AGENDA
City of Monroe

LEGAL & REGULAR SESSION – JANUARY 24, 2022, 6:00PM
CITY COUNCIL CHAMBERS CITY HALL

I: ROLL CALL AND DECLARE QUORUM:

II: INVOCATION & PLEDGE OF ALLEGIANCE – MRS. EZERNACK:

III: COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey
2. Mrs. Ezernack
3. Ms. Woods
4. Mr. Marshall
5. Mrs. Dawson
6. Mayor Ellis

IV: APPROVE MINUTES OF THE LEGAL AND REGULAR SESSION OF JANUARY 11, 2022:
(Public Comment)

V: PRESENTATION:
NONE.

VI: PUBLIC HEARINGS:
NONE.

PROPOSED CONDEMNATIONS:
Public Comment:
None.

VII: ACCEPTANCE OR REJECTION OF BIDS:
(Public Comment)
None.

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:
Public Comment:

(a) Adopt a Resolution authorizing a designated city representative to enter into a Cooperative Endeavor Agreement between the City of Monroe and Free Me Association d/b/a Monroe City Academy League (MCAL) and further providing with respect thereto. (Dawson/Woods/Marshall)

2. Department of Administration:

Public Comment:

(a) Consider Application by Schulte Catering Pecanland, LLC dba Courtyard Monroe Airport, 4915 Pecanland Mall Dr., Monroe, LA 71203 for a Renewal 2022 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (Distance Report Cleared) Cert. of Occupy Cleared.

3. Department of Planning & Urban Development:

Public Comment:

(a) Adopt a Resolution authorizing Friday Ellis, Mayor, permission to submit Neighborhood Revitalization Strategy Area (NRSA) plans to Housing & Urban Development (HUD) that targets four (4) neighborhoods: Booker T. Washington, Renwick, New Town & Ouachita Cotton Mills and further providing with respect thereto.

(b) Adopt a Resolution approving the appointment of Lisa Govan as an alternate member to the Board of Adjustment and further providing with respect thereto.

(c) Adopt a Resolution approving the appointment of Al Peterson as an alternate member to the Board of Adjustment and further providing with respect thereto.

4. Legal Department:
   Public Comment:
   None.

5. Mayor's Office:

   Public Comment:

(a) Adopt a Resolution authorizing Mayor Friday Ellis to apply for a $1, 500,000 Grant from the Economic Development Administration.

6. Department of Public Works:

   Public Comment:

(a) Adopt a Resolution authorizing the City of Monroe to advertise for bids to rehabilitate airfield lighting at the Monroe Regional Airport, and further providing with respect thereto.

(b) Adopt a Resolution authorizing the City of Monroe to advertise for bids to rehabilitate Runway 4-22 at the Monroe Regional Airport, and further providing with respect thereto.

(c) Adopt a Resolution authorizing Mayor Friday Ellis to accept any grant offers from the FAA through December 31, 2022, for the Monroe Regional Airport that do not require matching funds, and further providing with respect thereto.

(d) Consider request for authorization from the Public Works Department for authorization to advertise for bids for purchase and installation of a metal building for tire storage. The estimated cost of this project is $40,000.00 and the source of funds is a LDEQ grant totaling $42,019.54.

7. Department of Community Affairs:
   Public Comment:
   None.

8. Police Department:
   Public Comment:
   None.

9. Fire Department:
   Public Comment:
   None.

10. Engineering Services:

   Public Comment:

(a) Adopt a Resolution accepting as substantially complete work done by and between the City of Monroe and Louisiana bridge, inc. for the CenturyLink Drive Bridge over Bayou DeSiard, and further providing with respect thereto.

(b) Adopt a Resolution authorizing an authorized city representative to advertise for bids on the Deborah Drive Cross Drain Replacement. The estimated cost of this project is $650,000.00. The DBE Goal is 7.01%.

(c) Adopt a Resolution authorizing an authorized city representative to execute Supplemental Agreement No. 1 to Break Out Phase No. 2 Plans for the Kansas Lane Extension Project and further providing with respect thereto.

BREAK IF NEEDED:

IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Introduce an Ordinance declaring certain immovable property in Monroe located on Washington St. between North 11th St. and Pendleton Street as no longer being needed for public use and authorizing the same to be sold to Michael Echols Enterprises, LLC pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal)

X: RESOLUTIONS AND ORDINANCES FOR SECOND READING AND FINAL ADOPTION AND SUBJECT TO PUBLIC HEARING:

Open Public Hearing/Public Comment/Close Hearing:

(a) Finally Adopt an Ordinance adopting and amending the Zoning Map for the City of Monroe, Louisiana to rezone a ±0.33-acre tract of land, from the R-1 (Single Family Residence) District to R-4, (High Density Multi-Family Residence) District, in order for the applicant to be able to develop a 4-plex housing unit, at 1809 Hickory Street – **1809 Hickory Street (Lot 4 of the Resub. of Lot 2, Square F, Southside Commercial Subdivision Unit #2 (0.33-more or less))** – Applicant: Jerin Rountree (PUD/P&Z)

(b) Finally adopt an Ordinance declaring certain immovable property in the Monroe Air Industrial Park as not being needed for public use and authorizing the same to be sold at private sale to the Chennault Aviation & Military Museum pursuant to revised statute 33:4712, and further providing with respect thereto. (Legal)

(c) Finally adopt an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Whitfield and Company LLC all rights, title, and interest that the City may have acquired to the Lots 2 & 3, Square 19, Unit 4, Booker T. Washington Addition, Ouachita Parish, 3610 Gayton St., Monroe, La, by Adjudication at Tax Sale dated July 30, 2000, and further with respect thereto. (Legal)

(d) Finally adopt an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Joseph and Milleny Walters all rights, title, and interest that the City may have acquired to the Lot 16, Square 2, Blanks Addition, Ouachita Parish, 207 Morton St., Monroe, La, by Adjudication at Tax Sale dated June 13, 2016, and further with respect thereto. (Legal)

(e) Finally adopt an ordinance declaring the condition of two (2) electric motors at the Texas Avenue Pump Station an Emergency necessitating immediate repair and further providing with respect thereto. (Public Wks.)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.

NOTICE

REMINDER

TO ALL DEPARTMENTS: CITIZENS/MEDIA

*** JANUARY 25th ***
CITY OF MONROE COUNCIL MEETING RESCHEDULED

THE LEGAL & REGULAR CITY COUNCIL MEETING IS RESCHEDULED FOR MONDAY, JANUARY 24, 2022, 6:00 P.M., CITY HALL COUNCIL CHAMBER

The City Officials will be attending the Washington Lobbying Trip in Washington D.C, with the Monroe Chamber of Commerce and State Legislators on the regularly scheduled meeting date.

Monroe City Council Legal and Regular Session
January 11, 2022
6:00 p.m.
City Council Chambers-City Hall
MINUTES

There was a legal and regular session of the City Council of the City of Monroe, Louisiana held this date, January 11, 2022, at the Council's regular meeting place, 400 Lea Joyner Memorial Expressway, City Council Chambers/City Hall Building, Monroe, Louisiana.

The Honorable Carday Marshall, Sr., Chairman, called the meeting to order.

The roll call was done by Ms. Carolus Riley, Council Clerk.

Council members present for roll call: Mr. Carday Marshall, Sr., Mrs. Gretchen Ezernack, and Mrs. Dawson. (Mr. Harvey entered in after roll call at approximately 6:07 p.m.)

Council member (s) absent: Ms. Juanita Woods.

Chairman Marshall declared a quorum.

The Invocation was done by Mr. Curt Kelly, Director of Purchasing, and the Pledge of Allegiance by Mr. Marshall.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey welcomed each one present and apologized for being late.

2. Mrs. Ezernack welcomed each one present and thanked them for attending. She commented about a Constituent contacting her regarding her thanks to Mr. Westrom and the team from the sewer department who did a repair at her home today; the repair caused them to have to dig up her yard in the easement area and she said the team was courteous, helpful, and left the property in better condition than they found it with the landscaping. The Constituent thanked them for coming out so quickly and scheduling the major repair and getting it done.

3. Mr. Marshall welcomed and thanked each one for attending the meeting; he thanked those who participated in the cleanup this past Saturday, approximately 40 people, and it was an awesome cleanup. He thanked Public Works for coming out prior to the cleanup and did work in the areas of Lee Avenue, Jackson Street, and other streets in between, it looks great. He thanked Theta Mu from Carroll Jr. High, Wossman and Carroll High Schools and Mr. Kevo with Two Dudes for volunteering; he thanked Mr. Aundi Brown with Ouachita Green who does an awesome job putting the events together, and the host of kids and the community who came out and helped. He said it only takes a little to keep the areas clean and have to take pride in the community and this is what is being pushed. He spoke with a homeowner about the importance of keeping their area clean and taking pride. The mindset has to change in order for things to be better. He announced a kids Mardi Gras parade on February 12th in District 4; Ms. Judy Babb, President of Krewe De Riviere spoke regarding the upcoming Mardi Gras event. Mr. Marshall announced the Color Purple this weekend where his daughter, will be in the play; he asked that the citizens come out and support the play, as it will be an awesome program. Passion does a great job with putting on the programs. There will be a Friday night production, and two on Saturday. He thanked all of the city workers for what they are doing and to continue doing the great work.

4. Mrs. Dawson welcomed each one present, thanked them for attending, and wished everyone a Happy New Year. She asked everyone to continue staying safe due to the covid numbers increasing, and to a wear mask, get vaccinated and whatever they feel that needs to be done to stay safe. She made an announcement regarding a Constituent of District 5, Mr. Harry Brown, a retired Ouachita Parish Deputy Sheriff, and former investigator for the DA's office commenting that he is in need of a kidney and will be traveling to Birmingham on this Thursday to UAB Kidney Transplant Center and hopefully on January 25th to the Tulane Kidney Transplant Center in New Orleans; she asked prayers for his family, his wife, Mrs. Ira Brown. Mr. Brown is the father of Harry Jr. and also City Marshall Deputy, C.J. Johnson. The family thanks the City of Monroe for their outpouring of love. She announced her first District 5 Community Townhall meeting for 2022 this Thursday, beginning at 5:30 p.m. at the Public Safety Center; items of discussion will be the Cultural Arts District, Community Garden, Purchasing Policy, and the Housing Development. She asked that if anyone had questions or comments to send to her email at Kema.Dawson@ci.monroe.la.us or call the Council's office at 329-2261. She announced the production of the Color Purple on this Friday and Saturday at the Monroe Civic Center sponsored by the Arts of Passion; she will be in the production, and it will be great; tickets can be purchased at the ArtsofPassion.com.

6. Mr. Jimmie Bryant was present on behalf of Mayor Ellis, and he had no communications. Mrs. Kelsea McCrary made a presentation on behalf of Mayor Ellis to Mr. Ralph Calhoun, of the Biedenharn Museum. The presentation was made in recognition for the month of January being Museum month.

Upon a motion of Mr. Harvey and a second by Mrs. Ezernack, the minutes of the Legal and Regular session of December 28, 2021, were unanimously approved. (There were no public comments.)

PRESENTATION: NONE.

PUBLIC HEARINGS: NONE.

PROPOSED CONDEMNATIONS: Public Comment:

1. 2915 South Grand Street (D4) (Owners - Edith Campbell Est c/o Swansea Kotz and OPPJ)
Upon a motion by Mr. Marshall, second by Mr. Harvey and unanimously approved for property owner to be given 60 days or March 12, 2022, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments.)

Comments: Pictorial evidence and discussion of the current state of the property was presented by PUD Director, Mrs. Ellen Hill. Mrs. Hill commented that the property's condition has been in the condition for a very long time. Mrs. Hill commented they have been in contact with the homeowner's daughter, but she hasn't been able to do anything with the property because she doesn't have the resources.

2. 404 Hippolyte Avenue (D4) (Owners - Ervin Lee & Brandy Favre) Upon a motion by Mr. Marshall, second by Mr. Harvey and unanimously approved for property owner to be given 180 days or July 12, 2022, in which to bring the structure into compliance with the code or demolish the structure and clean the lot.

Comments: Pictorial evidence of the current state of the property was shown by PUD Director, Mrs. Ellen Hill and discussion on the property's condition was made; the property recently changed hands in terms of owners. She said per the property maintenance code that has been adopted, simply boarding up the property does not address the code deficiencies and asked that the property be condemned. Mr. Marshall asked if the new owners stated what they plan to do with it and Mrs. Hill commented that code enforcement did speak to the owner and this is the extent to what he has done, he has pulled no permits, and there is no plan written down that says what would be done with the property. Mr. Marshall said he had gone by and there are boards are up, but the back is full, and one of the boards are down.

