care LA-505, 211, and HUD funded programs including year-round ads (outdoor, radio, print), presentations, listserv.

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 in Homeless Services Table above

Gaps in the service delivery system may be caused by faulty data and/or gaps in collecting data. Various data sets are collected by the regional and state departments by parish and/or region but does not drill down to city statistics. Therefore, services for certain special needs population may not be aligned with need in the city of Monroe. However, regarding homelessness, the delivery system is organized and coordinated within the city of Monroe representing a strength in the service delivery system for this special needs population. According to the COC data collected transitional housing is now widely recognized as inconsistent due to its lack and is a gap in service for special needs population.

Strengths in supportive services for homeless residents in Monroe includes case management, rental assistance, utility assistance, and operations costs associated with overnight shelter as well as those associated with rapid rehousing. ESG funding will address emergency shelter and transitional housing needs. As part of the planning process for community-wide coordination of ESG implementation, the CoC collaborates with local ESG recipients and subrecipients each year to assess the adequacy of the available stock of emergency shelter, transitional housing, and rapid re-housing and to identify ways to better match the available stock with area needs. Diversion and prevention resources help to reduce the demand for the emergency shelter and transitional housing and help prevent the trauma of homeless from occurring.

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

Collaboration and education among the City’s housing and supportive services agencies is a primary strategy to address the major gaps in the institutional structure and service delivery system to address priority needs. Additionally, awareness and educating the public regarding the needs of and available resources to the low to moderate income families and individuals including homeless persons and those with special needs will be one of the strategies used to improve the service delivery system. The City will support homeless housing programs with supportive services targeted to the unique needs of the listed homeless subpopulations as well as low- and moderate income homeless. Supportive services (e.g., medical, educational, counseling, etc.) and referrals to mainstream and community services will help homeless persons access and remain in permanent housing. The City will support rapid rehousing for families with children, veterans, and unaccompanied youth. Rapid rehousing assists the homeless to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be highly effective in returning families to housing stabilization. The local Continuum of Care tracks performance of local homeless service providers to assess effectiveness and exiting persons to permanent housing.

SP – 45 Goals 24 CFR 91.415, 91.315 (a)(4), 91.215(a)(4)

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), 91.215(b) (2).

Category	Number of Families
Monroe Population 2018 (American Community Survey)	45,318
Families with an income below the federal poverty level	7.6%
Extremely Low income less than \$25,000 annual income	27.3%
Total	34.9%
moderate-income \$35,000 to \$49,999 annual income (Census reports median income \$47,942 is skewed due to University of La,	13.1%

Monroe; HUD reports median income as \$28,000)	
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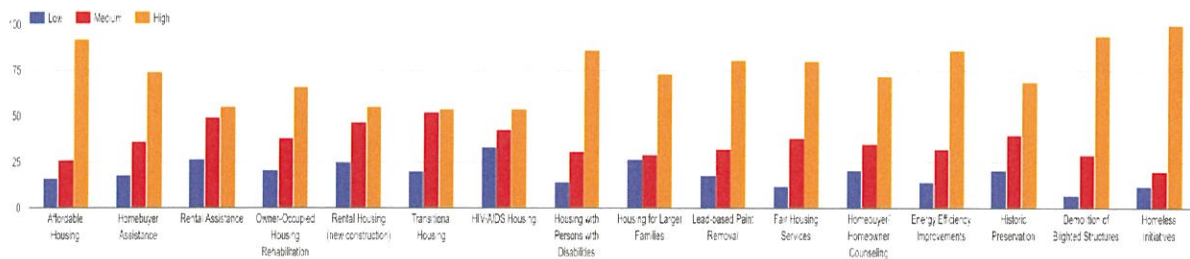
The priority needs that surfaced from the community outreach meetings were four:

1. Housing
2. Infrastructure
3. Economic Development
4. Education/Training

These priority needs were further supported by citizen feedback from the Community Needs Assessment survey, conducted by the Monroe Division of Community Development, as follows:

1. City of Monroe Community Needs Assessment Survey Housing Results:

2. In your opinion, what priority should be assigned to each of the following housing activities?

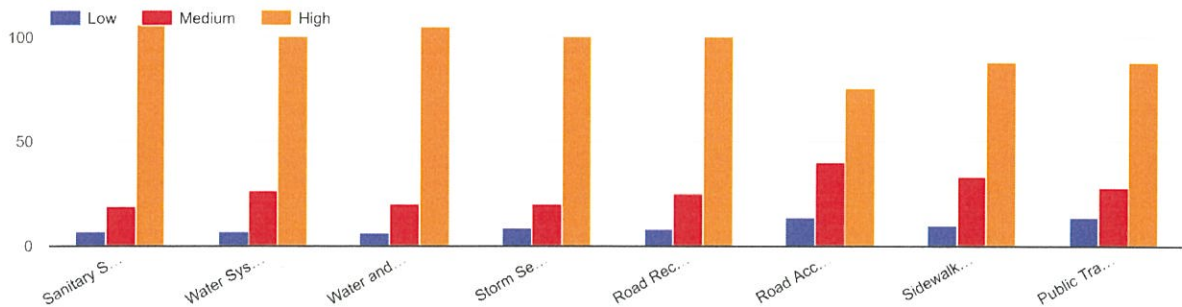


The community needs assessment survey listed 14 categories impacting possible City housing issues. Of the 14 listed, each was selected as a “high” priority given the options of “low”, “medium” or “high” priority responses. Following are the results for each of the high priority areas: Housing for Homeless Initiatives (100), Demolition of Blighted Structures (94), Affordable Housing (92), Housing for Persons with Disabilities (86), Energy Efficiency Improvements (86), Lead-based Paint Removal (81), Fair Housing Services (80), Homebuyer Assistance (74), Housing for Larger Families (73), Homebuyer Counseling (72), Historic Preservation (69), Owner-occupied Housing Rehabilitation (66), Rental Assistance (55), Rental Housing (New Construction)(55) and Transitional Housing (54).

2. City of Monroe Community Needs Assessment Survey Infrastructure Results:

City of Monroe Consolidated Plan

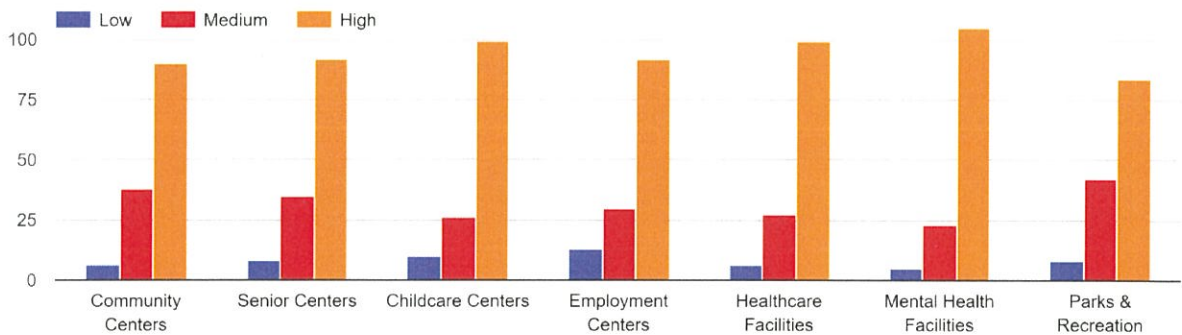
7. In your opinion, what priority should be assigned to the following public infrastructure projects?



The community needs assessment survey listed 8 public infrastructure projects for public feedback. As in the case with housing options, each of the 8 categories were listed as “high” priorities in the following order: Sanitary Sewer System Improvements/Extensions (106), Water and Wastewater Treatment Facilities (105), Water System Improvements/Extensions (100), Storm Sewer Projects (100), Road Reconstruction (100), Sidewalk Reconstruction3. (88), Public Transportation (88), Road Access to Businesses (40).

2a. Other considerations for public facilities and/or infrastructure include:

6. In your opinion, what priority should be assigned to each of the following community facilities?

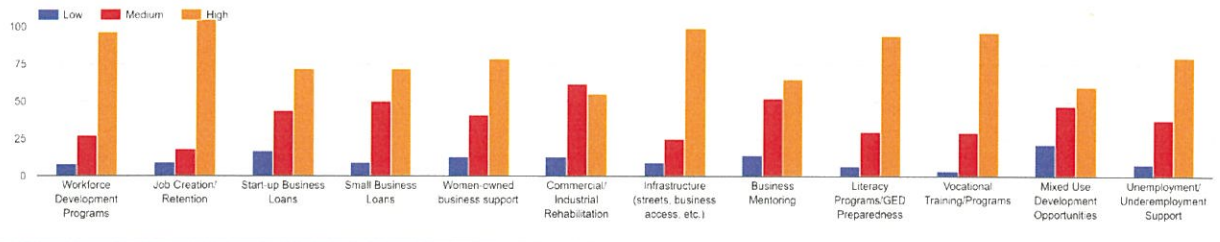


Of the seven categories listed in the section of the community needs assessment survey impacting public or community facilities, each area was deemed as a “high” priority need. Ratings were as follows: Mental Health Facilities (105), Healthcare Facilities (99), Child Care Centers (99), Senior Centers (92), Employment Centers (92), Community Centers (90) and Parks and Recreation Centers (84).

3. City of Monroe Community Needs Assessment Survey Economic Development Priorities:

City of Monroe Consolidated Plan

3. In your opinion, what priority should be assigned to each of the following economic development activities?



This section included 12 economic development-related categories. Eleven of the 12 categories were rated “high” priorities by respondents while one area was rated as a “medium” priority. The “medium” priority category included Commercial/Industrial Rehabilitation while the following areas were deemed “high” priorities: Job Creation/Retention (105), Infrastructure (streets, business access) (99), Workforce Development (97), Vocational Training (97), Literacy Programs (94), Unemployment/Underemployment (80), Woman Owned Business Support (79), Start-up Business Loans (72), Small Business Loans (72), Business Mentoring (65) and Mixed-Use Development Opportunities (60).

4. City of Monroe Community Needs Assessment Survey Education/Training Priorities:

While there were no specific questions regarding “education,” the issue of “education” surfaced during both the Community Needs Assessment survey and the HUD-provided SWOT exercise conducted during the three (3) citizen participation meetings held during February 2020. Categories of “education” encompassed vocational training for youth and adults, particularly high-risk youth and formerly incarcerated persons. Workforce development training, literacy programs, including HiSet (formerly GED preparedness) and citizen education around City services, code enforcement, blight reduction and neighborhood revitalization measures were also included under education and training priorities.

In the following chart, Goal Outcome Indicators will be selected from the following list of topics. This list also has, accompanying each topic, a summary of people, households, businesses, assisted in each category over the 5 years.