Mr. Ervin Lee, owner, commented that the property would be brought up to code; the mail was being sent to the wrong address to a property on Oregon Trail; someone reached out to him on Facebook letting him know that a letter for him came to their address and once the letter was given to him the court date had passed. He contacted the city letting them know that the information was sent to the wrong address, and was told that it takes six months to go to Council; he was told to mow the yard and board it up, and he did that, and after that he gets another letter, which went back to the same Oregon Trail address, wrong address, which he stated he had previously corrected them with the address, and the resident on Oregon Trail again forwarded the letter to him. He contacted the city and is the reason he is present tonight. He stated that his plans for the property was to have the house ready in zero to six months. Mr. Marshall asked Mrs. Hill to get with Mr. Lee; he commented that he knew Mr. Lee's reputation for building and rehabilitating properties; he commented that Code Enforcement is doing their job and doesn't know how the correspondence got misplaced; he asked Mr. Lee to let Mrs. Hill know his plans for the property and for him to understand that the city is not trying to condemn his property for the sake of condemning it. Mr. Marshall thanked Mr. Lee for rehabilitating properties. Mr. Lee commented that he would be willing to take any other properties to rehab them. Mr. Harvey asked if they were going to condemn with a timeline. Mrs. Hill commented to Council the way that this works with everyone is that the owners have the opportunity to deal with the property and if he says zero to sixty days, then they can condemn it and see if whether or not it gets done; this is a property that has been in that condition for a while whether he just purchased it a few months ago or not, it's still something in the community that has been an eyesore, and if someone pulls the board down, it becomes a danger to children in the neighborhood. Mr. Lee commented there were many properties in condition, and that she has a lot of work to do then. Mr. Marshall commented that he would give Mr. Lee six months. Mr. Lee commented that he could consider it being done.

Mr. Lee commented for the record that she needs to be replaced with someone else. Mrs. Ezernack commented that this is not the venue and not to attack. Mr. Lee commented that he wasn't attacking her but telling the truth. Mr. Harvey commented they didn't want to discuss replacing anyone but wanted to talk about the property. Mr. Lee commented that it would be done.

3. 303 Wilson (D5) (Owners - Samuel & Shirley M McMillan) Upon a motion by Mrs. Dawson, second by Mr. Marshall and unanimously approved for property owner to be given 60 days or March 12, 2022, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments.)

Comments: Pictorial evidence of the current state of the property was shown by PUD Director, Mrs. Ellen Hill, and discussion on the property's burned condition; they have had contact with the owner, it has been open for several months; since it burned, doesn't believe they ever closed it off and it is in the same condition. She said normally they try to get a burned property to Council quickly and work with the owner if they rehab the property. Mrs. Dawson commented that she is aware that the owner has been in contact with Mr. Tommy James that they would come up a solution, and this is as of last week when she talked with Mr. James. Mrs. Hill commented that she didn't see any notes, that says they have a plan as to what they are doing, and a lot of people with burned structures do try to save it, but this property has been in this condition for a while. Mrs. Dawson commented that the owners are no longer in Monroe, and they do everything by phone and will give Mrs. Hill the owner's contact information.

ACCEPTANCE OR REJECTION OF BIDS: Public Comment NONE.

RESOLUTIONS AND MINUTE ENTRIES:

Council: Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 8154, granting an exception to the Open Container Ordinance to the Twin Cities Krewe of De Riviere (Mardi Gras Parade) pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance), and further providing with respect thereto. (There were no public comments.)

Department of Administration: Public Comment: None.

Department of Planning & Urban Development: Public Comment: None.

Legal Department: Public Comment: None.

Mayor's Office: Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 8155, authorizing a designated city representative to enter into an agreement with the Chesapeake Group LLC for governmental relations and related professional services and further providing with respect thereto. (There were no public comments.)

Department of Public Works: Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8156, authorizing a city representative to execute Change Order Number 2, (MLU Runway 14/32 Extension – Phase 2) between the City of Monroe and Merrick, LLC., for runway grade adjustments and further providing with respect thereto. (There were no public comments.)

(b) Upon a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 8157, authorizing a designated city representative to enter into a Professional Services Agreement with DRC Emergency Services, LLC and further providing with respect thereto. (There were no public comments.)

Comments: Mr. Harvey thanked Public Works for this item, and he has received a lot of feedback from the community and do understand that the city is suffering from manpower just like other businesses and municipalities. He thanked everyone for moving forward with it. Mr. Marshall asked how long the services would last. Mr. Sean Benton commented that it would be between six to eight weeks of running the services, and hopefully get everything caught up; if it's not done within that time, then they would need to come back to Council

and ask for additional time; the goal is getting a lot of the debris that have been plaguing the districts for a long time, to get it up and out of the way.

Department of Community Affairs: Public Comment: None.

Police Department: Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 8158, accepting the bid of Guidry's Uniforms, for police specialized uniforms, and further authorizing an authorized city representative, to enter into and execute a contract for said services. (There were no public comments.)

(b) Upon a motion by Mrs. Dawson, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 8159, accepting the bid of Guidry's Uniforms, for police uniforms, and further authorizing an authorized city representative, to enter into and execute a contract for said services. (There were no public comments.)

(c) Upon a motion by Mr. Harvey, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 8160, authorizing an authorized city representative to readvertise for bids for a one-year contract with the option to renew two (2) times for police equipment if terms and prices remain the same and not to exceed a total of three years. The source of funds will be the Police Department Uniforms & Equipment Account. (There were no public comments.)

(d) ADD-ON: Upon a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to add to the agenda to Adopt a Resolution authorizing the City of Monroe to advertise for bids for Ten Chevrolet Tahoes equipped with Police equipment for Monroe Police Department and further providing with respect thereto. (There were no public comments.)

(d) Upon a motion by Mr. Harvey, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 8161, authorizing the City of Monroe to advertise for bids for Ten Chevrolet Tahoes equipped with Police equipment for Monroe Police Department and further providing with respect thereto. (There were no public comments.)

Fire Department: Public Comment: None.

Engineering Services: Public Comment: None.

BREAK IF NEEDED: NONE.

INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Introduce an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Whitfield and Company LLC all rights, title, and interest that the city may have acquired to the Lots 2 & 3, Square 19, Unit 4, Booker T. Washington Addition, Ouachita Parish, 3610 Gayton St., Monroe, La, by Adjudication at Tax Sale dated July 30, 2000, and further with respect thereto. (Legal) (There were no public comments.)

(b) Upon a motion by Mrs. Dawson, second by Mrs. Ezernack and unanimously approved to Introduce an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Joseph and Milleny Walters all rights, title, and interest that the City may have acquired to the Lot 16, Square 2, Blanks Addition, Ouachita Parish, 207 Morton St., Monroe, La, by Adjudication at Tax Sale dated June 13, 2016, and further with respect thereto. (Legal) (There were no public comments.)

(c) Upon a motion by Mr. Harvey, second by Mrs. Dawson and unanimously approved to remove from the agenda to Introduce an Ordinance declaring certain immovable property in Monroe located on Washington St. between North 11th St. and Pendleton Street and a strip of land on Pendleton Street between Washington and Adams Street, as no longer being needed for public use and authorizing the same to be sold to Michael Echols Enterprises, LLC pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal) (There were no public comments.)

RESOLUTIONS AND ORDINANCES FOR SECOND READING AND FINAL ADOPTION AND SUBJECT TO PUBLIC HEARING:

None.

CITIZENS PARTICIPATION:

1. Mr. Cornelius Carter, citizen, spoke regarding concerns he had for the and his work environment.

2. Ms. Jacera Francois introduced herself.

3. Mrs. Sonya Jacobs, citizen, spoke on behalf of Ms. Francois being a recent certified DBE and an artist, who wants to work for the City of Monroe. Ms. Francois shared her website: www.jacerafrancois.com; her degree is in marketing and a lot of her marketing projects are on her website and she is painting to broaden her portfolio and they can be found on her website. Mr. Marshall welcomed her and thanked her for coming and do look forward to seeing some of her work in the city.

4. Ms. Kenya Roberson, citizen, spoke regarding the Black History Parade on February 26, 2022, and offered applications to anyone interested in participating to contact her; she asked for information on the City of Monroe's MLK program to pass along; Mr. Harvey offered his flyer to her, and Mrs. Dawson commented to Ms. Roberson that she tagged her about the event on Facebook so that it could be shared.

There being no further business to come before the Council, the meeting was adjourned at 6:42 p.m., upon a motion of Mr. Harvey and seconded by Mrs. Dawson. (There were no public comments)

Mr. Carday Marshall, Sr.
Council Chairman

Ms. Carolus S. Riley
Council Clerk

Ms. Jacqueline Benjamin
Council Secretary

RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE **NO._____**

The following Resolution was introduced by Mr. _____ who moved for its adoption and was seconded by Mr. _____:

A RESOLUTION AUTHORIZING A DESIGNATED CITY REPRESENTATIVE TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT BETWEEN THE CITY OF MONROE AND FREE ME ASSOCIATION D/B/A MONROE CITY ACADEMY LEAGUE (MCAL) AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the City of Monroe owns and operates various Community Centers;

WHEREAS, MCAL has previously entered into a Cooperative Endeavor Agreement with the City of Monroe to utilize some of the City's community centers' gyms for basketball practices and games;

WHEREAS, MCAL is operating a youth basketball program at the City's Community Centers that provides a beneficial service to the citizens of Monroe and provides a healthy and positive environment for its youth;

WHEREAS, Article VII, Section 14(C) of the Constitution of the State of Louisiana provides that *"for a public purpose, the State and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual;"*

WHEREAS, Councilwoman Kema Dawson, Councilman Carday Marshall, and Councilwoman Juanita Woods desire to each use $5,000.00 in funds allocated to Districts 3, 4, and 5 for a total of $15,000 to assist MCAL with its expenses related to providing referees and uniforms in connection with MCAL's performance under the existing Cooperative Endeavor Agreement approved by Council on December 14, 2021; and

WHEREAS, these funds will defray the costs of operating the youth basketball league and will encourage more participation by youth in the community.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, that we do hereby authorize the City of Monroe to enter into a cooperative endeavor agreement with MCAL using City Council discretionary funds from Districts 3, 4, and 5 pursuant to the terms and conditions of the proposed cooperative agreement, a copy of which is attached hereto and made a part hereof.

This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of January 2022.

_____
CHAIRMAN

_____
CITY CLERK

STATE OF LOUISIANA

PARISH OF OUACHITA

COOPERATIVE ENDEAVOR AGREEMENT

BE IT KNOWN, that on the dates set forth below, personally came and appeared:

> **THE CITY OF MONROE, LOUISIANA** ("City"), a political subdivision of the State of Louisiana, appearing herein through Stacey Rowell, Director of Administration, authorized by action taken at its Regular Meeting on _____, 2021; and,
>
> **FREE ME ASSOCIATION,** a Louisiana non-profit corporation, domiciled at 2415 Grammont Street, Monroe, Louisiana, 71201, doing business as Monroe City Academy League (hereinafter "MCAL") and appearing through its duly authorized representative, Mr. Tyree Hollins.

who by these presents do covenant and agree as follows:

WHEREAS, the City of Monroe owns and operates various Community Centers;

WHEREAS, MCAL has previously entered into a Cooperative Endeavor Agreement with the City of Monroe to utilize some of the City's community centers' gyms for basketball practices and games;

WHEREAS, MCAL is operating a youth basketball program at the City's Community Centers that provides a beneficial service to the citizens of Monroe and provides a healthy and positive environment for its youth;

WHEREAS, Article VII, Section 14(C) of the Constitution of the State of Louisiana provides that *"for a public purpose, the State and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual;"*

WHEREAS, Councilwoman Kema Dawson, Councilman Carday Marshall, and Councilwoman Juanita Woods desire to each use $5,000.00 in funds allocated to Districts 3, 4, and 5 for a total of $15,000 to assist MCAL with its expenses related to providing referees and uniforms in connection with MCAL's performance under the existing Cooperative Endeavor Agreement approved by Council on December 14, 2021; and

WHEREAS, these funds will defray the costs of operating the youth basketball league and will encourage more participation by youth in the community.

NOW, THEREFORE:

1) MCAL will continue to operate a youth basketball program that provides and makes available opportunities to play basketball to youth in the City of Monroe as outlined in the Cooperative Endeavor Agreement ("CEA") between the City of Monroe and MCAL approved by the Monroe City Council on December 14, 2021, which is attached hereto and made a part hereof. All of the conditions in the attached CEA are still in effect and made a part hereof as if included in this CEA except as modified herein.

2) The City of Monroe will pay the one time sum of $15,000, funded by discretionary funds from Council Districts 3, 4, and 5, to assist with the purchase of uniforms for the youth basketball program and the hiring of referees for the youth basketball program. It is understood that MCAL remains responsible for the purchase of uniforms for each participant, and MCAL will ensure that all uniforms are accounted for at the end of the basketball season so that the uniforms can be used again in the future.

3) The funds provided for in this Agreement may only be used for the purposes set forth in this Agreement. If any funds so dedicated for these purposes are unused for the purchase of uniforms or referees, then any unused funds shall be returned to the City of Monroe no later than May 14, 2022. Further, if funds are used for purposes other than those specified in this Agreement, then MCAL may be considered in breach of its Agreement, and the City shall be entitled to take any action necessary to recover any such funds.

4) No later than May 14, 2022, MCAL shall provide the City with an accounting of all expenditures related to this CEA.

5) In the event that MCAL fails to meet any of its commitments under this Agreement, then, and in such event, the City of Monroe shall have the right and authority to cancel this Agreement, or the CEA approved by City Council on December 14, 2021 upon ten (10) days written notice.

6) **The Parties understand and agree that the Legislative Auditor of the State of Louisiana and auditors for the City of Monroe shall have the option of auditing all accounts of the parties which relate to this cooperative endeavor agreement.**

THUS DONE AND SIGNED on this_____day of _____, 2022, at Monroe, Louisiana.

WITNESSES:

CITY OF MONROE

_____

BY: _____
Stacey Rowell, Director of Administration

_____

THUS DONE AND SIGNED on this_____day of _____, 2022 at Monroe, Louisiana.

WITNESSES:

FREE ME ASSOCIATION

_____

_____

BY: _____
Tyree Hollins, Authorized Representative

DocuSign Envelope ID: 72D10D55-EFF7-4816-B745-19FD30ACA7F5

STATE OF LOUISIANA

PARISH OF OUACHITA

COOPERATIVE ENDEAVOR AGREEMENT

BE IT KNOWN, that on the dates set forth below, personally came and appeared:

THE CITY OF MONROE, LOUISIANA ("City"), a political subdivision of the State of Louisiana, appearing herein through Mayor Friday Ellis, authorized by action taken at its Regular Meeting on December 14, 2021, 2021; and,

FREE ME ASSOCIATION, a Louisiana non-profit corporation, domiciled at 2415 Grammont Street, Monroe, Louisiana, 71201, doing business as Monroe City Academy League (hereinafter "MCAL") and appearing through its duly authorized representative, Mr. Tyree Hollins.

who by these presents do covenant and agree as follows:

WHEREAS, the City of Monroe owns and operates various Community Centers;

WHEREAS, MCAL desires to utilize some of the City's community centers' gyms through a Cooperative Endeavor Agreement for basketball practices and games;

WHEREAS, MCAL will operate a youth basketball program at the City's Community Centers that will provide a beneficial service to the citizens of Monroe and provide a healthy and positive environment for its youth;

WHEREAS, the City of Monroe and MCAL desire to enter into the attached Cooperative Endeavor Agreement; and

WHEREAS, Article VII, Section 14(C) of the Constitution of the State of Louisiana provides that *"for a public purpose, the State and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual."*

NOW, THEREFORE:

1) MCAL desires to operate a youth basketball program that provides and makes available opportunities to play basketball to youth in the City of Monroe. This right of use and access provided in this agreement is to provide the use of the City's community center gyms to MCAL for the purpose of establishing the youth basketball program, providing a venue for practice, training, and instruction, games and to provide a healthy opportunity to the youth of Monroe.

2) The City of Monroe hereby grants MCAL right-of-use and access of the following properties (hereinafter "Properties") according to the following schedule:

PRACTICE SCHEDULE

Community Center Name	Date and Practice Time
Benoit	M/W 4:45-6:00 PM
Marbles	M/W 4:45-6:00 PM
Saul Adler	M/W 4:45-6:00 PM

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Emily P. Robinson	M/W 4:45-6:00 PM
Powell	M/W 4:45-6:00 PM
Johnson	M/W 4:45-6:00 PM

GAME SCHEDULE

Community Center Name	Date and Game Time
Benoit	T/TH 4:45-8:00 PM SAT 8:00 – 2:00
Marbles	T/TH 4:45-8:00 PM SAT 8:00 – 2:00

3) The Department of Community Affairs will prepare each community center and assist with preparations for practices and games for dates and times outlined in the table above and maintain the community centers to the best of the Department of Community Affairs' ability with appropriate equipment of its choosing.

4) The City of Monroe will pay the one time sum of $5,000 to be used towards the purchase of basketball uniforms for the youth basketball program. It is understood that MCAL will be responsible for the purchase of uniforms for each participant, and MCAL will ensure that all uniforms are accounted for at the end of the basketball season so that the uniforms can be used again in the future.

5) **The obligations of MCAL under this Agreement are as follows:**

(a) Maintain a list of basketball league registrants and addresses for two years following the year in which said participation was reported and shall be made available to the City or its designee upon request.

(b) Provide additional security as needed for events held at community centers or other property owned by the City of Monroe.

(c) Notify the Department of Community Affairs Division of Community Centers and Programs within 24 hours of any incident resulting in injury or harm.

(d) Hire all its own employees, and pay for all referees, if needed, and other hired personnel that assists MCAL with its youth basketball league. The City of Monroe will allow staff to assist with the basketball program as long as it does not interfere with Community Center employees' regular job duties.

(e) Provide adequate supervision for all participants in the youth basketball program and take all measures necessary to protect the health, safety, and well-being of the participants, including but not limited to, providing adequate staffing for the number of participants, access to hydration, and sufficient breaks, if necessary, to prevent overheating.

(f) Provide and make available first aid equipment for all practices and ensure that all coaches and volunteer staff receive training in and/or have knowledge of basic first aid principles.

(g) Play basketball league games within the City of Monroe. Failure to hold the basketball games in the City of Monroe shall result in termination of this Agreement.

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(h) During the term of this Agreement MCAL agrees to maintain a policy (or policies) of property, casualty, and liability insurance covering the property and the activities conducted thereon naming the City of Monroe as an additional named insured. Said policy(ies) shall have primary coverage limits of not less than $1,000,000.00 per occurrence and umbrella coverage with policy limits of not less than $1,000,000.00 per occurrence. The City of Monroe shall be named as an additional insured on such policy(ies) and shall be given notice of any cancellation thereof. MCAL shall provide the City of Monroe with proper Certificate(s) evidencing such insurance coverage. If at any point the required coverage lapses, is discontinued, or canceled, this Agreement shall immediately terminate.

5. MCAL agrees that the youth basketball league conducted on the Properties shall be equally available to all residents of the City of Monroe.

6. If at any time during the term of this Agreement MCAL ceases to actively operate the youth basketball league, this Agreement shall be terminated *ipso facto*.

7. **MCAL further agrees to defend, indemnify and hold-harmless the City of Monroe and its officers, agents or employees from any claims or actions arising out of MCAL's use of the Properties subject to this Agreement.**

8. Upon the termination of this Agreement, MCAL may remove any improvements it has placed on the property, whether movable or immovable. If MCAL fails to remove such improvements within 90 days of written demand from the City of Monroe, then the City of Monroe shall at its option elect to have such improvements removed at MCAL's expense or keep and claim ownership of such improvements. In the event the City of Monroe elects to so keep such improvements it shall have no obligation to compensate MCAL for the value of the materials and workmanship incorporated into such improvements or for any enhanced value of the Property resulting from such improvements.

9. MCAL shall not have the right to assign its rights under this Agreement to any successor or other entity without the written consent and acceptance of such assignment by the City of Monroe.

10. MCAL shall account to the City of Monroe, through the Community Centers and Programs Director, regarding the number of registered participants in the events held by MCAL, by May 14, 2022 of each year this Agreement is in effect.

11. For purposes of this Agreement all notices shall be sent to the City of Monroe by U. S. Mail at "Office of the City Attorney, c/o City of Monroe, P.O. Box 123, Monroe, LA 71210-0123 and to Free Me Associations d/b/a Monroe City Academy League 2415 Grammont Street, Monroe, LA 71201.

12. This Agreement shall have a term of three months beginning December 14, 2021, through March 14, 2022. This Agreement may be renewed for one (1) additional three month term for the same or similar time period as the original term if mutually agreed upon by the parties to this Agreement.

13. Either party may terminate this Agreement, with or without cause, upon giving three (3) weeks' notice to the other party prior to termination.

14. In the event that MCAL fails to meet any of its commitments under this Agreement, then, and in such event, the City of Monroe shall have the right and authority to cancel this Agreement upon ten (10) days written notice.

15. MCAL and the City of Monroe shall together maintain the premises in a neat, sanitary, and safe condition. MCAL and the City of Monroe agree to consult with each other regarding work to be performed by the respective parties on the Properties and ensure that the timing of activities avoid conflicts with scheduled events on the Properties.

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16. MCAL is authorized to post flyers that are pre-approved by the Director of Community Affairs.

17. **The Parties understand and agree that the Legislative Auditor of the State of Louisiana and auditors for the City of Monroe shall have the option of auditing all accounts of the parties which relate to this cooperative endeavor agreement.**

THUS DONE AND SIGNED on this 6th day of January, 2022, at Monroe, Louisiana.

WITNESSES:

CITY OF MONROE

BY: _____
Friday Ellis, Mayor

THUS DONE AND SIGNED on this 22 day of December, 2021 at Monroe, Louisiana.

WITNESSES:

DocuSigned by:
7AFD1B31162A4E6...

DocuSigned by:
2364BC47834B448...

FREE ME ASSOCIATION

DocuSigned by:
B080D6539BEB43E...

BY: _____
Tyree Hollins, Authorized Representative

CITY OF MONROE

TAXATION & REVENUE
City of Monroe, Louisiana
MAYOR- COUNCIL GOVERNMENT

MEMO

To: *Carolus Riley*
City Council

From: *Tim Lewis*
Taxation & Revenue Director

Re: *Alcohol Renewal (For January 11, Meeting)*

Date: *January 6, 2022*

Class A (1)

1. *Courtyard Monroe Airport – 4915 Pecanland Mall Dr.*

MEMO

To: Carolus Riley
City Council

From: Tim Lewis
Tax & Revenue Director

Re: Alcohol Renewal (for January 11, 2022 Meeting)

Date: January 6, 2022

Class A

Courtyard Monroe Airport
4915 Pecanland Mall Dr.
Monroe, LA 71203

Owner: Schulte Catering Pecanland, LLC

Owner - Cleared
Sales Tax - Cleared
Distance Report - Cleared

RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE NO.: _____

The following Resolution was offered by Mr./Mrs. _____ who moved for its adoption and was seconded by Mr./Mrs._____.

A RESOLUTION AUTHORIZING FRIDAY ELLIS, MAYOR, PERMISSION TO SUBMIT NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLANS TO HOUSING & URBAN DEVELOPMENT (HUD) THAT TARGETS FOUR NEIGHBORHOODS: BOOKER T. WASHINGTON, RENWICK, NEWTOWN & OUACHITA COTTON MILLS, AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED, by the City Council of the City of Monroe, Louisiana, in legal and regular session convened requesting permission to submit Neighborhood Revitalization Strategy Area (NRSA) plans to Housing & Urban Development (HUD) that targets four Neighborhoods: Booker T. Washington, Renwick, Newtown, and Ouachita Cotton Mills, and further providing with respect thereto.

BE IT FURTHER RESOLVED that Friday Ellis, Mayor, be and is hereby authorized to expend these federal funds on behalf of the City of Monroe.

This Resolution, having been submitted in writing and adopted at a public meeting of the City Council of Monroe, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of _____, 2022.

_____
CHAIRMAN

_____
CITY CLERK

Executive Summary

Background

The city of Monroe is focusing on two (4) neighborhoods in the eastern quadrant of the city that, after multi-layered assessments during the Strategic and Annual Planning process, have not had sustained active engagement in resolving neighborhood revitalization challenges. This Neighborhood Revitalization Strategy Area (NRSA) Plan was prepared by the City of Monroe Planning and Urban Development Department. Consultants along with staff utilized interviews, focus group meetings, agency meetings, surveys, prior plans, public forums, and neighborhood meetings to solicit input and feedback. VISTA Members canvased the 4 neighborhoods to survey residents as to their opinions as to what the needs were for their communities.