#####

#####

Public facility or infrastructure activities other than low/moderate -income housing benefit: 200
 Public facility or infrastructure activities for than low/moderate -income housing benefit: City Wide

Public Service activities other than low/moderate -income housing benefit: 1,200
 Public Service activities for than low/moderate -income housing benefit: 1,500
 Façade treatment /business-building rehabilitation: 0 businesses
 Brownfield acres remediation: 0 acres
 Rental units construction: 10
 Rental units rehabilitation: 30

City of Monroe Consolidated Plan

Homeowner housing added: 20
 Homeowner housing rehabilitation: 50
 Direct financial assistance to homebuyers: 15
 Tenant-based rental assistance /rapid rehousing: 25
 Homeless person overnight shelter: 0 persons assisted
 Overnight/Emergency Shelter/transitional housing beds added: 0 persons assisted
 Homelessness Prevention: 0 persons assisted
 Jobs created/retained: 50
 Businesses assisted: 30
 Housing for homeless added: 0 houses added
 Housing for people with HIV/AIDS added: 0 persons assisted
 HIV/AIDS Housing operators: 0 persons assisted
 Buildings demolished: 0
 Housing code enforcement/Foreclosed property care: 301
 Other (Specify):

<i>Sort</i>	<i>Field</i>	<i>Description</i>
1	Name	New home construction/ Rehabilitation and Reconstruction
	Description	Increase the number of affordable housing units in the city
	Category	Construction of Housing Rehab: Single-Unit Residential
	Start Year	2020
	End Year	2025
	Objective	Transition renters and Section 8 Tenants to home ownership
	Outcome	20 LMI families and / or individuals will realize home ownership over 5 years
	Geographic Area Included	City-wide
	Priority Needs Addressed	Housing
	Funding Allocation	HOME
	Goal Outcome Indicator	Homeowner housing added Homeowner housing rehabilitation Homeowner financial education Direct financial assistance to homebuyers
2	Name	New home construction/ Rehabilitation and Reconstruction
	Description	Developers will stimulate /extend housing meeting the needs of the communities through out the city. Developers will address the unique housing needs for low to moderate income residents who are renters while targeting revitalization and stabilization project areas.
	Category	Construction of Housing Rehab: Single-Unit Residential Rehab: Acquisition Homeowner housing added Homeowner housing rehabilitation

City of Monroe Consolidated Plan

		Buildings demolished
	Start Year	2020
	End Year	2025
	Objective	Transition developers from building apartment complexes to rehabilitation of house for homes
	Outcome	Development of 1 or 2 mix use neighborhoods and work with the city to meet with at most 20 families as a goal.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Housing
	Funding Allocation	HOME/CBDG
	Goal Outcome Indicator	Homeowner housing added Homeowner housing rehabilitation Direct financial assistance to homebuyers
3	Name	Neighborhood Revitalization & Rehabilitation Strategy Project
	Description	Certain Monroe neighborhoods with high LMI individuals, high blight and fall in opportunity zones will be targeted for this project
	Category	Rehab: Publicly Housing Modernization Rehab: Other Publicly-Owned Residential Buildings CI: Building acquisition, Construction, Rehabilitation
	Start Year	2020
	End Year	2025
	Objective	To take a wholistic approach to improving neighborhoods where LMI residents live from home rehabilitation to neighborhood improvements including public infrastructure projects.
	Outcome	Complete improved sidewalks in 2 neighborhoods, improved street lighting in another 2 neighborhoods. Transition 20 families to home ownership (included with other priority projects) .
	Geographic Area Included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Needs Addressed	Housing
	Funding Allocation	CBDG; CARES Act
	Goal Outcome Indicator	Homeowner housing added Homeowner housing rehabilitation Direct financial assistance to homebuyers Home owner housing rehabilitated Public facility or infrastructure activities for than low/moderate -income housing benefit

City of Monroe Consolidated Plan

4	Name	Code Enforcement
	Description	Review and reduce code hinderances to property adjudication Investigate ordinances that deal with vacant residential buildings
	Category	Rehab: Acquisition Rehab: Single-Unit Residential Rehab: Acquisition Homeowner housing added
	Start Year	2020
	End Year	2025
	Objective	Through a community education program and environmental court, code hindrances will be eliminated, giving progress to home ownership.
	Outcome	30 new home-owners will results from these efforts over 5 years.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Affordable Housing
	Funding Allocation	CBDG
	Goal Outcome Indicator	Housing code enforcement/Foreclosed property care
5	Name	Neighborhood Stabilization
	Description	Create livable communities adjacent to crumbling neighborhoods in the city. Demolish abandoned houses, create walkability spaces, increase homeownership, improve safety, increase use of the local community centers.
	Category	Neighborhood facilities Sidewalks Tree Planting Fair housing activities Clearance and demolition
	Start Year	2020
	End Year	2025
	Objective	Improve quality of life in targeted neighborhoods.
	Outcome	25% of streets in targeted neighborhoods will get new sidewalks in 5 years; 25% of streets will receive new lighting; host at least 1 public education event in a community center located in the targeted areas.
	Geographic Area Included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Needs Addressed	Housing
	Funding Allocation	CBDG/ Home funds

	Goal Outcome Indicator	Home owner housing rehabilitated Public facility or infrastructure activities for than low/moderate -income housing benefit
6	Name	Public Engagement and Citizen Participation
	Description	Host community education activities regarding code enforcement, dumbing regulations, and other community safety issues; housing supportive opportunities and home ownership programs all to be hosted at the community centers.
	Category	Public Information Fair Housing activities
	Start Year	2020
	End Year	2025
	Objective	Increase publics knowledge about city codes and ordinances.
	Outcome	In the 5 neighborhoods community centers, several outreach and educational events will occur focused on 5 topics related to the description.
	Geographic Area Included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Needs Addressed	Education/Training
	Funding Allocation	CBDG
	Goal Outcome Indicator	Public facility or infrastructure activities for than low/moderate -income housing housing benefit Other: Community activities educating the public about city codes and ordinances
7	Name	Public Services infrastructure
	Description	Partner with Monroe Transit to improve transit service Investigate restructuring bus routes and increase ridership
	Category	Public Infrastructure & Infrastructure Improvements
	Start Year	2020
	End Year	2025
	Objective	Provide bus passes for special populations, especially senior citizens, to improve transportation for them
	Outcome	Through a partnership with the Ouachita Council on Aging, a referral process will be created so that the Executive Director of the Council can secure 125 bus passes over 5 years for the senior members who need them the most.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Infrastructure
	Funding Allocation	CBDG
	Goal Outcome Indicator	Public Service activities for low/moderate -income housing benefit

8	Name	Drainage infrastructure
	Description	Assist with developing a comprehensive campaign to address the aging drainage system. Provide grants to low to moderate income homeowners to replace broken clay pipes.
	Category	Housing Services Water/ Sewer Improvements
	Start Year	2020
	End Year	2025
	Objective	Assist LMI home-owners to replace broken clay drainage pipes attach to their homes with the assistance of grants.
	Outcome	Assist as many LMI Home owners up to 50 homeowners, replace their broken clay pipes in partnership with the Engineering Department.
	Geographic Area Included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Needs Addressed	Infrastructure
	Funding Allocation	HOME CBDG
	Goal Outcome Indicator	Homeowner housing rehabilitation
9	Name	Fund a campaign to educate citizens about illegal dumping
	Description	Sponsor an awareness campaign focused on illegal dumping at the community centers
	Category	Public Services and Information
	Start Year	2020
	End Year	2025
	Objective	Educate all citizens on the specifics of dumping.
	Outcome	Have at least 500 attendees at the educational presentations.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Education / Training
	Funding Allocation	CBDG
	Goal Outcome Indicator	Other: Community outreach to clean up dumping sites
10	Name	Promote entrepreneurship among low to moderate income individuals
	Description	Micro lending to the Monroe Economic Development District
	Category	ED: Micro enterprise Assistance
	Start Year	2020
	End Year	2025

	Objective	Through the development of public/private partnerships, the staff will determine through a rating system, entrepreneurs who would qualify and benefit the most from small \$15,000 grants.
	Outcome	Assist up to 30 entrepreneurs over 5 years with business assistance.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Economic Development
	Funding Allocation	CBDG
	Goal Outcome Indicator	Businesses assisted
11	Name	Southside Monroe Business Incubator
	Description	Office will develop public/private partnerships and give \$15,000 grants to qualified small business owners who, determined though a rating scale, would benefit the most and create a few jobs after assistance is provided.
	Category	ED: Micro enterprise Assistance
	Start Year	2020
	End Year	2025
	Objective	Through the development of public/private partnerships, the staff will determine through a rating system, entrepreneurs who would qualify and benefit the most from small \$15,000 grants.
	Outcome	Assist up to 30 entrepreneurs over 5 years with business assistance.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Economic Development
	Funding Allocation	CBDG
	Goal Outcome Indicator	Businesses assisted
12	Name	Leverage community resources
	Description	Develop coalition of program service providers to leverage and optimize existing resources
	Category	ED: Technical assistance Planning
	Start Year	2020
	End Year	2025
	Objective	To promote opportunities for service providers from various sectors to collaborate on projects that impact a diverse group of residents.
	Outcome	Schedule meetings at least twice a year with a minimum of 50 attendees at each meeting.

City of Monroe Consolidated Plan

	Geographic Area Included	City-wide
	Priority Needs Addressed	Education / Training
	Funding Allocation	CBDG/ESG; CDBG CARES Act
	Goal Outcome Indicator	Other: Develop CBDG coalition of community agencies
13	Name	Disaster Response
	Description	Organize a CBDG Disaster and Crisis Response Coalition
	Category	ED: Technical Assistance
	Start Year	2020
	End Year	2025
	Objective	To coordinate relief for residents impacted by natural disasters and/or the COVID-19 pandemic
	Outcome	A disaster response plan put in writing that will assist CBDG staff in a rapid response immediately following a crisis to those eligible residents.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Other: Emergency response for LMI communities
	Funding Allocation	CBDG
	Goal Outcome Indicator	Other: Disaster Relief
14	Name	Early Childhood Enrichment
	Description	To discuss providing safe places for young children to learn in support of LMI families during COVID -19 crisis.
	Category	Education
	Start Year	2020
	End Year	2025
	Objective	Make community centers learning centers.
	Outcome	Conduct after school and day time educational activities for students at the community centers keeping in mind social distancing and wearing masks, and other protocols.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Education
	Funding Allocation	CARES Act
	Goal Outcome Indicator	Other: Community Centers expansion of services
15	Name	Develop a Rental Registry
	Description	Part of the Fair Housing Activities
	Category	Public Services
	Start Year	2020

	End Year	2025
	Objective	Work with a third party vendor to develop a technology response for rental registry
	Outcome	Provide a mechanism for renters to report problems and for rental property managers to report availability
	Geographic Area Included	City Wide
	Priority Needs Addressed	Work with a third party vendor to develop a technology response for rental registry
	Funding Allocation	CBDG
	Goal Outcome Indicator	Fair Housing Activities

SP – 48 Goal Summary

The funding time frame for this chart is the five years of the grant cycle for CBDG and HOME grants. For the CARES Act the cycle is one year.

Goal	Category	Geographic Area	Needs Addressed	Funding																				
Rehabilitation and Reconstruction of residential properties	Housing	6 identified neighborhoods listed in the previous section	Rental and home construction; rental and home rehabilitation; direct financial assistance for home buyers and home owners, creation of a Rental Registry.	60% of HOME funding = \$1,937,034 Over 5 years 40% of CBDG funding = \$1,095,961 over 5 years 60% CARES Act Funding = \$ 261,817																				
	Start year: 2020	End Year:2024																						
	Description: Increase the number of affordable housing units in the city, either through home ownership or affordable, livable rental units																							
	<table border="0"> <thead> <tr> <th>Goal Indicator:</th> <th>Quantity</th> <th>UoM</th> </tr> </thead> <tbody> <tr> <td>Rental units construction:</td> <td>10</td> <td>Households Assisted</td> </tr> <tr> <td>Rental units rehabilitation:</td> <td>30</td> <td>Households Assisted</td> </tr> <tr> <td>Homeowner housing added:</td> <td>20</td> <td>Households Assisted</td> </tr> <tr> <td>Homeowner housing rehabilitation:</td> <td>50</td> <td>Households Assisted</td> </tr> <tr> <td>Direct financial assistance to homebuyers:</td> <td>15</td> <td>Renters Assisted</td> </tr> <tr> <td>Tenant-based rental assistance /rapid rehousing:</td> <td>25</td> <td>Renters Assisted</td> </tr> </tbody> </table>				Goal Indicator:	Quantity	UoM	Rental units construction:	10	Households Assisted	Rental units rehabilitation:	30	Households Assisted	Homeowner housing added:	20	Households Assisted	Homeowner housing rehabilitation:	50	Households Assisted	Direct financial assistance to homebuyers:	15	Renters Assisted	Tenant-based rental assistance /rapid rehousing:	25
Goal Indicator:	Quantity	UoM																						
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Direct financial assistance to homebuyers:	15	Renters Assisted																						
Tenant-based rental assistance /rapid rehousing:	25	Renters Assisted																						
Micro Enterprise Assistance	Category	Geographic Area	Needs Addressed	Funding																				
	Economic Development	City Wide	Entrepreneurship development	CBDG Funding 15%																				
	Start year: 2020	End Year:2024		= \$ 657,576																				

	Description: Partner with the Economic Development District and the Southside Monroe Business Incubator in support of LMI entrepreneurs by providing \$15,000 grants to improve the economic environment in their communities.			
	Goal Indicator:	Quantity	UoM	
	Jobs created/retained:	50	Individuals	
	Businesses assisted:	30	Business Owners	
Community Education	Category	Geographic Area	Needs Addressed	Funding
	Public Services	City Wide	Youth services; fair housing activities, neighborhood / citizen education on illegal dumping, city codes and ordinances	CDBG Funding 10% = \$438,384 over 5 years. CARES Act Funding 20% = \$ 87,272
	Start year: 2020	End Year:2024		
	Description: Citizen education on topics regarding on illegal dumping, city codes and ordinances; Fair housing activities and education about home ownership, and transforming the community centers into learning centers for after school programs for children in the neighborhoods.			
	Goal Indicator:	Quantity	UoM	
Public Service activities other than low/moderate -income housing benefit: 1,200	1200	900 LMI adult residents 300 LMI children		
Improvement of sidewalks and street lighting	Category	Geographic Area	Needs Addressed	Funding
	Public Infrastructure	6 identified neighborhoods	Improve sidewalks and lighting in certain neighborhoods	CDBG Funding 20% = \$876,768 HOME Funding 20% = \$ 645,678
	Start year: 2020	End Year:2024		
	Description: Upgrade physical conditions of the neighborhoods			
	Goal Indicator:	Quantity	UoM	
Public Infrastructure activities other than housing	200	Neighborhood Blocks		
Transportation & Special Populations	Category	Geographic Area	Needs Addressed	Funding
	Public Services	City wide	Partnership with the Public Transit Authority to provide transportation for the elderly.	CDBG Funding 5% = \$219,192
	Start year: 2020	End Year:2024		
	Description: Work with the Council on Aging to provide transportation for those in need.			
	Goal Indicator:	Quantity	UoM	
Public facility or infrastructure	200	Senior Citizens		

	activities other than low/moderate -income housing benefit
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SP – 50 Public Housing Accessibility & Involvement 24 CFR 91.415, 91.315 (c), 91.215(c)

The need to increase the number of accessible units where required by Section 504.