Participants in the NRSA Plan:

Monroe's Urban Planning Department – Director and Staff

Director of the CBDG

Community Center Directors

VISTA Members

Neighborhood residents - Adults

Neighborhood residents - High School Students

Outline of Goal and Objectives

The Goals and Objectives culminating from the NRSA work follows. As this NRSA document develops, the outcomes and activities

Goal 1: Neighborhood Improvements

Objectives 1.1: Improve sidewalks and neighborhood lighting as a community safety response

1.2: Coordinate city and community resources to address neighborhood appearance and aesthetics

1.3: Expand use of community centers based on residents' survey Responses

1.4 Recruit and Train Community Leaders

1.5 Upgrade Transportation

Goal 2: Residential Developments

Objectives 2.1: Increase Home Ownership

2.2: Improve Quality of Housing Stock

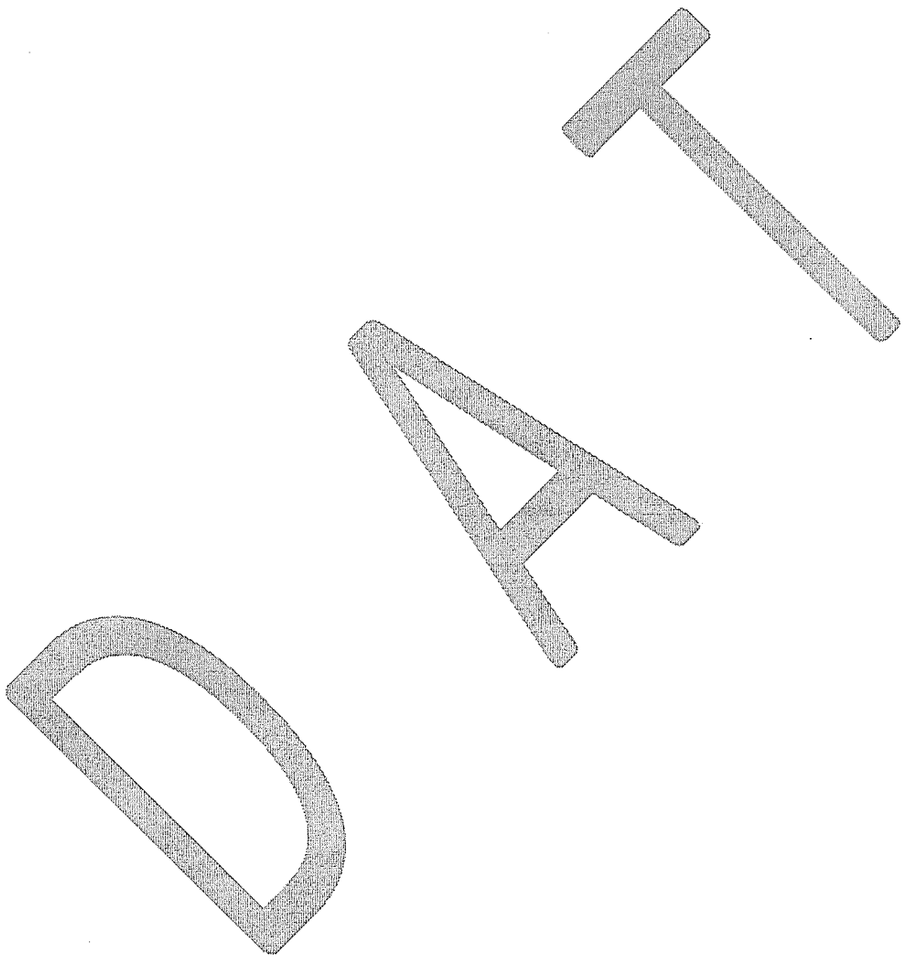
2.3: Reduce Vacant and Abandoned Properties

Goal 3: Economic Development

Objectives 3.1: Reduction in poverty

3.2: Develop diverse economic frameworks focused on entrepreneurship

3.3: Launch a Small Biz



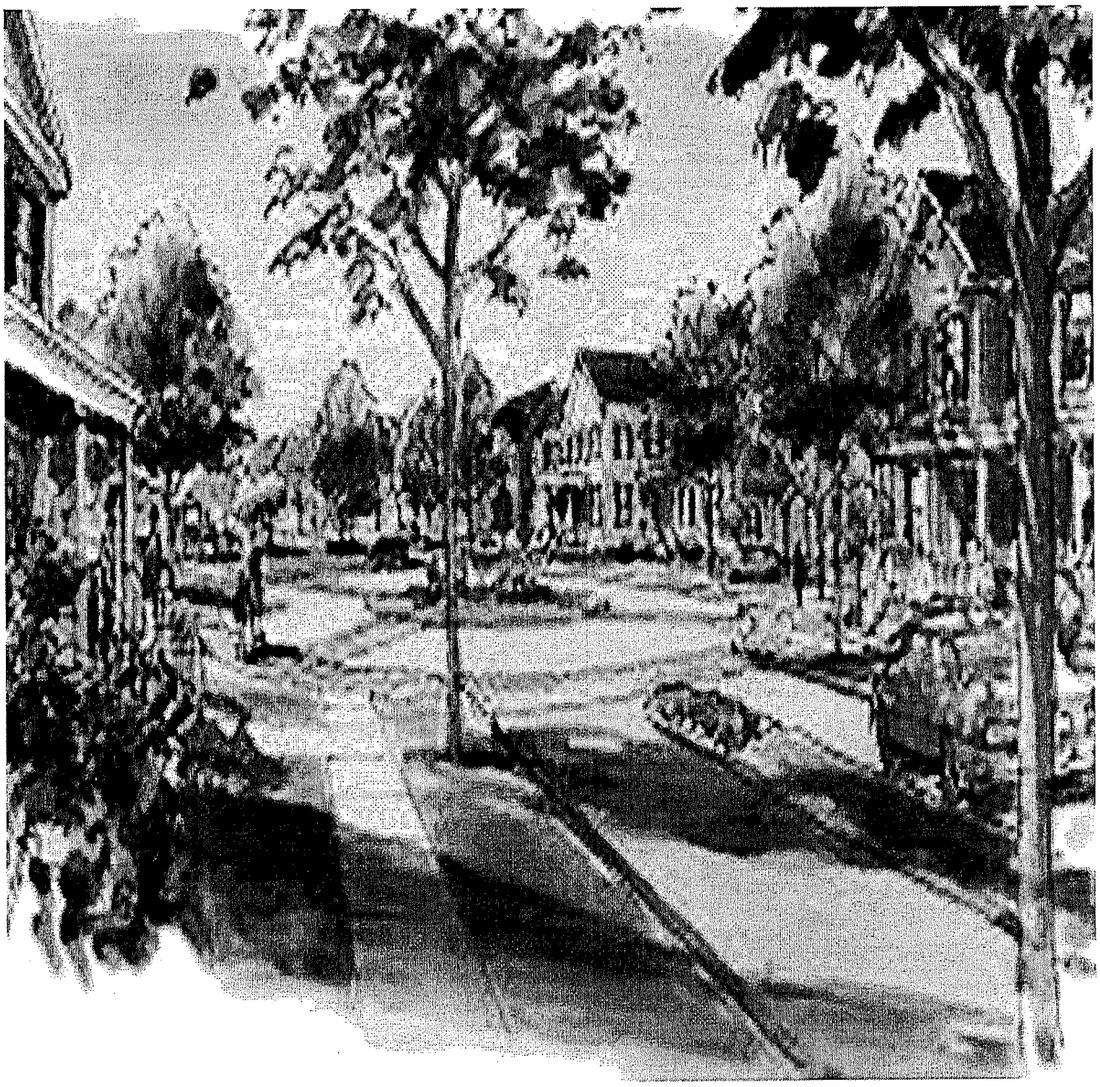
Neighborhood Revitalization Strategy Areas

NRSA Plan #1

Booker T. Washington and Renwick Neighborhoods

2020-2024

City of Monroe



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- Economic Overview
- Boundaries
  - Booker T. Washington, Renwick Neighborhoods
- Community Consultation

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Leverage: Resources & Partners

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- Appendix C: Louisiana Statutes Governing Civic Associations

Executive Summary

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3.2: Develop diverse economic frameworks focused on entrepreneurship

3.3: Launch a Small Biz Expo

Introduction

Purpose

The response to addressing various concerns in the community of Beloit, specifically related to deteriorating properties, vacant and abandoned housing, an increasing number of rental properties, high rates of poverty and unemployment, and an increase in violent crimes. The development of Neighborhood Revitalization Strategy Areas (NRSA) allows the city to use Community Development Block Grant (CDBG) funding more flexibly. This plan provides specific action steps towards overall economic empowerment and improved housing opportunities and is intended to be submitted as an amendment to the City's 2020-2024 Consolidated Plan.

This Plan, Plan #1, provides specific action steps towards overall economic empowerment and improved housing opportunities in the two census tracts, with the ultimate goal of establishing safe, healthy, and stable neighborhoods, and ensuring all Monroe residents have meaningful opportunities for economic stability and growth.

This Plan will provide direction and guidance for a coordinated response to addressing the various concerns in the community by identifying common goals and practical actions steps for reaching them. The Plan identifies specific objectives related to deteriorating properties, vacant and abandoned housing, an increasing number of rental properties, high rates of poverty and unemployment,

race relations, and an increase in crimes. The Plan also provides measurements, which will offer accountability and foster commitment to this project.
The development of Neighborhood Revitalization Strategy Areas (NRSA) Plan #1 allows the city to use Community Development Block Grant (CDBG) funding more flexibly. HUD approval of the NRSA designations does not result in additional CDBG funding, but provides regulatory relief from a variety of requirements applicable to the use of CDBG funds. This plan provides specific action steps towards overall economic empowerment and improved housing opportunities and is intended to be submitted as an amendment to the City's 2020-2024 Consolidated Plan.
The purpose of a NRSA Plan is to:
• Set a new direction and shape new policy for housing and neighborhood revitalization in Monroe.
• Create a strategic planning and decision-making framework to guide more effective community investment decisions.
• Create a framework for inter-agency collaboration, acknowledging the inter-dependence of local government with other public and private agencies, for-profit businesses and nonprofits organizations.

Scope

The scope of this Plan examines trends throughout the City of Monroe, but will focus on the Booker T. Washington and Renwick Neighborhoods which have a high percentage of low to moderate income (LMI) households and residents. The following chart gives the census tracks located in these four neighborhoods and the LMI percentages.

Chart 1: LMI by Census Track			
Neighborhood's Name	Census Track	Total LMI Residents	LMI Percentages
Booker T. Washington	6-1	1,385	60.12%
Booker T. Washington	6-2	2,955	98.32 %
Booker T. Washington	6-3	1,765	71.36 %
Renwick	7-1	2,355	77.07 %
Renwick	7-2	1,140	83.87 %

The economic indicators described in this Plan illustrate a wide gap in economic prosperity in the four NSRA neighborhoods compared to the city as a whole. Numerous factors related to deteriorating housing stock, high crime, and lack of availability to job training and economic resources has negatively affected economic prospects of residents in the NRSA areas.

Plan Development

The City embarked on a fact finding and solution driven mission in early 2020 as a result of the planning for the development of the HUD Strategic and Annual Plan. 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. This process took a little over six (6) months and engaged residents from diverse neighborhoods, community organizations and varied ages and work roles.

In a similar process to develop the Neighborhood Revitalization Strategy Area plans, the Monroe Planning and Urban Development (PUD) Department's Director wrote and submitted a federal a proposal to the U.S. Corporation for National and Community Service (now referred to as AmeriCorps) to secure Vista members to execute the Monroe Building Blocks Initiative within four-targeted Neighborhood Revitalization Strategy Plan areas, i.e., Booker T. Washington, Renwick, Ouachita Cotton Mills and Newton. The VISTA members were secured through the AmeriCorps grant to interview and survey residents in the neighborhoods to ascertain their thoughts regarding the various improvements they would like to see in the place they live in. This initiative gave rise to the voices of the residents and summarizing the data gathered resulted in defining the activities that could revitalize the neighborhood and make the residents feel accomplished. This is the overall strategy used to develop the NRSA plans.

From the Building Blocks Initiative, the City developed three objectives with action steps/activities that will work towards revitalizing the four targeted neighborhoods. The ultimate goals will be to improve the quality of the housing stock, reduce the number of vacant and abandoned properties, and increase the number of long-term residents in the NRSA Plan #1 neighborhoods. Partner

agencies were identified and Planning and Urban Development Department staff will work closely with them to strategically align activities and target various financial resources in the NRSA neighborhoods.

HUD Required Contents

The Department of Housing and Urban Development (HUD) requires the following information in order to consider approval of the City's proposed Neighborhood Revitalization Strategy Areas (NRSA). Requirements are outlined in HUD Notice CPD-16-16, which supersedes Notice CPD-96-01. The required information is presented throughout the plan, but specific references to each requirement are listed below:

1) **Boundaries**: The geographical boundaries by census tract block group must be identified. The two NRSA plan boundaries are identified in Chart 1 on page 5 and are described in more detail in the "Boundaries" section of the Plan.

2) **Demographic Criteria**: The designated area must be documented as primarily residential and contain the required minimum percentage of low-moderate income residents. All census tracts are primarily residential and have percentages of low-moderate income households higher than the highest quartile percentage. This is described in more detail in the "Demographic Criteria" section of the Plan.

3) **Consultation**: The City must describe how the strategy was developed in consultation with community stakeholders. The City consulted with numerous stakeholders throughout the process including residents, business owners, community leaders, public service organizations, housing organizations, public institutions, and other City Departments. Efforts and results are described in the 'Community Consultation' section of the Plan.

4) **Assessment**: The City must include an assessment of the housing market and economic conditions of the area, an examination of the opportunities for housing and economic improvements, and the problems likely to be encountered in pursuit of such goals. This assessment is described in the "Community Profile" section of the Plan.

5) **Housing and Economic Opportunities**: The City must develop its strategy and implementation plans to promote the area's economic progress. The City developed three main strategies with specific objectives: 1) to promote

neighborhood revitalization, 2) resident empowerment, and, 3) public safety. These opportunities are described throughout the "Strategies" section of the Plan.

6) **Performance Measures**: The City's strategy must identify results expected to be achieved, expressing them in terms of measurable outputs and outcomes. Performance measures are described in the "Strategies" section of the Plan, under each objective marked by orange bullet points.

7) **Leverage**: The City must outline how the plan will attract additional investment to the designated areas. Each objective outlined in the "Strategies" section of the Plan contains a listing of resources and partnerships.

Community Profile

Demographic Criteria

The purpose of the community demographics profile is to provide an overview of the NRSA designated areas selected by the City of Monroe's Urban Planning and Development (PUD) Department, especially in correlation to the overall city of Monroe demographics, to support a public understanding of how the two selected neighborhoods compare to the four designated areas and the city as a whole when targeting these neighborhoods for revitalization and the objectives and goals that support this effort.

It is important to note, while the city has targeted four NRSA neighborhoods, two neighborhoods each will encompass NRSA Plan 1 and NRSA Plan 2 for the city's submission to HUD. This submission is considered NRSA Plan 1.

The US HUD's *Demographic Criteria* requires that NRSA designated areas must be documented as primarily residential and contain the required percentage of low-moderate income residents.

The city has targeted Census Tracts 6 (Booker T. Washington) and Census Tract 7 (Renwick) neighborhoods as designated areas for NRSA development (Plan 1). Later, additional demographics will be shared in this section in addition to the Boundaries Section of this plan, to demonstrate that both census tracts and block groups, within these designated areas, are primarily residential and have percentages of low-moderate income households higher than the highest quartile percentage in Monroe.

The City of Monroe is located in the northeastern portion of the state of Louisiana between Ruston and Tallulah, Lousiana and several miles from the Mississippi and Arkansas state lines. *See map below.*

Monroe, Louisiana is located approximately 108 miles (about 1 hr and 49 minutes) from the Arkansas state line via I-20 West and US-37 1 North. And, if one would travel from Baton Rouge, Louisiana—the state's capital—to Monroe, the drive would include leaving Louisiana traveling through Natchez, Mississippi, returning to Louisiana and ultimately arriving in Monroe—97 miles and 1 hour and 45 minutes later. Citywide, the average commute time is 15.34 minutes.

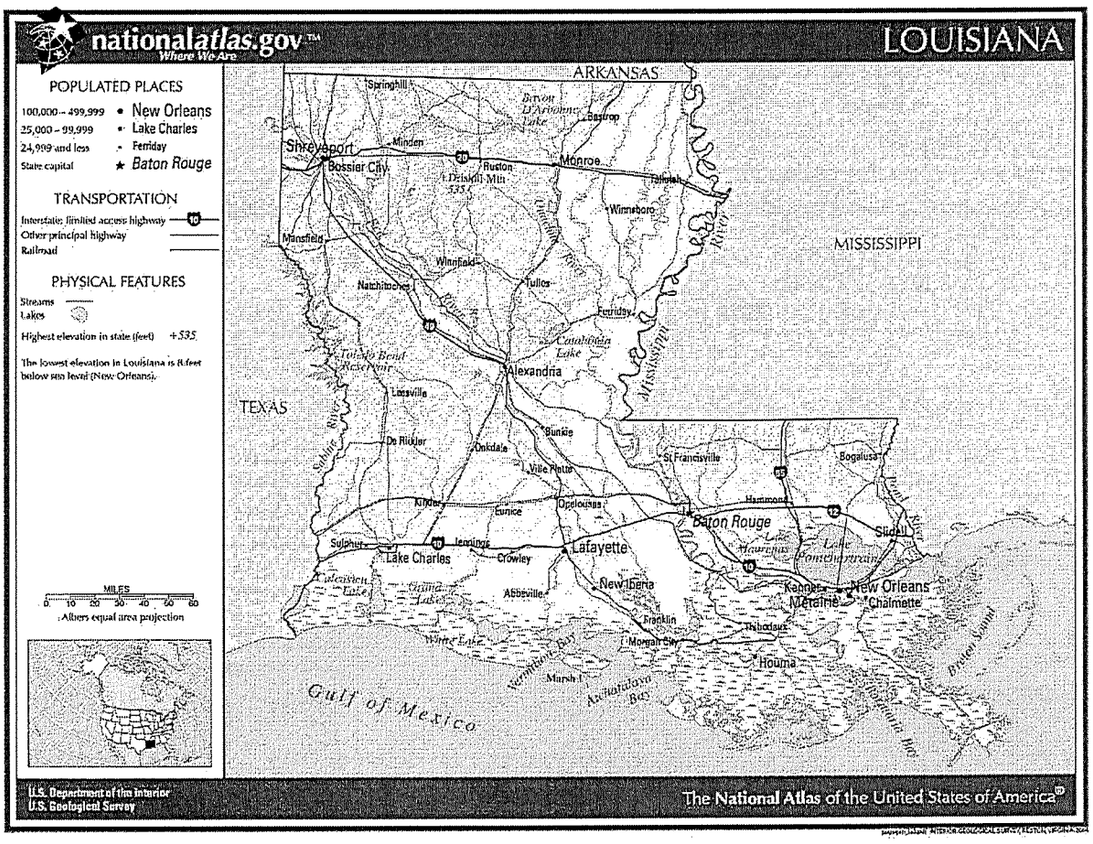

Table 1. People & Housing

Population Estimate (2019)	48,241
H.S. Diploma or More - % of Adults 25*(2019)	84.3%
Bachelor's Degree or More - % Adults 25+ (2019)	25.9%
Households (2019)	17,327
Total Housing Units (2019)	20,677
Percent of Total Units Vacant for	0.4%

Seasonal or Recreational Use (2019)	

Source: 5-year estimates from the American Community Survey with state comparisons

Table 2. Employment and Income

Labor Force (persons working in the area (2019)	19,754
Unemployment Rate (2019)	8.5
Median Household Income (2019)	$30,438
Median Family Income (20190	$38,374
Poverty Rate (2019)	36.8
Median Travel Time to Work (minutes) (2019)	15.3

Source: 5-year estimates from the American Community Survey with state comparisons

The Planning and Urban Development Department, City of Monroe, is targeting a total of four neighborhoods that encompass five different census tracts. Table 4 shows the residential demographics of NRSA 1 in correlation to the city stats shared in Tables 1 and 2 above.

Table 3. NRSA Targeted Neighborhoods

Tracts	6.1	6.2	6.3	6.4	7.1	7.2	9.1	107.1	109.2	109.3	109.4
Ttl Population	919	1,178	637	686	1,224	639	1,323	919	1,102	1,024	1,100
White	7	11	2	2	10	8	14	44	20	13	33
Black	888	1,145	611	675	1,178	616	1,272	838	1,058	989	1,049
Housing Units	443	428	296	328	510	314	606	398	412	467	448
Housing Units Occupied	320	385	257	265	447	265	515	342	379	394	403
Vacant Units	123	43	39	63	63	49	91	56	33	73	45

Source: 2020 U.S. Census

Across All NRSAs	Totals
Total Population	10,751
Total White	164
Total Black	10,319
Total Housing Units	4,650
Occupied Units	3,972
Total Vacant Units	678

Population Characteristics

According to 2019 U.S. Census Bureau data, the most recent city population totaled 48,241 (Table 1); and there were 17,327 households and 20,677 housing units in the city. Overall 25.9 percent of the adult 25+ population possesses the educational attainment of a Bachelor's Degree or higher (Table 1).

According to Figure 1 (source) there are 7,376 LMI persons living in the Booker T. Washington Neighborhood and 3,495 persons residing in the Renwick Neighborhood for a total

of 10,871 persons. This means, at the time, approximately 22% of the City of Monroe's population was living in these two designated NRSAs.

The Booker T. Washington Neighborhood (Census Tract 6) includes 177 businesses. Some of the largest businesses in Census Tract 6 include: Barry Global (450 employees), Allied Building (80), Brookshire's Warehouse (130), UPS Customer Center (60), Scott Equipment Company (220), Scott Construction & Equipment Company (50), Scott Equipment (220), Sol's Pipe and Steel, Inc. (120), Steel Fabricators of Monroe (150), Marsala Beverage (100), Mary Goss Nursing (75) and Icee Distributors (50) as reported by the Entergy Louisiana GIS team. It is important to note that numerous faith-based organizations, non-profits and schools were included in this number. See a complete Census Tract Business Listings in Appendices.

As for the Renwick Neighborhood (Census Tract 7), businesses are also present according to the City's Zoning Map appearing in Figure 6 of this Profile section. According to the 2019ACS 5-Year Table[1], 82 persons moved in this neighborhood in 1989 or earlier, 31 moved in from 1990 to 1999, 186 moved in from 2000 to 2009, 293 moved in from 2010 to 2014, 29 moved in over the period 2015 to 2016 and 19 moved in 2017 or later. According to Neighborhoodscout.com[2], the majority of the residential neighborhood was established between 1940 and 1969 with a number of the residences being built between 1970 and 1999. According to this site," the real estate vacancy rate is 25.4% higher than the rate of vacancies in 91.1% of all U.S. neighborhoods."

According to www.trulia.com, a real estate marketing site, homes in the Booker T. Washington neighborhood were built between 1954 and 1957s. According to the U.S. Census (2019 ACS 5-Year Estimates Subject Tables), 289 persons moved into this neighborhood during the period 1989 or earlier, 83 moved in during 1990-1999, 95 moved in from 2000-2009, 493 moved in during 2010 and 2014, 79 moved in during 2015 to 2016 and 86 moved in during the period 2017 or later. The influx of residents between the period 2000-2009 appear to signal a more recent neighborhood development or expansion.

Housing Characteristics

According to NeighborhoodScout.com, "the Renwick/Rogers St. neighborhood stands out for having an average per capita income than 99.6% of the neighborhoods in the United States. Also of note, 92.4% of the children in this area live in poverty; an extraordinarily high percentage compared to other neighborhoods in the nation. In a neighborhood where approximately one in four children grows up in poverty, this neighborhood stands out for the depth of the problem manifested here".

---

[1] Source: 2019: ACS 5-Year Estimates Subject Tables *Demographic Characteristics for Occupied Housing Units*
[2] https//neighborhoodscout.com/la/Monroe/Renwick-st

Median year Householder Moved Into Unit

Geography	Owner-Occupied Units		Renter-Occupied Units	
	Total Population	Median Year Occupied	Total Population	Median Year Occupied
Census Tract 6				
Census Tract 7				
City of Monroe				
Ouachita Parish				

Occupancy Status:

Label	Census Tract 6	Census Tract 7	Monroe city, Louisiana
Total	1,495	824	21,236
Occupied	1,227	712	18,855
Vacant	268	112	2,381

Source: U.S. Census Bureau, 2020 Census DEC Redistricting Data (Public Law 94-171)

Within the Boundaries section of this Plan, the chart in Figure 5 demonstrates that the low-to-moderate income percentages in the two census tracts as well as each of the associated block groups were more than 50% low-to-moderate income persons in each of the designated area census tracts and block groups. This information was evidenced by data retrieved from the U.S. Census Bureau, American Community Survey, 2011-2015 edition and Census Bureau Quick Facts, Esri forecasts for 2021.

There are 40 census tracts[3] within the city of Monroe, Louisiana. Within Census tract 6 (Booker T. Washington), the average household size is 3.1 with a poverty rate of 32.3%. The median age is 34.5. Also, approximately 7.6 % (or 183 persons) are veterans.

According to Community Profile details (Esri 2021), within census tract 6, 31.3% of housing units are owner-occupied, 44.5% are renter-occupied units, and 24.2% are vacant. *See Figure 3 below for actual numbers within each census block group.*

Figure 3. Census Tracts 6.00 Residential Make-up – Booker T. Washington

		6.1	6.2	6.3	6.4	Totals
Booker T. Washington	**Housing Units**	443	428	296	328	1,495
	Housing Units Occupied	320	385	257	265	1,227
	Vacant Units	123	43	39	63	268
	Total					2,990

[3] Emsi Q4 2021 Data Set/www.economicmodeling.com

Source: U.S. Census (Provided by North Delta Regional Planning and Development District)

Within Census tract 7 (Renwick), the average household size is 2.9 with a poverty rate/level of 70.5%. The median age is 31.6[4]. Also, approximately 7.6 % (or 80 persons) are veterans.