N/D

Strategies to encourage public housing residents to become more involved in management and to participate in home ownership.

Residents Councils have been existence for awhile and do meet on a regular basis. Working with other strategic partners, Monroe Housing Authority’s action plan resolves to move residents in public housing to subsidized housing such as Section 8, then to self-sufficiency and finally home ownership. The city of Monroe will partner with the MHA to cash the Section 8 vouchers to housing closing costs.

If HUD designates the public housing agency as “troubled”, strategies to provide financial or other assistance to improve its operation and remove such a designation.

N/D

Plan to remove the “troubled” designation.

N/D

SP – 55 Barriers to Affordable Housing 24 CFR 91.415, 91.315 (h), 91.215(h)

Barriers to Affordable Housing

Through the citizen participation meetings and reviewing the reports listed in the Process Section, key issues impacting the development of affordable housing surfaced:

- Zoning regulations may limit transitioning certain designated abandoned or blighted properties for residential use and development;
- Lead based paint regulations may impact existing units for rehabilitation;
- General cost of new construction may be prohibitive;
- Developers are not as interested in retrofitting accessible existing units.

Strategies to remove or ameliorate the barriers to affordable housing

The Monroe City Planning & Urban Development Department, Office of Community Development, manages the CBDG funds will continue to work with approved Community Housing Development Organizations (CHDOs) that serves as housing developers. The Urban and Planning Development Department will continue to provide technical and financial assistance to these CHDOs through the Chase Bank Grant, awarded to the department, that will

result in increased home ownership opportunities for low to moderate income, qualified residents for the new homes being built.

The Office of Community Development will support the Monroe Housing Authority efforts maintaining their programs, including its first time homebuyer's program and the residents councils.

This department will continue to monitor the delivery of activities and programs throughout the year to anticipate if additionally resources will be required. Finally, this department will coordinate its efforts with other housing and supportive services providers to eliminate gaps in the delivery system.

SP – 60 Homeless Strategy 24 CFR 91.415, 91.315 (d), 91.215(d)

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

The City will continue to provide ESG and CDBG funding to social service organizations to assess the needs of homeless persons. The Monroe/Northeast Louisiana Continuum of Care works with social services agencies, governments, businesses, and others to conduct an annual gaps analysis to assess existing homeless needs and to identify and address funding gaps. The annual Point-In-Time (PIT) Count, organized by the Coalition, annually assesses the number, characteristics, and needs of the jurisdiction's and region's homeless population. Outreach is conducted weekly and is sustained year-round by the professionally trained homeless housing providers and law enforcement who attempt to check on, engage, and occasionally transport street homeless to service providers. United Way 211 phone resource line also provides 24/7 outreach by advertising it's readily accessible, free services.

Outreach: is conducted in 100% of jurisdiction area. Professional staff outreach especially focuses on chronically homeless, families with children, Veterans, homeless youth; and victims of domestic violence. Street outreach consists of a regular schedule of visits to known locations and service sites in each parish. Also, staff engages prospective referral sources like law enforcement, healthcare, mainstream benefit offices, and schools. United Way 211 provides 24/7 telephone access for persons reaching out for help. To engage persons least likely to seek help or who have additional barriers to help, immediate telephone translation and translated printed materials are available, sign language interpreters available as needed, onsite outreach is done in all parishes, orgs that serve persons with disabilities are partners to do outreach, and clergy help with hard to engage subpopulations.

Needs are assessed via the region's Coordinated Entry system. Coordinated Entry The region uses a "no wrong door" coordinated entry process of screening and referrals at service sites of HUD funded/HUD compliant programs (96% of housing and services in CoC) and by phone during normal business hours. Triage and referrals for CE screenings are offered 24/7 by phone and text via 211 and by phone hotlines for domestic violence victims and youth. Outreach staff travel to the participant if he/she cannot access screening at an office or by phone. DV and youth

screenings are provided in person or by phone by DV or youth providers, respectively. Affirmative outreach is completed by the regional Continuum of Care LA-505, 211, and HUD funded programs including year-round ads (outdoor, radio, print), presentations, listserv.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to fund organizations providing emergency shelter for homeless individuals and families. Transitional housing is now widely recognized as inconsistent with the Housing First principle/best practice, and as such, used on a limited basis and then primarily for persons who have special needs that are best served by longer term, temporary housing, such as youth and victims of domestic violence. The jurisdiction includes an appropriate scaled stock of such Transitional Housing for those populations. Supportive services will include case management, rental assistance, utility assistance, and operations costs associated with overnight shelter as well as those associated with rapid rehousing. ESG funding will address emergency shelter and transitional housing needs. As part of the planning process for community-wide coordination of ESG implementation, the CoC collaborates with local ESG recipients and subrecipients each year to assess the adequacy of the available stock of emergency shelter, transitional housing, and rapid re-housing and to identify ways to better match the available stock with area needs. Diversion and prevention resources help to reduce the demand for the emergency shelter and transitional housing and help prevent the trauma of homeless from occurring.

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 support homeless housing programs with supportive services targeted to the unique needs of the listed homeless subpopulations as well as low- and moderate income homeless. Supportive services (e.g., medical, educational, counseling, etc.) and referrals to mainstream and community services will help homeless persons access and remain in permanent housing. The City will support rapid rehousing for families with children, veterans, and unaccompanied youth. Rapid rehousing assists the homeless to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be highly effective in returning families to housing stabilization. The local Continuum of Care tracks performance of local homeless service providers to assess effectiveness and exiting persons to permanent housing. Those that are below regional and national benchmarks are provided technical assistance to improve performance by their programs for their populations of focus.

The unique needs of each population mentioned are being met by an appropriate quantity and array of housing and services, as follows:

Chronically homeless individuals and families are best served by permanent supportive housing with intensive supportive services to help the household overcome barriers to remaining housed

such as mental health challenges, lack of household income, access to substance abuse treatment, and services to help with disabilities. Local permanent supportive housing providers in partnership with the Continuum of Care serve as the region's working group to end chronic homelessness. This working group conducts a twice-monthly conference call to track all currently homeless chronically homeless persons and families as they are served and assisted to attain permanent housing. The group serves to keep the region on track and moving toward attainment of national benchmarks that herald ending chronic homelessness.

Families with children most often need rapid rehousing and prevention assistance to help them maintain or rapidly regain housing. Services are trauma informed, reflecting the unique needs of children and youth. Referrals help these often-lower income households access mainstream resources to attain income supports and access needed services at low or no cost.

Veterans and their families are largely served by the region's Supportive Services for Veterans Families program in partnership with the regional VA Homeless Program, VA Medical Center (Overton-Brooks VAMC, Shreveport), and VASH programs. These programs in partnership with the Continuum of Care and City serve as the region's task force to end Veteran homelessness. This task force conducts a twice-monthly conference call to track all currently homeless Vets as they are served and assisted to attain permanent housing. The task force serves to keep the region on track with national benchmarks that herald ending Vet homelessness.

Unaccompanied youth are the focus of the region's Runaway/Homeless youth provider, Christopher Youth Center, which is funded by the jurisdiction. This entity maintains a coordinated entry process for all homeless youth in the jurisdiction and region, and in 2020 will begin reporting outcomes in HMIS for progress moving this population into permanent housing.

Helping 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 publicly funded institutions and systems of care*
- *Receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.*

The City will fund several agencies that deliver homelessness prevention assistance from ESG and other federal and state grants to provide those at imminent risk of homelessness rental and utility assistance, security deposits, moving assistance, mediation, and supportive services. Preventing homelessness protects vulnerable persons from ever experiencing the trauma of homelessness. Prevention services quickly stabilize such persons in housing and help them address that issues that led to their housing instability. In addition to these services, the area's coordinated access system and United Way of NE LA 211 resource line refer and connects families to providers with immediate help and mainstream resources. As part of the planning process for community-wide coordination of ESG implementation, the CoC collaborates with local ESG recipients and subrecipients as well as the state to develop consistent policies for

prevention eligibility to target those most at-risk of becoming literally homeless. This policy directs available prevention services on a priority basis to those most in need.

The homeless service providers in the jurisdiction and region maintain formal MOU partnerships and/or informal referral networks to refer persons receiving mainstream services at imminent risk of homelessness to programs providing prevention. United Way of NELA 211 resource line also provides referrals to prevention programs and services. The CoC tracks the performance of ESG- and CoC-funded homeless programs in assisting persons they serve to access mainstream resources as well as increase household income, two nationally tracked outcomes for effectiveness of homeless programs. This performance is reported to the jurisdiction and also provides a standard by which programs can report their progress toward attaining national benchmarks for these outcomes. Mainstream services will include those listed in 24 CFR 576.400 (c), as well as those in the SOAR program, and locally-funded programs to assist with increasing income and improving health.

In Louisiana, all publicly funded institutions and systems of care, including healthcare, mental health, foster care, and corrections, adhere to written policies that they will not discharge people into homelessness. The CoC maintains similar policies supporting its coordination with local offices of these systems of care to provide regular training and referral information to assist institutions to help persons they are discharging to access permanent housing.

SP- 65 Lead-based Paint Hazards 24 CFR 91.415, 91.315 (i), 91.215(i)

Proposed Action to evaluate and reduce lead-based paint hazards

The 2018 American Community Survey three-year estimate indicates that approximately 52% of both renter and owner occupied homes within the city limits have the potential to contain lead-based paint. These units will mainly be located in LMI areas of the city. The office of Community Development will continue to work to develop local capability for testing and reduction of lead-based hazards in order to enhance costs efficiencies and timeliness of services. Community Development staff will educate and partner with locally based contractors and environmental consultants to establish capacity in those areas. Additionally, the Community Development staff will collaborate with the Monroe Health Department to reduce lead-based hazards.

Proposed Action to increase access to housing without such health hazards

All housing to be purchased with CBDG or HOME assistance must be inspected, and if applicable, assessed for lead hazards and hazards abated prior to closing the sale.

How the proposed actions will be integrated into housing policies and programs

Prior to providing any housing closing cost assistance or paying the down payment to any household with members under 6 years of age, the City will complete paint inspections—by skilled staff or subcontractors- in all units that were constructed prior to 1978. If decaying paint

is identified, the paint will need to be stabilized and will have to pass clearance prior to the City paying any assistance.

SP – 70 Anti-Poverty Strategy 24 CFR 91.415, 91.315 (j), 91.215(j)

Jurisdiction Goals, Programs, and Policies for Reducing the Number of Poverty-Level Families

The City of Monroe works with the local agencies and other service providers to secure resources and innovative partnerships to support the development of affordable housing, homeless prevention and public services. The City's primary strategy will be to coordinate with other agencies to determine if together an anti-poverty strategy can be developed and achieved.