According to Community Profile details (Esri 2021), within census tract 7 (Renwick area), 26.5% of housing units are owner-occupied, 58.5% are renter-occupied units, and 15.1% are vacant. *See Figure 4 below for actual numbers within each census block group.*

Figure 4. Census Tract 7.00 Residential Makeup – Renwick

		7.1	7.2	Totals
Renwick	**Housing Units**	510	314	824
	Housing Units Occupied	447	265	712
	Vacant Units	63	49	112
	Total			1,648

Source: U.S. Census (Provided by North Delta Regional Planning and Development District)

Following are other percentage categories that were displayed in the 2020-2024 City of Monroe Consolidated Plan (ConPlan) that represent census tracts with high LMI percentages:

Figure 5. Presence of High LMI Census Tracts – City of Monroe, Louisiana

High Presence of LMI Census Tracts (Monroe, LA)	Low to Moderate Income Percent
2.5	66.68 -71.36%
4.02	51.11% - 66.67%
6-1 (Booker T. Washington)	51.11% - 66.7%
6-2 (Booker T. Washington)	89.25% - 98.32%
6-3 (Booker T. Washington)	66.68% - 71.36%
6-4 (Booker T. Washington)	51.11% - 66.67%
7-1 (Renwick)	66.68% - 71.36%
7-2 (Renwick)	78.79% - 89.24%
9-1	71.37% - 78.78%
11-1	89.25% - 98.32%
11-2	89.25% - 98.32%
14-1	66.68% -71.36%
14-2	89.25%-98.32%
14-3	66.68% - 71.36%
15-1	71.37% - 78.78%

[4] U.S. Census Bureau, Census 2010

15-2	89.25%-98.32%
106.3-1	51.11% - 66.67%
106.3-2	78.79% - 89.24%
107-1	66.68% - 71.36%
107-2	71.37% - 78.78%
108-1	71.37% - 78.78%
108-2	66.68% - 71.36%
109-4	78.79% - 89.24%

Source: HUD Information Exchange

LMI persons, within the two designated areas of Booker T. Washington and Renwick neighborhoods, fall between the range of 51.11% to 98.32% with Booker T. Washington averaging 72.72% LMI and Renwick averaging 80.47 % LMI. See Figure 7 for location of the above census tracts in proximity to the entire cityscape. This map also appears on Page 5 of the Strategic and Annual Plan of the 2020-2024 City of Monroe Consolidated Plan.

The current zoning ordinance has 19 districts. The proposed zoning ordinance could have as few as six districts. Existing Districts: Residence Districts: R-1, R-1A, R-TH, R-MD, R-2, R-3, R-MHP Business Districts: B-1, B-2, B-3, B-3R, B-4, B-5, CBD-1, CBD-2 Industrial: I-1, I-2, O-L, C-1 Proposed Districts: Residential (R-1, R-1A) Higher Density Residential (R-TH, R-MD, R-2, R-3) Commercial (B-1, B-3, B-4, B-5) Business (B-2, CBD-1, CBD-2) Industrial (I-1, I-2) Institutional (O-L, C-1).

The zoning map below indicates that census tracts 6 and 7 consists of residential, higher density residential properties as well as commercial and industrial. Yet, from all indications, the highest presence of parcels is residential.

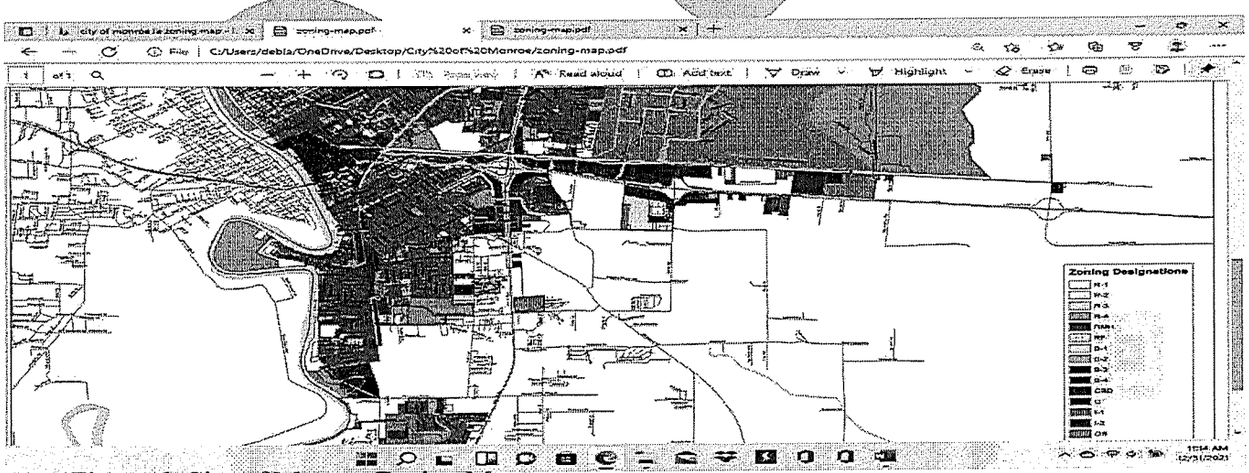

Figure 6. City of Monroe Zoning Map

Within this section, HUD requires that the City include an assessment of the housing market and economic conditions of the NRSA area, an examination of the opportunities for housing and economic improvements, and the problems likely to be encountered in pursuit of such goals.

According to HUD guidance, NRSA Requirements contained in the Community Planning and Development Notice CPD-16-16, a Neighborhood Revitalization Strategy Area (NRSA) designation must identify neighborhood boundaries that are "contiguous" in order to receive HUD approval.

The designated and targeted NRSA neighborhoods, chosen by the Monroe Planning and Urban Development Department are located within Census Tract 6 (Booker T. Washington) and Census Tract 7 (Renwick). These two census tracts are not only contiguous (adjacent) to each other, there are also comprised of majority residents.

The Census Tract map below displays the exact location of these two neighboring census tracts.

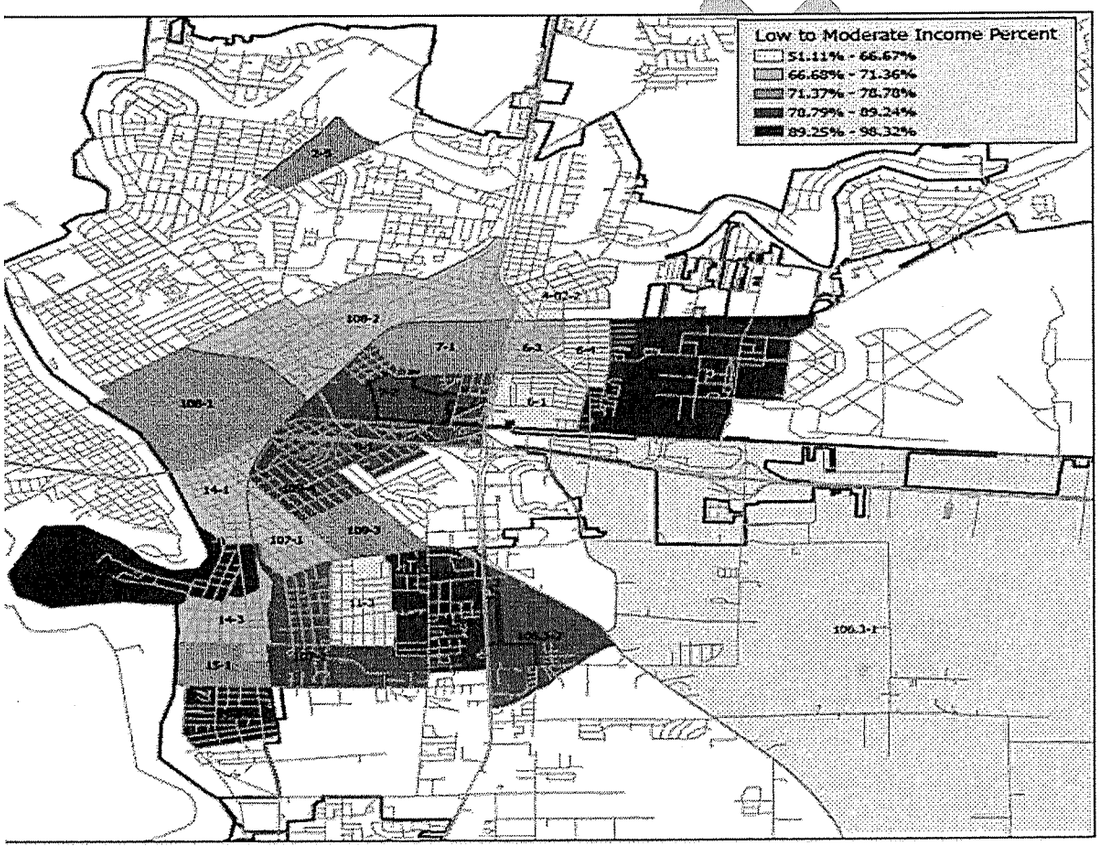

Figure 7. Low to Moderate Income Census Tract Percentages for City of Monroe

Source: City of Monroe, Planning and Urban Development Department

Age Distribution

The City of Monroe has a slightly younger population than Ouachita Parish. The median age within the city is 32.7 as compared to 35.7 in Ouachita Parish. However, the data reveals that both Booker T. Washington and Renwick possess larger populations of persons under 18 than

the City of Monroe. The median age in the Booker T. Washington neighborhood is 34.5—higher than the city but lower than Ouachita Parish. And, the median age in Renwick (Census Track 7) 21.5 – lower than the Census Tract 6, the City of Monroe and Ouachita Parish. Respectively, Census Tract 6 (Booker T. Washington) has a percentage of 31.4% under 18 and Census Tract 7 (Renwick) has a percentage of 42.7%. *(See the table below for total age distribution percentages).*

Age Distribution

Geography	Total Persons	Median Age	*Percent Of Total*			
			Under 18	18 - 24	25-64	65+
Census 6	*3,489*	*34.5*	31.4%	8.8%	46.2	13.7
Census 7	*1,848*	*21.5*	42.7%	11.6%	34.5%	10.9%
City of Monroe	*48,241*	*32.7*	27.1%	12.4%	32.4	20.9
Ouachita Parish	*155,494*	*35.7*	25.1%	9.9%	50.5%	14.4%

Source: American Community Survey 2019: ACS 5-Year Estimates Subject Tables

Racial Distribution and Latino Population

According to 2019 U.S. Census figures, the Latino population impacting the City of Monroe was reported as 1,119 persons or 1% while the state population reflected 5.1% (or 239,164 persons) of the entire state population of 4,664,362 persons.

On the other hand, 2020 U.S. Census figures report 988 persons or 2% of Latino ethnicity in the city of 46,702 persons and the Parish reported 5,658 persons for 3.5% of the total Ouachita Parish population of *160,368*. However, the City of Monroe experienced a loss of 131 Latino persons from the reported 2019 Census over 2020 numbers. As for the presence of Latino residents in the two NSRA Census Tracts, 2020 Census figures show 19 persons of 3,420 persons residing in Booker T. Washington (tract 6) and 17 persons of the 1,816 persons residing in Renwick (tract 7). The City of Monroe is 62% non-white overall. Within both designated NRSA neighborhoods, African Americans are more than 90% followed by 10% or less of White residents. (See Population Tables 4 and 5 below).

Table 4. Population by Race and Hispanic Origin, 2019

	Monroe, Louisiana	Pct. Of Total	Louisiana	Pct. Of Total
Total	48,241	100%	4,664,362	100%
American Ind, or Alaskan Native Alone	83	0.2%	26,361	0.6%
Asian Alone	408	0.8%	80,806	1.7%
Black Alone	29,984	62.2%	1,502,963	32.2%
Native Hawaiian and Other Pac. Isl. Alone	0	0.0%	1,406	0.0%
White Alone	16,365	33.9%	2,892,275	62.0%

Two or More Race Groups	477	1.0%	94,959	2.0%
Hispanic or Latino				
Total Hispanic or Latino	1,119	2.3%	239,164	5.1%
Mexican	586	1.2%	92,224	2.0%
Cuban	0	0.0%	11.892	0.3%
Puerto Rican	53	0.1%	15,486	0.3%
Other	480	1.0%	119,562	2.6%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimate

Table 5. Race Distribution and Latino Population – Census Tracts and Parish Totals

		Not Hispanic or Latino						
Geography	Total	White	Black or African American	American Indian and Alaska Native	Asian & Native Hawaiian and Other Pacific Islander	*Some other Race*	*Two or more Races*	*Hispanic or Latino*
Census Tract 6	3,420	21	3,306	6	0	5	63	19
Census Tract 7	1,816	16	1,793	6	0	1	30	17
City of Monroe	47,702**	14,398	30,166	84	845	95	1,126	988
Ouachita Parish	160,368	87,426	58,804	413	2,306	408	5,353	5,658

***2020: DEC Redistricting Data Decennial Census (PL 94-171)*

Housing Characteristics

According to NeighborhoodScout.com, "the Renwick/Rogers St. neighborhood stands out for having an average per capita income than 99.6% of the neighborhoods in the United States. Also of note, 92.4% of the children in this area live in poverty; an extraordinarily high percentage compared to other neighborhoods in the nation. In a neighborhood where approximately one in four children grows up in poverty, this neighborhood stands out for the depth of the problem manifested here". There is a slight difference between the Booker T. Washington neighborhood (NRSA 1-Census Tract 6) and Renwick (NRSA 2-Census Tract 7) and the number of children in households under 18. Census Tract 6 latest figure indicate 263 children and Census Tract 7 possess 274 children—a difference of 11. However, as it relates to the actual number of reported families, Booker T. Washington yields 753 families and 417 for Renwick. This is a difference of 336 families or a difference of 30%.