How are the jurisdiction's poverty-reducing, programs, and policies coordinated with this affordable housing plan?

The City's affordable housing strategy is designed to work with agencies whose focus is to eliminate barriers to reducing poverty such as United Way, WIOA Board, Homeless Coalition and the Monroe Housing Authority. In addition, the City is creating a Housing Committee in connection with the Louisiana Housing Corporation in Baton Rouge to monitor housing issues based on the plan's goals and objectives and code complaints. These types of partnerships should result in other economic development groups joining the effort to improve the overall economic health of the city of Monroe. Secondly, the office is organizing a Rental Registry to track development, availability and issues with rental properties and those entities that build and/or manage them.

Partnerships of these types and others including community service providers along with a wide range of businesses with potential employment opportunities for individual with varying skills will result in the executing of a poverty -reducing strategy for the city.

SP- 75 Colonias Strategy N/D

SP – 80 Monitoring 24 CFR 91.430, 91.330, 91.230

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

The City of Monroe currently receives CBDG and HOME funds. The Community Development Division has the responsibility of administering these federal program dollars. The specific nature of this responsibility involves documenting the needs, developing the plans and carrying out approved programs, project and activities in compliance with state and federal regulations.

This responsibility also ensures the sub-recipients of funds carryout their programs according to applicable state and federal laws and regulations.

The monitoring Procedures are all designed and implemented to assure the following:

- The projects are developed and implemented according to applicable local, state and/or federal laws, regulations and procedures;
- The funded projects through sub-recipients are executed and deliverables are met according to applicable local, state and federal laws and procedures;
- Charges against projects are eligible costs and are accordance to applicable regulations and the grant agreement;
- Projects are managed in a timely manner;
- Programs have procedures in place to protect against fraud;
- Sub-recipients remain capable of fulfilling the scope of the grant agreements; and
- All other applicable laws are being adhered to.

Minimum monitoring procedures will include regular contact by phone calls, emails and/or in-person, maintaining copies of all project documents in the City's files, obtain written documentation for reimbursement by costs by the City, and submission of written progress reports. For both programs the Community Development staff will conduct and maintain records of on-site monitoring visits. These monitoring policies and procedures are to ensure that statutory and regulatory requirements are being met and the information submitted to HUD is accurate and complete.

Action Plan

AP – 15 Expected Resources 24 CFR 91.220 (c)(1,2), 91.320 (c) (1,2) 91.420 (b)

1. Introduction

The city of Monroe receives two federal grants, the Community Development Block Grant and the HOME Grant. As set forth in 24 CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to incorporate their planning and application requirements into one plan called the Consolidated Strategy Plan. An Annual Action Plan must be prepared and submitted to HUD for review and approval each year of the Consolidated Strategy Plan. It addresses funding options for the next fiscal year.

The activities and programs described in the Annual Action Plan are aligned with the Strategic Plan, as outlined in the Consolidated Plan. The 2021 program year will place considerable emphasis on targeting specific neighborhood revitalization areas and leveraging entitlement funds.

2. Anticipated Resources

SP – 35 Anticipated Resources 24 CFR 91.415, 91.315 (a)(4), 91.215(a)(4)

The City anticipates CBDG and HOME and program income funds will be available to implement strategic plan. These funds will be used to execute activities outlined below and in section *AP – 15*.

Program /Source	Use of funds	Expected Amount Available Year 1				Expected amount available remainder of Consolidated Plan	Narrative Description	Action
		Annual Allocation	Program Income	Prior Year Resource	Total			
CBDG/ Public-Federal	Admin & planning Economic development Housing Public improvement Public services	\$774,769	\$2,000	\$100,000	\$876,769	\$ 3,507,076	All waivers were applied for. \$2,000 comes from the revolving loans funds Monroe received a CARES Act grant however, CBDG funds will be used until the grant funds comes.	
HOME / Public Federal	Acquisition Homebuyer assistance Homeowner rehab	\$343,678	\$2,000	\$300,000	\$ 645,678	\$ 2,582,712	\$2,000 comes from the revolving	

	Multi-family rental new construction Multi-family rental rehab New construction for ownership TBRA						loans funds. CARES Act funds will be used for new construction	
Public – Federal	CARES ACT	\$436,363	\$0	\$0	\$436,363	N/A	None to date	

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

Private lending institutions, low income housing tax credits, and bond financing provide a large portion of the funding for large scale housing projects. Although not a regulatory requirement, the City requires CHDO's to match operating funds dollar for dollar, and set-aside match is established at various amounts. Each subrecipient and developer who will be awarded Entitlement funds for a project will be committing their own or other financial and/or manpower resources to that project. When applying for funding, each applicant must state, in detail, how they will be contributing to the administration of the project or program. Projects utilizing volunteers leverage labor costs. Public service supported activities generate private and other state and local funding to increase the ability of organizations to provide services to those in need. HOME funds used for homebuyer loans leverage private mortgage financing to make owner housing more affordable.

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

The City will continue its emphasis on expropriating abandoned and adjudicated property and making property available for profit and non profit developers for affordable housing and economic development.

Discussion

N/D

AP – 20 Annual Goals and Objectives 24 CFR 91.220 (c)(3) and (e), 91.320 (c) (3) and (e) 91.420

Overview

The goals for this year’s plan are based on the strategic plan goals:

- 2020 CBDG City of Monroe Administration

- Increase the number of affordable housing units in the city
- Review code hindrances to repurposing abandoned and adjudicated properties
- Create livable communities as part of neighborhood stabilization
- Host community education activities regarding code enforcement
- Public Infrastructure & Infrastructure Improvements
- Public Services infrastructure
- Promote entrepreneurship among low to moderate income individuals
- Leverage community resources
- Organize a CBDG Disaster and Crisis Response Team

AP -23 Annual Goal Summary Information

Goal Summary Information

Annual Goal Details				
Strategic Plan Goal		Rehabilitation and Reconstruction of Residential Properties		
Narrative		Increase the number of affordable housing units in the city, either through home ownership or affordable, livable rental units		
Geographic Areas Included		The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick		
Category	Start Year	End year	Objective	Outcome
Housing	2021	2022	Development of mix use neighborhoods, rehab and build new rental and homes for residents working towards home ownership.	Begin the neighborhood revitalization strategies resulting in the start of new construction for at least 2 homes and 2 rental units; begin rehab for at least 5 homeowners and 3 rental units and start the process for direct financial assistance to homebuyers.
Priority Needs addressed		Rental and home construction; rental and home rehabilitation; direct financial assistance for home buyers and home owners, creation of a Rental Registry.		
Goal Outcome Indicator		Goal Indicator:		Quantity UoM
		Rental units construction: Assisted		2 Households
		Rental units rehabilitation: Assisted		6 Households
		Homeowner housing added: Households Assisted		04
		Homeowner housing rehabilitation: Households Assisted		10

City of Monroe Consolidated Plan

	Direct financial assistance to homebuyers: 3 Renters Assisted			
	Tenant-based rental assistance /rapid rehousing: 05 Renters Assisted			
Strategic Plan Goal		Micro-Enterprise Assistance		
Narrative		Partner with the Economic Development District and the Southside Monroe Business Incubator in support of LMI entrepreneurs by providing \$15,000 grants to improve the economic environment in their communities.		
Geographic Areas Included		City wide		
Category	Start Year	End year	Objective	Outcome
Economic Development	2021	2022	Through the development of public/private partnerships, the staff will determine through a rating system, entrepreneurs who would qualify and benefit the most from small \$15,000 grants.	Assist up to 6 entrepreneurs with business assistance.
Priority Needs addressed		Entrepreneurship Development		
Goal Outcome Indicator		:	Quantity	UoM
			Jobs created/retained: 10	Individuals
			Businesses assisted: 6	Business Owners
Strategic Plan Goal		Community Education		
Narrative		Sponsor education and awareness campaigns focused on illegal dumping, code enforcement, and other topics that are barriers to quality neighborhoods and home ownership. Additionally transform the community centers to learning centers for children during the pandemic and for adults who attend the above stated presentations.		
Geographic Areas Included		The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick		
Category	Start Year	End year	Objective	Outcome
Public Services	2021	2022	Increase public knowledge about city codes and ordinances as well as provide a safe environment for children to learn during the pandemic.	In the 5 neighborhoods community centers, several outreach and educational events will occur focused on 5 topics related to the description.
Priority Needs addressed		Youth services; fair housing activities, neighborhood / citizen education on illegal dumping, city codes and ordinances		
Goal Outcome Indicator		:	Quantity	UoM

			Public Service activities other than low/moderate -income housing benefit	225	175 LMI adult residents 50 LMI children
Strategic Plan Goal		Improve infrastructure in neighborhoods			
Narrative		Create livable communities adjacent to crumbling neighborhoods in the city. Demolish abandoned houses, create walkability spaces, increase homeownership, improve safety, increase use of the local community centers.			
Geographic Areas Included		The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick			
Category	Start Year	End year	Objective	Outcome	
Public Infrastructure	2021	2022	Improve quality of life in targeted neighborhoods.	25% of streets in targeted neighborhoods will get new sidewalks in 5 years; 25% of streets will receive new lighting; host at least 1 public education event in a community center located in the targeted areas.	
Priority Needs addressed		Improved sidewalks and lighting in targeted neighborhoods improving safety and quality			
Goal Outcome Indicator		Quantity		UoM	
		Public Infrastructure activities other than housing		200 Neighborhood Blocks	
Strategic Plan Goal		Transportation and Assisting Special Populations			
Narrative		Work with the Council on Aging to identify those who have transport needs.			
Geographic Areas Included		City Wide			
Category	Start Year	End year	Objective	Outcome	
Public Services	2021	2022	Provide bus passes for special populations, especially senior citizens, to improve transportation for them	Through a partnership with the Ouachita Council on Aging, a referral process will be created so that the Executive Director of the Council can secure 25 bus passes for the senior	

			members who need them the most
Priority Needs addressed	Partnership with the Public Transit Authority to provide safe transportation for the elderly		
Goal Outcome Indicator	Public infrastructure activities other than housing	Quantity 40	UoM Senior Citizens

AP – 35 Projects 24 CFR 91.220 (d), 91.420

Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the community survey and outreach events.

The following list represents the specific Goal Outcome Indicators:

1. Public facility or infrastructure activities other than low/moderate -income housing benefit
2. Public facility or infrastructure activities for than low/moderate -income housing benefit
3. Public Service activities other than low/moderate -income housing benefit
4. Public Service activities for than low/moderate -income housing benefit
5. Façade treatment /business-building rehabilitation
6. Brownfield acres remediation
7. Rental units construction
8. Rental units rehabilitation
9. Homeowner housing added
10. Homeowner housing rehabilitation
11. Direct financial assistance to homebuyers
12. Tenant-based rental assistance /rapid rehousing
13. Homeless person overnight shelter
14. Overnight/Emergency Shelter/transitional housing beds added
15. Homelessness Prevention
16. Jobs created/retained
17. Businesses assisted
18. Housing for homeless added
19. Housing for people with HIV/AIDS added
20. HIV/AIDS Housing operators
21. Buildings demolished
22. Housing code enforcement/Foreclosed property care
23. Other (Specify)

City of Monroe Consolidated Plan

1.	Project Title	2020 CBDG City of Monroe Administration
	Grantee/PJ Project ID	City of Monroe
	Description	Administering CBDG, HOME and CARES Act funds
	Allow another organization to set up activities under this project	N/D
	Estimated Amount (including Program Income)	\$ 155,481
	Expected Resources	CBDG
	Annual Goals Supported	Execution and management of Annual Plan and its activities
	Target Areas included	City wide
	Priority Need(s) Addressed	Consolidated Plan Management & Monitoring
	Planned Activities	Following all federal regulations and appropriately manage the grant funds
	Goal Outcome Indicator	Other: Timely reporting & appropriate expenditure of federal funds
2.	Project Title	2020 CBDG City of Monroe Housing Rehabilitation
	Grantee/PJ Project ID	CBDG Office Staff
	Description	Increase the number of affordable housing units in the city
	Allow another organization to set up activities under this project	Yes
	Estimated Amount (including Program Income)	\$ 467,600
	Expected Resources	CBDG, HOME, CARES Act
	Annual Goals Supported	Neighborhood Rehabilitation & Revitalization Strategy
	Target Areas included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Need(s) Addressed	Rehabilitation of existing units
	Planned Activities	Rental units rehabilitation; homeowner housing rehabilitation;
	Goal Outcome Indicator	10. Homeowner housing rehabilitation;

		2. Public facility or infrastructure activities for than low/moderate -income housing benefit
3.	Project Title	2020 CBDG City of Monroe Code Enforcement Community Education
	Grantee/PJ Project ID	Code Enforcement office staff in collaboration with CBDG Staff
	Description	Review all codes that address repurposing vacant properties, slum landlord/vacant property owners, illegal dumping, and any other area that impact the safety and livability of communities and neighborhoods.
	Allow another organization to set up activities under this project	No
	Estimated Amount (including Program Income)	\$0
	Expected Resources	CBDG
	Annual Goals Supported	Rehabilitation & Reconstruction of residential properties
	Target Areas included	City Wide
	Priority Need(s) Addressed	Affordable Housing
	Planned Activities	Community education presentations at neighborhood community centers focused on topics regarding code hindrances to property adjudication, vacant residential buildings and absentee landlords.
	Goal Outcome Indicator	22. Housing code enforcement/Foreclosed property care
4.	Project Title	2020 CDBG Infrastructure Replacement of Broken Clay Sewer Lines
	Grantee/PJ Project ID	City of Monroe Engineering Dept. in collaboration with CBDG Staff
	Description	Investigate structuring a low to moderate income homeowner grant program to find and replace broken clay pipes on their property
	Allow another organization to set up activities under this project	Yes
	Estimated Amount (including Program Income)	\$ 87,675
	Expected Resources	CBDG

	Annual Goals Supported	Rehabilitation and Reconstruction of Residential Properties
	Target Areas included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Need(s) Addressed	Direct financial assistance to LMI homeowners
	Planned Activities	Investigate structuring a low to moderate income homeowner grant program to replace broken clay pipes on their property that connects to the city pipes being replaced
	Goal Outcome Indicator	4. Public Service activities for LMI housing benefit
5.	Project Title	2020 CBDG City of Monroe Small Business Incubator
	Grantee/PJ Project ID	Entrepreneurs and Monroe Economic Development District and Southside Monroe Business Incubator
	Description	Promote entrepreneurship among low to moderate income Monroe residents with grants of \$15,000to improve the economic environment in their community.
	Allow another organization to set up activities under this project	Yes
	Estimated Amount (including Program Income)	\$90,000
	Expected Resources	CBDG
	Annual Goals Supported	.
	Target Areas included	City Wide
	Priority Need(s) Addressed	Economic Development
	Planned Activities	Micro lending
	Goal Outcome Indicator	17. Business Assisted; 16. Job created/retained
6.	Project Title	Education Campaign targeting illegal dumping
	Grantee/PJ Project ID	Code Enforcement Office staff in collaboration with CBDG staff
	Description	Develop a media campaign to educate communities regarding illegal dumping.
	Allow another organization to set	Yes

	up activities under this project	
	Estimated Amount (including Program Income)	\$0
	Expected Resources	CBDG
	Annual Goals Supported	Community Education
	Target Areas included	City Wide
	Priority Need(s) Addressed	Public Improvements
	Planned Activities	Host information sessions at the community centers on definition laws (codes) and outcomes of illegal dumping.
	Goal Outcome Indicator	Housing Code Enforcement
7.	Project Title	Improve Transit Service for targeted groups of citizens
	Grantee/PJ Project ID	Monroe Transit Authority
	Description	Partner with Monroe Transit Authority and Council on Aging to research improving transit service for senior citizens
	Allow another organization to set up activities under this project	Yes
	Estimated Amount (including Program Income)	\$5,100
	Expected Resources	CBDG
	Annual Goals Supported	Transportation and assistance to special populations
	Target Areas included	City Wide
	Priority Need(s) Addressed	Public Infrastructure
	Planned Activities	Work with Council on Aging to identify Seniors most in need of transportation assistance and do not qualify for the Para transit program.
	Goal Outcome Indicator	Public facility or infrastructure other than LMI housing benefit
8.	Project Title	New Home Construction
	Grantee/PJ Project ID	Certified Developers in partnership with Community Development staff

	Description	Developers will stimulate /extend housing meeting the needs of the communities throughout the city. Developers will address the unique housing needs of LMI residents who live in targeted neighborhoods who are renters and are transitioning to home ownership in addition to participating in stabilization and revitalization of project area.
	Allow another organization to set up activities under this project	NO
	Estimated Amount (including Program Income)	\$120,000
	Expected Resources	CBDG
	Annual Goals Supported	Rehabilitation & Reconstruction of residential properties
	Target Areas included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Need(s) Addressed	Housing
	Planned Activities	Educate developers to the needs of the city and LMI residents and prepare renters that qualify for the journey to home ownership
	Goal Outcome Indicator	Homeowner housing added Homeowner housing rehabilitation Direct financial assistance to home buyers
9.	Project Title	Neighborhood Stabilization
	Grantee/PJ Project ID	CDBG Staff in collaboration with Housing Authority staff, code enforcement and neighborhood organizations
	Description	Create livable and safe communities in targeted neighborhoods. Demolish abandon buildings, create wide walkable sidewalks, improve street lighting.
	Allow another organization to set up activities under this project	Yes
	Estimated Amount (including Program Income)	\$292,250
	Expected Resources	CBDG
	Annual Goals Supported	Improve 50 blocks with lighting or widen sidewalks
	Target Areas included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East

		Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Need(s) Addressed	Neighborhood Revitalization and Rehabilitation Strategy Project
	Planned Activities	Improve walkways and add better street lights; host 1 public education event at a community center
	Goal Outcome Indicator	5% of the 25% of streets targeted for improvement will be completed
10.	Project Title	Public Engagement and Citizen Participation
	Grantee/PJ Project ID	Parks & Recreation staff in collaboration with Community Development
	Description	Develop a coalition of program service providers to leverage and optimize existing resources. Host community education activities regarding codes and ordinances that are barriers to neighborhood improvements.
	Allow another organization to set up activities under this project	Parks & Recreation, Community Development
	Estimated Amount (including Program Income)	\$5,000
	Expected Resources	CBDG
	Annual Goals Supported	Neighborhood Revitalization and Rehabilitation Strategy Project
	Target Areas included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, East Parkview, Lamyville, Newtown, Ouachita Cotton Mills, and Wrenwick
	Priority Need(s) Addressed	Other: neighborhood renewal Education
	Planned Activities	Host planning & education meetings at all of the community centers throughout the year
	Goal Outcome Indicator	Schedule at least 1 meeting at three community centers with at least 50 attendees
11.	Project Title	Disaster Response
	Grantee/PJ Project ID	Community Development
	Description	Organize a CBDG Disaster & Crisis Response Team
	Allow another organization to set up activities under this project	NO

City of Monroe Consolidated Plan

	Estimated Amount (including Program Income)	\$0
	Expected Resources	CBDG
	Annual Goals Supported	Administration
	Target Areas included	City Wide
	Priority Need(s) Addressed	Other: Emergency response for LMI Communities
	Planned Activities	To develop a disaster response plan that will assist Community Development staff to rapidly respond immediately following a natural disaster or community crisis
	Goal Outcome Indicator	Other: Disaster Relief
12.	Project Title	Early Childhood Enrichment
	Grantee/PJ Project ID	Community Development
	Description	To discuss providing safe places for young children to learn in support of LMI families during COVID-19 crisis.
	Allow another organization to set up activities under this project	NO
	Estimated Amount (including Program Income)	\$ 175,350
	Expected Resources	CARES Act
	Annual Goals Supported	Public Service activities other than housing
	Target Areas included	City Wide
	Priority Need(s) Addressed	Education
	Planned Activities	Conduct after school and day time educational activities for children at the community centers keeping in mind social distancing, wearing masks and other protocols
	Goal Outcome Indicator	Other: Community Centers Expansion of services
13.	Project Title	Develop a Rental Registry
	Grantee/PJ Project ID	CBDG Staff

Description	Create an tech based registry system for renters to report fair housing issues and other renters issues
Allow another organization to set up activities under this project	NO
Estimated Amount (including Program Income)	\$50,000
Expected Resources	CDG
Annual Goals Supported	
Target Areas included	City Wide
Priority Need(s) Addressed	Fair Housing Activities
Planned Activities	Work with a third party vendor to develop a technology response for rental registry
Goal Outcome Indicator	Public Service activities for LMI residents benefiting housing

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

N/D

AP – 50 Geographic Distribution 24 CFR 91.220(f), 91.320 (f), 91.420

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

Much of the funding from the CDBG and HOME programs is available for use in any of the target neighborhoods or citywide, depending on the specifics of the designated activities. The city of Monroe has three neighborhoods that are identified as Opportunity Zones with over 70% low to moderate income residents. Subsequently funding is available according to individual benefit as well as area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

Geographic Distribution

Target Area (Neighborhoods)	Percentage of Funds
BT Washington	13%
East Parkview	13%
Ouachita Cotton Mills	13%
Wrenwick	13%

Lamyville	13%
Newwtown	13%

Rationale for the priorities for allocating investments geographically

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in our targeting process. Those individuals or families participating in the Home Owner Assistance programs can purchase a home anywhere in the city.

The City will target the majority of its resources in small geographic areas in order to make a visible, measurable impact.

Discussion

The distribution of funds by target area is projected to be primarily citywide due to use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller target areas.

AP – 55 Affordable Housing 24 CFR 91.220(g), 91.320 (g), 91.420

Introduction

Affordable housing is one of the City of Monroe’s priorities. The city funds projects related to increasing the supply of affordable housing, expanding homeownership opportunities, revitalizing neighborhoods and creating mixed income communities.

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special Needs	25
Total	61
One Year Goals for Affordable Housing by Support Requirement	

One Year Goals for the Number of Households Supported Through (by Program Type)	
Rental Assistance	11
Productions of New Units	5
Rehab of Existing Units	16
Acquisitions of Existing Units	4

Total	36
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Discussion

These figures relate to five year targets specified in the Strategic Plan’s goals and objectives and translates into the annual goals for 2020.

CDBG, HOME and CARES Act funding for these activities may target more households.

AP – 60 Public Housing 24 CFR 91.220(h), 91.320 (h), 91.420

Introduction

The Monroe Housing Authority is the local housing agency that manages public housing units in Monroe. MHA has:

- ___1,522___ Public housing units
- ___2___ Conventional public housing complex
- ___1,562___ Housing Assistance Vouchers

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

According to Public Housing’s five-year plan, the City will collaborate with public housing and other partners to support initiatives in a range of programs focusing on job training, education, case management, affordable housing development, and ancillary support services.

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

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance. N/D

Discussion

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

Introduction

Funding from the Emergency Solutions Grant Program is used to support non-profit homeless service providers in Monroe. These funds provide agencies with additional means to target

specific activities. In the coming program year, the following goals were identified for the ESG request for proposals.

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

ESG funding will address emergency shelter and transitional housing needs. As part of the planning process for community-wide coordination of ESG implementation, the CoC collaborates with local ESG recipients and subrecipients each year to assess the adequacy of the available stock of emergency shelter, transitional housing, and rapid re-housing and to identify ways to better match the available stock with area needs. Diversion and prevention resources help to reduce the demand for the emergency shelter and transitional housing and help prevent the trauma of homeless from occurring.

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

Homeless providers are focusing efforts on outreach. Outreach is conducted in 100% of jurisdiction area. Professional staff outreach especially focuses on chronically homeless, families with children, Veterans, homeless youth; and victims of domestic violence. Street outreach consists of a regular schedule of visits to known locations and service sites in each parish. Also, staff engages prospective referral sources like law enforcement, healthcare, mainstream benefit offices, and schools. United Way 211 provides 24/7 telephone access for persons reaching out for help. To engage persons least likely to seek help or who have additional barriers to help, immediate telephone translation and translated printed materials are available, sign language interpreters available as needed, onsite outreach is done in all parishes, orgs that serve persons with disabilities are partners to do outreach, and clergy help with hard to engage subpopulations.