As it relates to Owner-occupied units, there is a vast difference between the number of renter-occupied occupants and single persons in NRSA 2 (Renwick) vs. NRSA 1 (Booker T. Washington). See Housing Tenure table below. This may support the City's interest in offering first-time homebuyer classes and financing incentives such as the Home in Monroe Program to increase the number of single-family homeowners versus renters. By the same token, the number of renter-occupied units are more than 50% of the housing stock in both designated

areas. These may also signal the need to offer homebuyer programs to married couples. Both single and married families may both benefit from the U.S. Treasury Department's ERAP (Emergency Rental Assistance Program) to provide rental assistance amid the continued impact of COVID-19, the Delta and Omicron variants.

Household Types and Families

Tract	Total HH	Avg Household Size	#Families	Married Family Households	Average Family Size	Non-family	Children Under 18	HHw/ 1 or more people under 18	HH w/1 or more 60 yrs.+	Percent HH Living alone	Percent 65 years or older
Census Tract 6 Booker T. Washington	1,125	3.05	753	228	3.99	372	263	39%	38.1%	31.2%	10.8%
Census Tract 7 Renwick	640	2.89	417	46	3.88	223	274	49.4%	30.3%	34.4%	11.4%

Source: 2019: ACS 5-Year Estimate Subject Tables (S1101) 2020 US Census

Housing Tenure

Census Tract	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Married	Single
Census Tract 6	38.8%	61.2%	75.9%	20.6%
Census Tract 7	21.1%	78.9%	71.4%	85.4%

Source: 2019: ACS 5-Year Estimate Subject Tables (S1101) 2020 US Census

Occupancy Rates

Occupancy Status:

Label	Census Tract 6	Census Tract 7	Monroe city, Louisiana
Total	1,495	824	21,236
Occupied	1,227	712	18,855
Vacant	268	112	2,381

Source: U.S. Census Bureau, 2020 Census DEC Redistricting Data (Public Law 94-171)

Vacancy Status

Vacant property usually signals an indication of some type of hidden problem and are usually the cause for declining property values and property—same as occupied properties that are not maintained.

Of the 67 homes, reported by the City of Monroe and slated for foreclosure, three cases were in the Booker T. Washington (NRSA 1) Neighborhood. Of these cases, one case was returned to the homeowner, one was targeted for the Mortgage Assistance Program and one was sold. The houses on the impacted streets included: Dunlop, Halsell Street and Gayton Streets. While the

foreclosure list is a matter of public record, the authors have elected not to include the exact locations to protect the privacy of impacted persons.

Age of Housing Stock

Housing stock has increased over the years as evidenced by movement in each designated neighborhood from 1954 to 2017. Within the City's 2020-2024 Consolidated Plan, and, according to U.S. HUD's operational definitions, aging housing stock refers to unit types built prior to the year 1950. Based on research for the NRSA Plan, single-family homes in each of the designated neighborhoods, pre-dates 1939. According to the U.S. Census, 61 homes were developed in the Booker T. Washington Neighborhood during 1939 or earlier and 6 were built in Census Tract 7 (Renwick) during that same period.

Year Structure Built

Year	Census Tract 6	Census Tract 7	City of Monroe
2014 or later	56	0	236
2010 to 2013	119	12	499
2000 to 2009	81	62	1269
1990 to 1999	98	67	1991
1980 to 1989	56	25	2732
1970 to 1979	415	197	4535
1960 to 1969	299	235	4345
1950 to 1949	174	122	2567
1939 or earlier	61	6	1135
Total	**1,398**	**858**	**20,677**

Source: 2019 ACS 5-Year Estimates Detailed Table

Housing Stock Assessment

HUD grantees (City of Monroe) are encouraged to develop housing available to households with a broad range of incomes. This includes housing that is available to households with moderate to middle income as is needed to improve the housing market dynamic in the neighborhood. Grantees should provide a description of the housing component of the plan and include a description of the housing that the grantee plans to demolish, develop, rehabilitate, construct or acquire, including the number of each type of unit, such as public housing, Low Income Housing Tax Credits (LIHTC), market rate, and/or homeownership.

Housing Stock Assessment

The age of the housing stock in NRSA Plan #1 is older than the housing stock in the remaining areas of the city. The highest percentage of the housing stock in these two neighborhoods was built before 1970. The older the homes the greater chance of the wooden exterior elements rot

and facia not repaired quickly become deteriorated. Older homes are likely to have outdated electrical wiring, deteriorated plumbing, substandard roofing and lead base paint.

The quality of the housing stock in a neighborhood can have a great impact on the residents who live there. The physical deterioration of exterior elements can not only discourage new owner-occupancy investment in the neighborhood, it can lower nearby property values and reduce owners' equity. Exterior physical deterioration can also lead to damage and unhealthy conditions on the interior of the home. Leaking roofs and rotting fascia or siding can lead to interior leaking that can cause mildew, mold, unstable ceilings and floors, and electrical issues. Holes in roofs, siding, or foundations can invite rodents and other pests into the property which can cause more damage and possible cause health issues related to allergies and asthma. Lack of maintenance for vegetation can also cause deterioration. For example, "scrub" trees allowed to grow at the base of a structure will cause damage and leaking to the foundation.

In addition to deterioration issues related to the age of the housing stock, there is also an increased likelihood of lead-based paint hazards. Louisiana Public Health reports that lead is toxic to humans and animals and most exposure to lead results from children living or visiting homes and daycare facilities that were built before 1978. Other sources of lead exposure can be found in drinking water due to lead in service lines and fixtures.

Families of low income are at greater risk for lead poisoning because they have limited options for selecting housing. As indicated in the demographic profile, the two NRSA neighborhoods have a high number of low-moderate income residents, who may not have the financial resources to fully maintain their properties, or deal with an emergency maintenance issue. In addition, the two NRSA neighborhoods have a high percentage of rental properties, and tenants may not have the means or authority to repair a property they do not own. Tenants of low-moderate income may not have the financial resources to move from an unhealthy living environment.

The following programs will be examined to address the aforementioned aging housing challenges within the designated NRSA areas:

***The Green* Housing Program**: This program will address doors and windows, replacing existing appliances with energy-efficient appliances, home insulation, incandescent bulbs with energy-efficient CFLs & LED lighting; duct sealing. This program will allow eligible Individuals up to $25,000 for program assistance.

Age In Place Housing Program: To allow disabled Individuals and seniors to age at home by rehabilitating the home to meet the American Disabilities Act requirements (ADA). For example, challenges with bathing, using the bathroom, expanding doors to account for wheelchair assistance, etc. Up to $15,000 -$28,500

Reconstruction Housing Program: When one of the above programs will not bring a homeowner's home up to city code standards, the Reconstruction Housing program will allow for the house to be demolished or gutted to be rebuilt.

Rental Rehabilitation Program: This program will allow landlords to apply for a forgivable loan up to $25,000 for tenants who qualify as low to moderate Income to repair rental properties. Eligible repairs Include roof, Insulation, doors, windows, electrical & plumbing upgrades, heating and air systems, interior and exterior painting, flooring, and ADA accessibility.

Also, there are three multi-family apartment complexes operated by the Monroe Housing Authority that are located within this NRSA Plan area. During the 2020-2024 Consolidated Planning process, PUD representatives met with the Parish Housing Authority (PHA) and also discussed their plans for demolition and construction of new units. From all indications and information obtained, there are no plans to demolish multi-family units over the next 5 years by the PHA. However, the City of Monroe is proposing to allow for some repurposing of vacant lots. The City will collaborate within internal units to target vacant and abandoned units for demolition to address HUD's slum and blight national objectives.

Owner-Occupied Housing Values

Following is a brief synopsis of the information contained in Appendix section regarding the Community Profile for Census Tract 7.

Within Census Tract 6, the 2021 Median Household Income was reported at $25,341. While the median Home Value during 2021 was $43,512. While the 2021 Per Capita income was $11,104 and the median age for Census Tract 6 (Booker T. Washington) was 30.4. With 33.4% of residents within this Census tract earning a salary greater than $15,000.00 but not greater than $49,999.00[5], creative strategies like providing 15-year forgivable loans or a soft second forgivable mortgage may need to be considered as a means of creative and reachable financing. However, approximately 44.1% of the residents reside in houses valued greater than $50,000 while 18.9% reside in houses valued between $50,000 and $99,999.00. See comprehensive Community Profiles in Appendices section.

Within Census Tract 7 (Renwick), the 2021 Median Income is $15,896.00. While the Median Home Valued during 2021 was $57,828. This is a little more than 10% of the 2021 Median Home Value in Census Tract 6. However, the 2021 Per Capita Income was $9,082 as compared to $11,104 in Census Tract 7. And, the 2021 median age was 31.6 as compared to 30.4 in the Booker T. Washington neighborhood. Here again, based on this data, this may explain why there is such a high percentage of renter-occupied units and low-to-moderate income persons within both Census Tracts. See comprehensive Community Profiles in Appendices section.

Economic Indicators (Add statement here)

When looking at the median income, the number of persons unemployed, the number of employed persons, the median age and other factors within the designated neighborhoods of Booker T. Washington and Renwick, it is evident these indicators adversely impact housing choices and economic opportunity. Yet, the PUD's plans to address these needs by offering job skills training, housing rehabilitation programs and small business assistance is paramount to making an impact in these NRSAs.

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[5] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography

As stated earlier, According to NeighborhoodScout.com, "the Renwick/Rogers St. neighborhood stands out for having an average per capita income than 99.6% of the neighborhoods in the United States. Also of note, 92.4% of the children in this area live in poverty; an extraordinarily high percentage compared to other neighborhoods in the nation.

Income

Median incomes for each designated area along with Per Capita income were previously stated and/are included in the Appendices section but are summarized again in this Section.

Within Census Tract 6, the 2021 Median Household Income was reported at $25,341. While the median Home Value during 2021 was $43,512. While the 2021 Per Capita income was $11,104 and the median age for Census Tract 6 (Booker T. Washington) was 30.4. With 33.4% of residents within this Census tract earning a salary greater than $15,000.00 but not greater than $49,999.00[6], creative strategies like providing 15-year forgivable loans or a soft second forgivable mortgage may need to be considered as a means of creative and reachable financing. However, approximately 44.1% of the residents reside in houses valued greater than $50,000 while 18.9% reside in houses valued between $50,000 and $99,999.00. See comprehensive Community Profiles in Appendices section.

Within Census Tract 7 (Renwick), the 2021 Median Income is $15,896.00. While the Median Home Valued during 2021 was $57,828. This is a little more than 10% of the 2021 Median Home Value in Census Tract 6. However, the 2021 Per Capita Income was $9,082 as compared to $11,104 in Census Tract 7. And, the 2021 median age was 31.6 as compared to 30.4 in the Booker T. Washington neighborhood.

Educational Attainment

Prior to COVID-19, higher wage earner pay and jobs required an advanced degree or specialized skills, e.g., welding, electricians, etc. Now that the city, neighborhoods and nation are experiencing the "new normal", workforce and labor shortages have created the new for less skilled or educated workers. In some cases, reports indicate that restaurants like McDonald's and Hardy's have beginning pay starting at $10.00 per hour and higher. However, there is such uncertainty as to how long this uptick in salaries and job needs will last. Therefore, the need for new programs or services to support job skills is necessary. And, as some employers now perform credit checks, financial literacy programs should be a consideration to offer in job training programs as well as first-time homeownership programs.

When looking at the educational attainment between persons ages 25-34 in Census Tract 6 "*Population 25 to 34* – 317 persons high school graduate or higher; and, 37 Bachelor's degree or higher" while in Census Tract 7 "*Population 25 to 34* – 130 persons high school graduate or higher; and, 0 Bachelor's degree or higher".

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[6] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography

As we can see, based on educational attainment in the impacted NRSAs, there is a need for job and skills training as the majority of the population possesses only a high school diploma or HI set equivalency certificate based on the latest U.S. Census reports; and, as evidenced by the median age range in both neighborhoods.

Census Tract 6 (Booker T. Washington)- According to the U.S. Census *(Population 18 to 24 years)*, there were 171 persons with less than a high school diploma, 25 there were high school graduates (includes equivalency), 112 persons with some or an Associate's degree and 0 persons with a Bachelor's degree or higher;

Population 25 years and over – 101 persons completed less than 9th grade, 380 persons attended 9th to 12th grade, no diploma, 1,605 persons high school graduate or higher (includes equivalency), 440 some college, no degree, 78 obtained an Associate's degree, 121 obtained a Bachelor's degree and 57 obtained a Graduate or professional degree.