Needs are assessed via the region's Coordinated Entry system. Coordinated Entry The region uses a "no wrong door" coordinated entry process of screening and referrals at service sites of HUD funded/ HUD compliant programs (96% of housing and services in CoC) and by phone during normal business hours. Triage and referrals for CE screenings are offered 24/7 by phone and text via 211 and by phone hotlines for domestic violence victims and youth. Outreach staff travel to the participant if he/she cannot access screening at an office or by phone. DV and youth screenings are provided in person or by phone by DV or youth providers, respectively. Affirmative outreach is completed by the regional Continuum of Care LA-505, 211, and HUD funded programs including year-round ads (outdoor, radio, print), presentations, listserv.

Addressing the emergency shelter and transitional housing needs of homeless persons:

The City will support homeless housing programs with supportive services targeted to the unique needs of the listed homeless subpopulations as well as low- and moderate income homeless. Supportive services (e.g., medical, educational, counseling, etc.) and referrals to mainstream and community services will help homeless persons access and remain in permanent housing. The City will support rapid rehousing for families with children, veterans, and unaccompanied youth.

Rapid rehousing assists the homeless to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be highly effective in returning families to housing stabilization. The local Continuum of Care tracks performance of local homeless service providers to assess effectiveness and exiting persons to permanent housing. Those that are below regional and national benchmarks are provided technical assistance to improve performance by their programs for their populations of focus.

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:

Proposed funding for the ESG program includes activities targeting improvements in the areas of rapid rehousing, coordinated access, and homeless prevention.

The unique needs of each population mentioned are being met by an appropriate quantity and array of housing and services, as follows:

Chronically homeless individuals and families are best served by permanent supportive housing with intensive supportive services to help the household overcome barriers to remaining housed such as mental health challenges, lack of household income, access to substance abuse treatment, and services to help with disabilities. Local permanent supportive housing providers in partnership with the Continuum of Care serve as the region's working group to end chronic homelessness. This working group conducts a twice-monthly conference call to track all currently homeless chronically homeless persons and families as they are served and assisted to attain permanent housing. The group serves to keep the region on track and moving toward attainment of national benchmarks that herald ending chronic homelessness.

Families with children most often need rapid rehousing and prevention assistance to help them maintain or rapidly regain housing. Services are trauma informed, reflecting the unique needs of children and youth. Referrals help these often-lower income households access mainstream resources to attain income supports and access needed services at low or no cost.

Veterans and their families are largely served by the region's Supportive Services for Veterans Families program in partnership with the regional VA Homeless Program, VA Medical Center (Overton-Brooks VAMC, Shreveport), and VASH programs. These programs in partnership with the Continuum of Care and City serve as the region's task force to end Veteran homelessness. This task force conducts a twice-monthly conference call to track all currently homeless Vets as they are served and assisted to attain permanent housing. The task force serves to keep the region on track with national benchmarks that herald ending Vet homelessness.

Unaccompanied youth are the focus of the region's Runaway/Homeless youth provider, Christopher Youth Center, which is funded by the jurisdiction. This entity maintains a

coordinated entry process for all homeless youth in the jurisdiction and region, and in 2020 will begin reporting outcomes in HMIS for progress moving this population into permanent housing.

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:

Homeless prevention is a major focus of the participants in the COC. For some agencies, homeless prevention is their sole purpose. Other agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services. In Louisiana, all publicly funded institutions and systems of care, including healthcare, mental health, foster care, and corrections, adhere to written policies that they will not discharge people into homelessness. The CoC maintains similar policies supporting its coordination with local offices of these systems of care to provide regular training and referral information to assist institutions to help persons they are discharging to access permanent housing.

Discussion

AP-70 HOPWA Goals– 91.220 (l)(3)

N/D

AP – 75 Barriers to Affordable Housing 24 CFR 91.220(i), 91.320 (i), 91.420

Introduction

The City of Monroe has not identified any public policies that have negative effects on affordable housing development.

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

N/D

Discussion

N/D

AP – 85 Other Actions 24 CFR 91.220(k), 91.320 (k), 91.420

Introduction

The City currently provides a variety of services to the residents of Monroe, some funded by CDBG, HOME, and ESG, with private, State, and City funding bringing additional assets to bear

on these problems. Below are some of the actions currently performed by the City or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the variety of issues that prevent families from breaking out of poverty and from living in the safest, most affordable housing possible.

Actions planned to foster and maintain affordable housing

Monroe is a majority renters city. The market conditions supports the need for rehabilitation of many of the existing units accompanied by adding affordable new units. The city will also review enforcement of codes that will have an impact on absentee landlords rehabilitating their properties to a quality liveable, affordable rental unit.

Actions planned to reduce lead-based paint hazards

Seek funding as it becomes available to provide for testing, abatement, training, and educational awareness. Additionally, The Urban Planning Division will attempt to engage entities that collect data regarding lead – based paint hazards to share data specifically for the city of Monroe. Once data is collected, CDBG staff feels better planning may occur.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts in conjunction with the Housing Authority of Monroe to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and job skills training through the various social service agencies operating in the city.

Actions planned to develop institutional structure

The City will work closely with our WIOA Board and training institutions on client referrals in order to enhance their opportunities for classroom training attainment, credentials and job employment.

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

The City will encourage social services agencies who offer housing assistance to the poor to attend forums where housing issues are discussed so that their voice can be heard and new initiatives can be developed.

Discussion

The City has a positive working relationship with the Monroe Housing Authority. We have engaged in joint projects for the development of housing units for eligible clients and assisting with targeted funding for participants in the homeownership programs.

AP-90 Program Specific Requirements – 91.220(l), 91.320 (k), 91.420

Introduction:

The following provides details on program specific requirements for each of the three entitlement programs, Community Development Block Grant, HOME, CARES Act Grants.

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 \$100,000.00
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. \$2,000.00
3. The amount of surplus funds from urban renewal settlements \$0.00
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 \$0.00
5. The amount of income from float-funded activities \$0.00

Total Program Income: \$102,000.00

Other Program Specific Requirements

1. The amount of urgent need activities \$0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 90.00%
3. 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. 80.00%

HOME Investment Partnership Program (HOME)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City continues to apply for resources in support of the implementation of its community development programs. In addition to our HOME, CDBG, and CARES Act funds, the City relies on other federal and state resources for leveraging. The following are other grants currently received or represent applications for funding currently under consideration:

Funder/ Amount	Specific Focus
Chase Bank	“Home in Monroe” Program focuses on developers building affordable homes and moving LMI residents into them.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City requires all partner agencies to enter into contracts with the City for use of HOME funds and abide by all provisions concerning recapture of HOME funds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Monroe requires partner agencies to conform with the recapture requirements of 24CFR 92.254(a)(4) to ensure unit affordability. The City requires all partner agencies to enter into contracts with the City for use of HOME funds and abide by all provisions concerning recapture and continuing affordability of units acquired with HOME funds.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The City is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.



Consolidated Plan

Appendices

APPENDICES

Include:

Name of originators for Community Development Needs Survey data set.....	Page 2
Community Development Needs Survey	3
Name of originators for Impediments to Fair Housing Choice Survey data set	8
Analysis of Impediments to Fair Housing Choice Survey	9
Comment Summaries during SWOT Exercise during Citizen Meetings.....	17
Sign in sheets from the outreach events & the work group meeting	21

Alternate/local Data Sources

1.

Data Source Name

City of Monroe - Community Needs Assessment Survey

List the name of the organization or individual who originated the data set.

Consultants, Strategic Community Solutions of Louisiana, LLC, (SCSLA) in consultation with the City of Monroe's Department of Urban Planning, Division of Community Development prepared the Fair Housing Impediment survey.

This survey was disseminated at stakeholder meetings in addition to being posted under the Department of Urban Planning's tab on the City's website and hand-delivered during community outreach visits by consultants and the Division of Community Development.

In essence, surveys were available online and in paper form.

The city's Communication's Director was called upon to vet the document before release through all channels.

Lastly SCSLA distributed surveys via email to persons previously participating in a Grant-writing Workshop sponsored by the City of Monroe, the Mayor's Faith-based contacts and to each of the city's libraries and to each community center.

Staff from the Division of Community Development and students from the ULM School of Sociology.

Department of the University of Monroe assisted with onsite input of surveys during community meetings.

The survey was conducted February 2020 through March 2020 with a total of 140 online respondents and hard copies were collected.

Each stakeholder was asked to distribute the survey among their networks

City of Monroe - Community Development Needs Survey

* Required

Section 1 of 2

INTRODUCTION

The City of Monroe - Community Development Division is in the process of preparing its Five-Year Consolidated Strategy Plan for submission to its funder, the U.S. Department of Housing and Urban Development (HUD). We have engaged the firm of Strategic Community Solutions of Louisiana, LLC, a Louisiana-based company, to assist in this endeavor. The Consolidated Plan will serve as a blueprint to guide expenditures of federal funds in the City of Monroe for the period October 1, 2020 to September 30, 2024.

As a part of this process, the City of Monroe is required to identify the housing and community development needs of our low to moderate income community residents and households in addition to persons with special needs such as disabilities, substance abuse, mental illness, HIV/AIDS, the elderly, etc. Your participation in this planning process is very important if the City is to develop an accurate strategy that addresses priority needs of the identified groups and individuals.

It is anticipated that a draft plan will be available for public display sometime during June 2020. Should you have questions about this survey, please contact Jawaun Downs, City of Monroe, Director of Community Development Division, Department of Planning & Urban Development at (318) 329-2493 or via email: jawaun.downs@ci.monroe.la.us.

Your assistance in completing this survey by Friday, February 28, 2020 is appreciated.

Thank you for your time and participation in ensuring that your voice is heard!

1. Please select the category that best represents you: *

- Resident
- Stakeholder (social service provider, neighborhood organization, advocate, economic development organization, housing and planning, emergency management, etc.)
- Real Estate Developer or business owner

Section 2 of 2

City of Monroe - Community Development Needs Survey

This section of the survey focuses on identifying the level of need for different housing, economic development, and community development categories. Please rate the need for each item as "Low" "Medium" or "High". Use the comment space to indicate additional needs or to comment on your chosen selections.

2. In your opinion, what priority should be assigned to each of the following housing activities?

Include other housing activities or provide additional comments

1. Affordable Housing
2. Homebuyer Assistance
3. Rental Assistance
4. Owner-Occupied Housing Rehabilitation
5. Rental Housing (New Construction)
6. Transitional Housing
7. HIV/AIDS Housing
8. Housing for Persons with Disabilities
9. Housing for Larger Families
10. Lead-based Paint Removal
11. Fair Housing Services
12. Homebuyer/Homeowner Counseling
13. Energy Efficiency Improvements
14. Historic Preservation

15. Demolition of Blighted Structures

16. Homeless Initiatives

Requires a response in each row

3. In your opinion, what priority should be assigned to each of the following economic development activities? Indicate other economic development activities or provide additional comments.

Columns

- Low
- Medium
- High

- Workforce Development Programs
- Job Creation/Retention
- Start-up Business Loans
- Small Business Loans
- Women-owned business support
- Commercial/Industrial Rehabilitation
- Infrastructure (streets, business access, etc.)
- Business Mentoring
- Literacy Programs/GED Preparedness
- Vocational Training/Programs
- Mixed Use Development Opportunities
- Unemployment/Underemployment Support

4. In your opinion, what priority should be assigned to each of the following special needs and services activities?

Indicate other needs or provide additional comments.

Columns

- Low
- Medium
- High

- Services to Persons with Disabilities
- Residential Accessibility Improvements for Persons with Disabilities
- Public Facility Accessibility Improvements for Persons with Disabilities
- Emergency Shelters
- Homeless Services
- Mental Health Services

Substance Abuse Services
Foster Youth Services
Youth Transitioning Out of Foster Care
HIV/AIDS Services
Services for Youth/Adults of Sexual Trauma
Domestic Violence Services
Elderly Services
Veterans Services
Supportive Employment Support for Special Populations
Hunger and Nutrition Services
Support for High-Risk Youth & Families
Support for Formerly Incarcerated Persons

5. In your opinion, what priority should be assigned to each of the following neighborhood commercial district revitalization activities?
Indicate other activities or provide additional comments

Columns

Low
Medium
High

Building Facade (Exterior) Improvements
Historic Preservation
Sidewalk Improvements
Street/Alley Improvements
Street Lighting
Streetscape Improvements
Parking Improvements
Demolition of Blighted Structures

6. In your opinion, what priority should be assigned to each of the following community facilities?

Community Centers
Senior Centers
Childcare Centers
Employment Centers
Healthcare Facilities
Mental Health Facilities

Parks & Recreation

7. In your opinion, what priority should be assigned to the following public infrastructure projects?

Indicate other public infrastructure projects or provide additional comments.

Sanitary Sewer System Improvements/Extensions

Water System Improvements/Extensions

Water and Wastewater Treatment Facilities

Storm Sewer Projects

Road Reconstruction

Road Access to Businesses

Sidewalk Reconstruction

Public Transportation

APPENDIX – Alternate/Local Data Sources

2.	Data Source Name Analysis to Impediments to Fair Housing Choice Survey
	<p>List the name of the organization or individual who originated the data set.</p> <p>Consultants, Strategic Community Solutions of Louisiana, LLC, (SCSLA) in consultation with the City of Monroe’s Department of Urban Planning, Division of Community Development prepared the Fair Housing Impediment survey.</p> <p>This survey was disseminated at stakeholder meetings in addition to being posted under the Department of Urban Planning’s tab on the City’s website and hand-delivered during community outreach visits by consultants and the Division of Community Development.</p> <p>In essence, surveys were available online and in paper form.</p> <p>The city’s Communication’s Director was called upon to vet the document before release through all channels.</p> <p>Lastly SCSLA distributed surveys via email to persons previously participating in a Grant-writing Workshop sponsored by the City of Monroe, the Mayor’s Faith-based contacts and to each of the city’s libraries and to each community center.</p> <p>Staff from the Division of Community Development and students from the _____ Department of the University of Monroe assisted with onsite input of surveys during community meetings.</p> <p>The survey was conducted February 2020 through March 2020 with a total of 45 online respondents and _____ hard copies were collected. Additionally, the Division of Community Development staff also disseminated the Impediments to Fair Housing Choice surveys via Survey Monkey. These records are included in the response counts.</p> <p>Additionally, each stakeholder was asked to distribute the survey among their networks.</p> <p>The survey utilized during this process follows:</p>

City of Monroe - Analysis of Impediments to Fair Housing Choice

RESIDENT SURVEY

Impediments to Fair Housing

The City of Monroe is conducting this survey to learn about the experiences that residents may have had, or may be having, while searching for homes and apartments to buy or to rent. The results of the survey will be used to identify what types of fair housing education programs may be needed in the City.

A summary of survey results will be included in the Analysis to Fair Housing Choice, a document to be released in 2020.

You can help by completing the survey that follows. Your responses will be anonymous so no one will know who is responding. Please complete the survey no later than Friday, February 28, 2020. Should you have questions, please contact Ms. Jawaun Downs, Director of Community Development Division, Planning and Urban Development Department at (318) 329-2493 or via email: jawaun.downs@ci.monroe.la.us. Thank you for your time and participation!

1. Please tell us the zip code where you currently live:

Your answer

Discrimination

When answering the questions to follow, please consider that examples of discrimination include:

- (1) a rental ad that states "perfect for couples and single persons"
- (2) a landlord refusing to rent to you because you were in a wheel chair and he said the wheel chair would damage his unit
- (3) a landlord refusing to rent to you because she did not want children to live in the unit
- (4) a real estate agent told you "I don't think you'll be comfortable in this neighborhood".

2. Have you ever felt that you were discriminated against when you were searching for housing in the City of Monroe?

- Yes
- No
- Not Sure

3. Please tell us the name of the community (if applicable) where you felt you were discriminated against when you were looking for housing:

Your answer

4. Which of the following best describes the person responsible for discriminating against you?

A landlord or property owner

A real estate agent

A lending institution

Other (please specify) _____

5. Which of the following best describes the location where the act of discrimination occurred?

An apartment complex

A neighborhood with mostly single-family homes

A trailer or mobile home park

Public housing or other housing where rent was based on your income

Other (please specify) _____

6. Please explain how you were discriminated against:

Your answer



7. On what basis do you believe you were discriminated against? check all that apply

Race

Color

National origin

Gender (sex)

Religion

Family status (due to children)

Disability

Other (please specify) _____

8. Did you report the incident of possible discrimination?

Yes

No

9. Who did you contact to report the incident of possible discrimination?



Your answer

10. If you did not report the incident of possible discrimination, please tell us why:

Did not know who to report it to

Afraid of retaliation

Too much trouble

Did not think it would matter or make a difference

Other reason (specify) _____

Reasonable Accommodations

Examples of reasonable accommodations include:

(1) You need a ramp installed to be able to get in your house or apartment because you have a disability

(2) Your rent is due on the 1st of the month but your check doesn't come until the 3rd of the month

11. Have you ever been denied "reasonable accommodation" (flexibility) by a landlord related to housing?

Yes

No

Not Sure

12. If you answered "yes", what was your "reasonable accommodation request?"

Your answer

13. What action would you take if you were discriminated against while seeking housing?

Tell the person you believe they were discriminating against you

Do nothing and look for other housing

Report the discrimination

File a complaint with a lawyer

Would not know what to do

Other (please state)

14. If you wanted to report the discrimination, who would you report it to

Your answer

Tell Us About Yourself

It would be helpful if you would tell us about yourself. Remember: This entire survey will remain anonymous and no one will know your specific answers by name.

15. What is your household's yearly income?

- Less than \$15,000
- \$15,000 to \$24,999
- \$25,000 to \$34,999
- \$35,000 to \$44,999
- \$45,000 to \$59,999
- \$60,000 or higher

16. What is your race? If you are multi-racial, please check all that apply.

- African American/Black
 - Hispanic or Latino
 - Asian/Pacific Islander
 - Caucasian/White
 - Native American/Alaskan Native
 - Native Hawaiian
 - Pacific Islander
 - Other (please specify)
-

17. Does your household include a person(s) with a disability?

- Yes
- No

18. What is your gender?

- Male
- Female
- Prefer not to say

19. What is your age range?

- 18-24
- 25-44
- 45-54
- 55-64
- 65-74
- 75 or older

Impediments to Fair Housing

The City of Monroe is conducting this survey to learn about the experiences that residents may have had, or may be having, while searching for homes and apartments to buy or to rent. The results of the survey will be used to identify what types of fair housing education programs may be needed in the City.

A summary of survey results will be included in the Analysis to Fair Housing Choice, a document to be released in 2020.

You can help by completing the survey that follows. Your responses will be anonymous so no one will know who is responding. Please complete the survey no later than Friday,

February 28, 2020. Should you have questions, please contact Ms. Jawaun Downs, Director of Community Development Division, Planning and Urban Development Department at (318) 329-2493 or via email: jawaun.downs@ci.monroe.la.us. Thank you for your time and participation!

1. Please tell us the zip code where you currently live:

Your answer

Discrimination

When answering the questions to follow, please consider that examples of discrimination include:

- (1) a rental ad that states "perfect for couples and single persons"
- (2) a landlord refusing to rent to you because you were in a wheel chair and he said the wheel chair would damage his unit
- (3) a landlord refusing to rent to you because she did not want children to live in the unit
- (4) a real estate agent told you "I don't think you'll be comfortable in this neighborhood".

2. Have you ever felt that you were discriminated against when you were searching for housing in the City of Monroe?

Yes

No

Not Sure

3. Please tell us the name of the community (if applicable) where you felt you were discriminated against when you were looking for housing:

Your answer

4. Which of the following best describes the person responsible for discriminating against you?

A landlord or property owner

A real estate agent

A lending institution

Other (please specify) _____

5. Which of the following best describes the location where the act of discrimination occurred?

An apartment complex

- A neighborhood with mostly single-family homes
- A trailer or mobile home park
- Public housing or other housing where rent was based on your income
- Other (please specify) _____

6. Please explain how you were discriminated against:

Your answer

▲

▼

▶

◀

7. On what basis do you believe you were discriminated against? check all that apply

- Race
- Color
- National origin
- Gender (sex)
- Religion
- Family status (due to children)
- Disability
- Other (please specify) _____

8. Did you report the incident of possible discrimination?

- Yes
- No

9. Who did you contact to report the incident of possible discrimination?

Your answer

10. If you did not report the incident of possible discrimination, please tell us why:

- Did not know who to report it to
- Afraid of retaliation
- Too much trouble
- Did not think it would matter or make a difference
- Other reason (specify) _____

Reasonable Accommodations

Examples of reasonable accommodations include:

- (1) You need a ramp installed to be able to get in your house or apartment because you have a disability

(2) Your rent is due on the 1st of the month but your check doesn't come until the 3rd of the month

11. Have you ever been denied "reasonable accommodation" (flexibility) by a landlord related to housing?

- Yes
- No
- Not Sure

12. If you answered "yes", what was your "reasonable accommodation request?"

Your answer

13. What action would you take if you were discriminated against while seeking housing?

- Tell the person you believe they were discriminating against you
- Do nothing and look for other housing
- Report the discrimination
- File a complaint with a lawyer
- Would not know what to do
- Other (please state) _____

14. If you wanted to report the discrimination, who would you report it to

Your answer

Tell Us About Yourself

It would be helpful if you would tell us about yourself. Remember: This entire survey will remain anonymous and no one will know your specific answers by name.

15. What is your household's yearly income?

- Less than \$15,000
- \$15,000 to \$24,999
- \$25,000 to \$34,999
- \$35,000 to \$44,999
- \$45,000 to \$59,999
- \$60,000 or higher

16. What is your race? If you are multi-racial, please check all that apply.

- African American/Black
- Hispanic or Latino
- Asian/Pacific Islander

Caucasian/White
Native American/Alaskan Native
Native Hawaiian
Pacific Islander
Other (please specify) _____

17. Does your household include a person(s) with a disability?

Yes
No

18. What is your gender?

Male
Female
Prefer not to say

19. What is your age range?

18-24
25-44
45-54
55-64
65-74
75 or older

Submit

Comment Summaries during SWOT Exercise during Citizen Meetings

Category	Comments
Housing	<p>Absent home owners</p> <p>Lack of affordable housing</p> <p>Lack of ability to obtain housing</p> <p>Lack of education regarding obtaining housing</p> <p>Lack of \$\$\$</p> <p>Number of adjudicated properties</p> <p>Lack of citizen community education regarding ordinances</p> <p>Lack of early childhood education</p> <p>Blighted Housing</p> <p>Slum Landlords</p> <p>Blighted Property</p> <p>Blighted buildings /areas</p> <p>Blight</p> <p>Adjudicated Properties</p> <p>Property – site ready for builder</p> <p>Low barrier shelter (for individuals who can't into the regular shelter due to substance abuse)</p> <p>Reentry Services (housing)</p> <p>Building upon existing programs</p>
Economic Development	<p>Economic Divide</p> <p>Chamber of Commerce</p> <p>Lack of focus of Southside</p> <p>Lack of enforcement of ordinances</p> <p>Lack of resources</p>

	<p>Lack of ethical & moral education in business practices</p> <p>Lack of Minority businesses</p> <p>Red lining</p> <p>Lack of income / Income Opportunities</p> <p>Lack of skilled workers</p> <p>Residents relocating because of lack of opportunities</p> <p>CRA – Financial Institutions</p> <p>Community reinvestment fund, grants</p> <p>Riverfront: economic development, cultural development, arts, entertainment district</p> <p>Hub Zones; Enterprise Zones; Opportunity Zones</p> <p>Industry potential</p> <p>Building upon existing programs</p> <p>Employment assistance</p>
Community Engagement	<p>Lack of technological advances</p> <p>Lack of mental health resources</p> <p>Communication among grantees and agencies and city</p> <p>Negative perception by the community itself</p> <p>Boys & Girls Club</p> <p>Building upon existing programs</p> <p>Various community groups</p> <p>Strengthen faith – based response</p> <p>Community meetings held at recreation centers</p>
Infrastructure	Transportation

	<p>Public transportation: no evening service; needs expanded routes; no Sunday service</p> <p>Flooding</p> <p>Flooding</p> <p>Aging infrastructures</p> <p>Drainage issues</p> <p>Building upon existing programs</p>
<p>Education/Training</p>	<p>Stigma associated with community college</p> <p>Under used universities & junior college</p> <p>Lack of youth programs & jobs to retain young adults</p> <p>Violence/ Youth crisis</p> <p>New business training</p> <p>Skilled trades: Welding, Plumbing, electrical, CNA, CDL</p> <p>Adult education (Hi School equivalency)</p> <p>Engage youth – guide to road for opportunities</p> <p>Education Training Programs- Alternative workforce training</p> <p>More programs to introduce IT skills</p> <p>4 universities</p> <p>NOVA (job training)</p> <p>Correct stigma regarding technical education</p> <p>Teaching Professional skills</p> <p>Building upon existing programs</p> <p>Financial Literacy/</p> <p>First time homebuyers</p> <p>Education : Codes, permits, grants</p>

Other comments:

Entertainment	HOPWA Grant	Brownfields \$Pursue
Lack of commitment	Loss of population	Surrounding cities
Natural disasters	Social Media management	Racism
Natural resources	River	Child development grants

Housing no down payment programs

Money to help with renovations in place of demo for blighted properties



City of
Monroe

MEETING SIGN-IN SHEET

MEETING: 5-Year Consolidated Plan Workgroup Meeting (Housing)

DATE/TIME: Friday, February 28, 2020 at 1:00 PM

PRINT NAME	ORGANIZATION/AGENCY	PHONE NUMBER	EMAIL ADDRESS
Christina Laine Milligan	Developer	318-452-1972	christina@jake.com
Karen Johnson	Home Coalitions	318-549-0571	Karen@hshc.com
Karen Crowell	Monroe Housing Auth.	318-388-1500 ext 308	CrowellK@monroeha.com



City of Monroe

MEETING SIGN-IN SHEET

MEETING: 5-Year Consolidated Plan Workgroup Meeting (Education)
DATE/TIME: Friday, February 28, 2020 at 1:00 PM

PRINT NAME	ORGANIZATION/AGENCY	PHONE NUMBER	EMAIL ADDRESS
Michelle Saurcer	United Way of NE LA	318-325-3869	m.saurcer@unitedwayofnola.org
Brenda Wade	CDM Park & Rec.	318-329-2141	brenda.wade@ci.monroe.la.us
Karyshia Briss	Early Childhood	318.329.7310	karyshia.briss@ci.monroe.la.us
Antonette Howard	Children's Coalition	318-323-8775	ahoward@childrenscoalition.org
Jamie Donaldson	Foodwill Fund.	318-537-4884	jdonaldson@foodwillnola.org
Robin M. Tom S	Quality Parish Public Library	318-217-8743	rtoms@qplb.org → qplb.org



City of Monroe

MEETING SIGN-IN SHEET

MEETING: 5-Year Consolidated Plan Workgroup Meeting (Infrastructure)
DATE/TIME: Friday, February 28, 2020 at 1:00 PM

PRINT NAME	ORGANIZATION/AGENCY	PHONE NUMBER	EMAIL ADDRESS
EARL DAVIS	Concerned Clergy of Monroe	(318) 557-1929	earldavis@427hou.com
TARONDA GODDIN	Public Works #1	318-324-4919	trondag@monroe.la.us
KIM GADLER	COMS/MAGNOLIA	318 329-2210	kim.gadler@ci.monroe.la.us
ROBERT L. JOHNSON	Community Affairs	(318) 329-2280	rob@ci.monroe.la.us
MARILYN DENBOY	Community Affairs	(318) 323-1326	madmonroe.la@gmail.com
TROY WILLIAMS	Police Fire	318-329-2474	troy.williams@ci.monroe.la.us
SHARON JONES	Police Fire	318-329-2852	sharonjones@ci.monroe.la.us
FREDA HUSTON	NEHA Re Entry Coalition	(318) 512-0954	fredahuston@ya hood.com

Economic Development Workgroup List Goes Here



City of
Monroe

MEETING SIGN-IN SHEET

MEETING: 5-Year Consolidated Plan Workgroup Meeting (Community Engagement)

DATE/TIME: Friday, February 28, 2020 at 1:00 PM

PRINT NAME	ORGANIZATION/AGENCY	PHONE NUMBER	EMAIL ADDRESS
Lynn Daniel	Rays of Sunshine	318-323-0502	lynn.daniel@raysofsunshine.com
Robert P. Johnson	City of Monroe	(318) 339-2290	robertjohnson@ci.monroe.la.us
GRIFFIN, JR	CITY OF MONROE	(318) 329-4983	griffin.jr@ci.monroe.la.us
Shabodark Isaac	Monroe Area	708-129-2650	shabodarkisaac@ci.monroe.la.us
MARLYN DENOU	SC 14 (Mrs. Bequia Dean)	(318) 323-1326	MADMONROE@GMAIL.COM
Shelma B. Merrills	NLEEC New Right	318-257-1495	tmerrills@aol.com



City of Monroe's
5 Year Consolidated Plan Community Meeting
Public Safety Center
Friday, February 21, 2020
1:00 P.M.-3:00 P.M.
Please Print Your Name

Name/Organization	Address	Phone/Fax	Email	City Office	City Council Member	Housing Committee	Economic Development	Social Services Agency	Nonprofit Provider	Youth Agency	Special Needs Provider	Business	Other	Staff
Cedric Slater	1306 Rogers	504-512-2520	Cedric.Slater@gmail.com											
Mary L. Wesley	407 Chauvin	343-8774												
Althea Turner	619 Chauvin	318-789-8581												
Lynn Daniel	200 Brouard	318-323-0502	lynn.daniel@raysotsolutions.com			✓					✓		✓	✓
Wendy Keddell	2180 Thruway Lafayette	318-235-8945	WendyKeddell@gmail.com					✓						

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Name/Organization	Address	Phone/Fax	Email	City Office	City Council Member	Housing Committee	Economic Development	Social Services Agency	Nonprofit Provider	Youth Agency	Special Needs Provider	Business	Other	Staff
Marva Phillips	614 Howard	335-814412												✓
Karen Crowell / MHA	321 Howard	338-520-322	Karen.Crowell@mha.com			✓	✓	✓						
Willard Smith / Housing Auth	501 Howard	338-520-310	Willard.Smith@monroe.gov			✓	✓	✓						
Spencer S. Brown / Nonprofit		566-1675	spencer.s.brown@monroe.gov											✓
Christina B. Maxwell	526 Wilton		christina.b.maxwell@monroe.gov											✓
Rafaela Wilson	177 Dupont	360-8742	rafaelawilson@monroe.gov											✓
Grace Smith / Community Affairs	127 S. 7th	372-6653	grace.smith@monroe.gov											✓
Robert C. Johnson	2303 Florissant Monroe 71202	587-1458	robert.c.johnson@monroe.gov											✓
Betty Ward-Coppen	121 Salem Drive	335-470606	betty.ward-coppen@gmail.com											✓
Jeanette Mitchell	2901 Jackson	338-329-2228	jeanette.mitchell@monroe.gov											✓
Raven Spears	2901 Jackson	339-2256	raven.spears@monroe.gov											✓

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City of Monroe's
5 Year Consolidated Plan Community Meeting
Public Safety Center
Friday, February 21, 2020
1:00 P.M.-3:00 P.M.
Please Print Your Name

Name/Organization	Address	Phone/Fax	Email	City Officer	City Member	Housing Provider	Business Provider	State Service Agency	Nonprofit Provider	Youth Agency	Special Need Provider	Resident	Other	Staff
Billy Varner Eastdowns Designed by Shelter	6414 Express Blvd Monroe, La. 71203	318-361-0377	homeless@eastdowns.com					✓	✓		✓	✓		
Ann Hayward Arms Energy	600 Delta Drive Monroe 71003	318-651-6303	ann.hayward@armsenergy.com									✓		✓
Lori Reneau City of Monroe		329-22	lori.reneau@cityofmonroe.com											
Chachita Housley	24 Adams Dr Monroe, LA 71001	318-460-3833	chachita@housley.com			✓	✓			✓				
Raven Spears City of Monroe		329-2550	raven.spears@cityofmonroe.com											✓

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Name/Organization	Address	Phone/Fax	Email	City Officer	City Member	Housing Provider	Business Provider	State Service Agency	Nonprofit Provider	Youth Agency	Special Need Provider	Resident	Other	Staff
Tony Rispoli	211 S. 1st	388-3123	tr3435@yahoo.com			✓								
Chad Martin	211 S. 1st	934-7454	chadmartin175@gmail.com			✓								
Archieva Louise Williams	1615 James Ave Bossier	318-452-1770	archieva@williams.com										✓	
Katie P. Liber Dauchy Valley		318-397-4454	katie.p.liber@dauchy.com										✓	
Jessie Davidson Goodwill	3158 Louisville Monroe 71001	318-537-4000	jgoodwill@goodwill.com				✓							
Kay Jean Clark	P.O. Box 9363 1009 S. 4th Monroe, LA	318-382-5047	kayjean@monroe.gov									✓		
Riv Jesse Walker		741-3042	walkjr4843@gmail.com											✓
Freda Houston	2913 Dick Taylor Monroe 71002	318-0954	fredahouston@abm.com									✓		
M.D. Gibson	3115 East St. Joseph	318-791	mdgibson@monroe.gov											
Catherine Robinson City of Monroe Code Enforcement	3161 Jackson St.	318-339-2556	catherine@monroe.gov											✓

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Name/Organization	Address	Phone/Fax	Email	City Official	City Member	City Member	Hearing Provider	Business Provider	Local Business	Local Government	Neighborhood Provider	Youth Agency	Special Interest Provider	Resident	Other	Staff
Eric Davis / concerned clergy of Monroe	1245 N 11th St Monroe, LA	(504) 557-1929 714-3266	ericdavis@yodho.com												Other	Staff

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City of Monroe's
5 Year Consolidated Plan Community Meeting
Public Safety Center
Saturday, February 22, 2020
10:00 A.M.-12:00 P.M.
Please Print Your Name

Name/Organization	Address	Phone/Fax	Email	City Official	City Member	City Member	Hearing Provider	Business Provider	Local Business	Local Government	Neighborhood Provider	Youth Agency	Special Interest Provider	Resident	Other	Staff
Pat Meane / State House of Rep	2306 Tobacco Rd Monroe, LA	(337) 235-3548	pmeane@legis.la													
Matthew Jackson	1113 S. State St Monroe, LA	337-384-6000 319-819-9000	mjackson@ladelta.org													
Essie Maxwell	102 W. Monroe Monroe, LA	987-928-9288	eamax19@gmail.com													
Dayle Blackwell			strategiccommunityaction c.yodho.com													

Our City • Our Future • Our Vision



City of Monroe's
5 Year Consolidated Plan Community Meeting
Public Safety Center
Saturday, February 22, 2020
10:00 A.M.-12:00 P.M.
Please Print Your Name

Name/Organization	Address	Phone/Fax	Email	City Official	City Council Member	Writing Provider	Business Provider	Health Agency	Special Needs Provider	Resident	Other	Staff
Alice F. Alexander	610 Miller St.	518 307-7939	shontenka111627@tnt.com							✓		
Shontenka Int'l C.	610 Miller St.	318 307-2490	" "							✓		
Ms Peggy Jones	127 Egan St.	318 235-1101								✓		
Sedway McKinley	PO Box 1121	(318) 547-6646	sedway2@earthlink.net									
Perry McKinley	PO Box 7128	(318) 547-6646	sedway2@earthlink.net									

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Name/Organization	Address	Phone/Fax	Email	City Official	City Council Member	Writing Provider	Business Provider	Health Agency	Special Needs Provider	Resident	Other	Staff
Tommy Milby Revo	3144th 300 W. Main St.	718-450-5959	tomemilby.com								✓	
Anthony Garcia	114 Oak Grove St.	318-680-9677	creatingnewhorizons@yahoo.com								✓	
Pearl Wise	2820 N. 2nd St. PO Box 1071282	318-537-2134	OWise@aol.com								✓	
Charles Theiss	1711 Arbonne Ave	318-480-2241	Theiss@520.com				✓				✓	
Don Harvey	30003 River Oaks	318-245-3797	don@donharvey.com									
James Gray	318 Hwy 663 PO Box 1071282	335-6196	Jamesgray@monroe.la.us									
George Kree	218 Lake View	318 585-3445	JKree@48.com									
L. Smith	301 Bell St.	88-815-6198	SouthwestBenton@comcast.net								✓	
Paula Higgins Sautter	117 V.P. Gar Dr.	318-328-2223									✓	
Jeanette Mitchell	3901 Jackson	318-328-2224	jeanette.mitchell@monroe.la.us									✓
Raven Spears	3901 Jackson	318-328-2224	RavenSpears@monroe.la.us									✓

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