Population 25 to 34 – 317 persons high school graduate or higher; and, 37 Bachelor's degree or higher

Population 35 to 44 – 340 high school graduate or higher; and; 54 Bachelor's degree or higher,

Population 45 to 64 – 623 high school graduate or higher; and; 25 Bachelor's degree or higher.

Population 65 years and over – 325 high school graduate or higher; and; 62 Bachelor's degree or higher.

Census Tract 7(Renwick)- According to the U.S. Census *(Population 18 to 24 years)*, there were 56 persons with less than a high school diploma, 74 there were high school graduates (includes equivalency), 71 persons with some or an Associate's degree and 14 persons with a Bachelor's degree or higher;

Population 25 years and over – 80 persons completed less than 9th grade, 145 persons attended 9th to 12th grade, no diploma, 618 persons high school graduate or higher (includes equivalency), 440 some college, no degree, 78 obtained an Associate's degree, 92 obtained a Bachelor's degree and 9 obtained a Graduate or professional degree.

Population 25 to 34 – 130 persons high school graduate or higher; and, 0 Bachelor's degree or higher

Population 35 to 44 – 111 high school graduate or higher; and; 22 Bachelor's degree or higher,

Population 45 to 64 – 251 high school graduate or higher; and; 58 Bachelor's degree or higher.

Population 65 years and over – 126 high school graduate or higher; and; 12 Bachelor's degree or higher

Unemployment

The unemployment rate in Census tract 6, based on the persons reported as unemployed, is almost double the rate of unemployed persons in Census tract 7. Yet, there are almost 60% more persons in the civilian workforce.

According to 2019 ACS 5-Year Estimates (Selected Economic Characteristics), (Census Track 6) there were 2,593—16 years and over employed in the civilian workforce with mean earnings of $33,203. The average Social Security earnings were $11,807. And, 230 persons were reported as unemployed.

Within Census Track 7 there were —1,198 persons 16 years and over employed in the civilian workforce with mean earnings of $23,033. The average Social Security earnings were $11,356. And, 109 or 10% of those in the workforce. Approximately 109 persons were reported as unemployed.

Economic Overview

Housing and Economic Opportunities/Empowerment Strategy

In order to revitalize and achieve the stated objectives, established with citizen input, the City of Monroe, along with residents within the designated areas of Booker T. Washington and Renwick neighborhoods will facilitate and promote the economic progress of each of the two NRSAs.

The economic progress and performance outcomes will be achieved through definitive measurable outcomes evidenced by an increase in affordable housing and economic opportunities designed to specifically benefit low- to -moderate-income (LMI) individuals and households within the targeted NRSAs.

Beginning October 1, 2022, the Monroe Planning and Urban Development Department proposes to implement the following programs to spur economic development, address blight and offer affordable housing and first-time homebuyer benefits:

The following programs have been established by the Planning and Urban Development Department –supported by HUD CDBG and HOME funds- to address housing, economic and community development needs in the City of Monroe community including the designated NRSA Plan area as eligible:

The Neighborhood Impact Program (NIP): NIP will assist homeowners at 80% or below the Area Median Income (AMI) with modifications, rehabilitation, or reconstruction.

***The Green* Housing Program**: This program will address doors and windows, replacing existing appliances with energy-efficient appliances; for example, installing a "cool roof" allows to absorb less heat than a standard roof. It decreases roof temp, which can extend the life of a roof and lower peak electricity demands, enabling energy bills to be lower. Other "green/energy-efficient examples are:

- Home Insulation - Reduce heating & cooling costs
- Energy Efficient Lighting - Replacing Incandescent bulbs with energy-efficient CFLs & LED lighting can reduce energy costs by 50-75%.
- Duct Sealing - When some rooms are too hot or too cold, usually are signs that ducts may be leaking. (The average home duct system leaks 30% or more) Properly sealing ducts can also help reduce high energy bills and adequately redirect the air to flow throughout the home.

This program would allow an Individual up to $25,000 for program assistance.

Age In Place Housing Program: To allow disabled Individuals and seniors to age at home by rehabilitating the home to meet the American Disabilities Act requirements (ADA). For example, challenges with bathing, using the bathroom, expanding doors to account for wheelchair assistance, etc. Up to $15,000 -$28,500

Reconstruction Housing Program: When one of the above programs will not bring a homeowner's home up to city code standards, the Reconstruction Housing program will allow for the house to be demolished or gutted to be rebuilt.

Rental Rehabilitation Program: This program will allow landlords to apply for a forgivable loan up to $25,000 for tenants who qualify as low to moderate Income to repair rental properties. Eligible repairs Include roof, Insulation, doors, windows, electrical & plumbing upgrades, heating and air systems, interior and exterior painting, flooring, and ADA accessibility.

HOME In Monroe Program: The Homeownership Program allows first-time homebuyers to receive down payment assistance, closing costs, or qualify to buy down a property.

Neighborhood Plans: Creating Neighborhood Plans (Neighborhood Strategy Revitalization Area Plans - NRSA) will allow flexibility with HUD Funding to promote economic development, public service activities, and address housing issues.

Flood Hazard Mitigation Housing Program: FEMA would have had to award a homeowner an insurance benefit for flood mitigation to qualify.

Additionally, resident empowerment strategies will include developing affordable housing opportunities to impact and attract LMI households while revitalizing and stabilizing the housing market and the impacted neighborhoods.

The City of Monroe has developed a multi-family housing strategies that target both multifamily and single-family and renter-occupied occupants resulting in homeownership as well as developers using special incentives offered to first-time homebuyers and incentives to developers. The aforementioned Home in Monroe Program is a specific incentive to benefit both. Home in Monroe, homeownership program that offers free housing counseling, financial coaching, and down payment assistance/closing costs/moving-in related expenses assistance.

Housing rehab programs include NIP, The Green Housing Program, The Age in Place Housing Program, the Reconstruction Housing Program and the Rental Rehabilitation Program.

Resident Leadership Institute – The City will work with a professional services contractor or Neighborhood Redevelopment agency to identify, recruit and train neighborhood residents and business owners who will present a project proposal to the city for funding support to help provide job training, community/business development, homeownership opportunities. This

effort will involve community collaborations with support from the City of Monroe. Upon completion of the program, each project team will receive $2,500 to $5,000 as preliminary project support to promote activities within the NRSA neighborhoods. Proposed economic development include offering job training and youth development activities at area community centers, conducting a community Job/Biz Expo, investigating the possibility of forming a business incubator to homegrown or other small businesses, promotion of improved public transport and investment in HUD-supported LMA and LMI national objectives within targeted areas or other HUD-eligible projects that support 24 CFR 570.204(b)(2)(ii)] to create economic opportunities. Will also engage the Children's Coalition or another community-based entity to assist will developing a local farmer's market group. The City of Monroe also has an interest in investing groups/orgs in the NRSA to take on beautification projects.

Stabilize Neighborhoods – Targeted NRSA neighborhoods are faced with challenges that involve blight, crime, public safety issues and high vacancy rates to name of few of the challenges. Vacant, abandoned and blighted property impact property values and signal neighborhood deuteriations if left unaddressed. Low property values adversely impact mortgages in that appraisal values suffer. Thus, financing new loans or refinancing existing loans may be adversely impacted. This trend most surely affects owner sales prices or home appreciation. The City of Monroe has designed programs to repurpose vacant land or properties, improve property by supporting a community-based organization that will credit repair services, revitalization services to property owners as well as first-time homebuyer classes within the targeted areas with incentives to buyers who purchase homes in NRSA 1 and NRSA 2. Additional small business support will also be offered through classes, and small grants for business start-ups through a partnership with District (SEDD), a state and locally funded entity.

Another strategy to stabilize neighborhoods would involve the City of Monroe promoting the creation of neighborhood associations to address the enforcement of blight and other code enforcement issues while promoting neighborhood beautification and safety. Resident leader participants must represent the designated areas and may be business leaders. Funding for this initiative would be provided by the Monroe PUD through the Leadership Institute.

This action will impact persons who are unable to find financing to improve their homes in addition to householders with incomes above 80% AMI that have difficulty in securing financing due to excessive loan-to-value ratios Addressing blight and elimination strategies are essential to neighborhood stabilization and attraction of new residents. Various city departments will specifically when it comes to targeting demolitions, designing adjudication property offerings, in designing lot repurposing strategies and in offering CDBR-eligible repair programs to LMI persons.

The current CDBG-funded Home Repair programs, administered the Planning and Urban Development Department will be enhanced to address additional emergency home repairs to assist qualified families with minor or major home repairs and to promote rehabilitation of vacant abandoned and adjudicated properties. PUD will invest CDBG Entitlement funds as identified in the Consolidated Plan for emergency roof repair and replacements, handicap ramps, etc. PUD will provide grants to eligible persons. And, because each of the designated NRSAs

are above 51% LMI, eligible persons falling in other incomes, within the targeted areas, will be considered for grant assistance.

However, eligible residents 62 years or 55 years of age and on some type of public assistance must be approved by the City.

Grants, loans, loan guarantees and other forms of financial support for the establishment, stabilization, and expansion of small businesses will be considered for area NRSA businesses.

Technical assistance, advice, and business services to small businesses. Commercial Corridor Development the City plans to invest CDBG funds over the next five years in the revitalization of neighborhood commercial corridors through HUDs Public Services national objective. This effort is designed to improve commercial corridors through façade improvements, streetscapes and other activities that support business development. Funds will also address vacant and abandoned buildings through acquisition. HOME funds will also be injected into the NRSA.

Boundaries

The City of Monroe's Planning and Urban Development Department (PUD) has identified two neighborhoods, based on HUD criteria, to target in the development of revitalization AND stabilization strategies to support with Community Development Block Grant (CDBG dollars). We are referring to these strategies as NRSA Plan 1.

The proposed Neighborhood Revitalization Stabilization Areas impact Monroe neighborhoods referred to as Booker T. Washington and Renwick. These neighborhoods lie within Census Tracts 6 (Booker T. Washington) and Census Tract 7 (Renwick) within the City of Monroe, Louisiana.

The U.S. HUD estimate of low-to-moderate income individuals in the proposed designated target area, based on 2011-2015 American Community Survey (ACS) data[7], indicates that Census Tract 6, Block group 1 is 60.12% low/mod; Block group 2 is 98.32% low/mod, Block group 3 is 71.36% low/mod; and, Block Group 4 is 61.11% low/mod.

The Booker T. Washington neighborhood (Census Tract/Block groups 6.1,6.2,6.3 and 6.4) is bordered by Pippin and White Streets on the North, Martin Luther King Jr. Drive and the Highway 165 on the West, Byers Drive and the Railroad track on the South and Booker Street on the East.

According to data retrieved from the U.S, Census Bureau[8], the total daytime population for the Booker T. Washington neighborhood is 3,948. This number includes 1,526 workers and 2,422 residents. Therefore, it is safe to assume that 1,526 persons travel to and from this

[7] 2011-2015 Low-and-Moderate Income Area Data, Ersi Forecast's
[8] U.S. Census Bureau, Low-to-Moderate Income Area Data 2011-2015 ACS

neighborhood to work and possibly support area businesses while there but do not reside in these areas.

On the other hand, HUD estimates of low-to-moderate income persons in the proposed Renwick neighborhood, based on 2011-2015 American Community Survey (ACS) data, indicates that Census Tract 7, Block group 1 is 77.07% low/mod and Block group 2 is 83.87% low/mod.

The Renwick neighborhood (Census Tract/Block groups 7.1 and 7.2) is bordered by the Union Pacific Railroad tracks on the North and West, Ouachita and Millhaven Avenues on the South and Martin Luther King Jr. and Highway 165N on the East. The area appears in tan on the PUD map located in the Appendix section.

According to data retrieved from the U.S, Census, the total daytime population for the Renwick neighborhood is 2,208. This number includes 863 workers and 1,345 residents. Therefore, it is safe to assume that 863 persons travel to and from this neighborhood to work and possibly support area businesses while there but do not reside in these areas.

The NRSA HUD-provided Demographic Criteria states, "The designated area must be documented as primarily residential and contain the required minimum percentage of low-moderate income residents". All identified census tracts are primarily residential and have percentages of low-moderate income households higher than the highest quartile percentage (See Chart in Figure 1).

The residential and demographic details of the Census Tracts in the designated areas are described in more specifics in the "Demographic Criteria" section of the Plan.

The areas, outlined in green on the map below (Figure 1), identify the designated areas impacting Census Tracts 6 (Booker T. Washington) and Census Tract 6 (Renwick) neighborhoods.

Figure 8. LMI (Low-to-Moderate Income) by Census Track in Designated Areas

LMI by Census Track-Monroe, LA			
Neighborhood's Name	Census Track	Total LMI Residents	LMI Percentages
Booker T. Washington	6-1	1,385	60.12%
Booker T. Washington	6-2	2,955	98.32 %
Booker T. Washington	6-3	1,765	71.36 %
Booker T. Washington	6-4	1,271	61.11
Renwick	7-1	2,355	77.07 %
Renwick	7-2	1,140	83.87 %

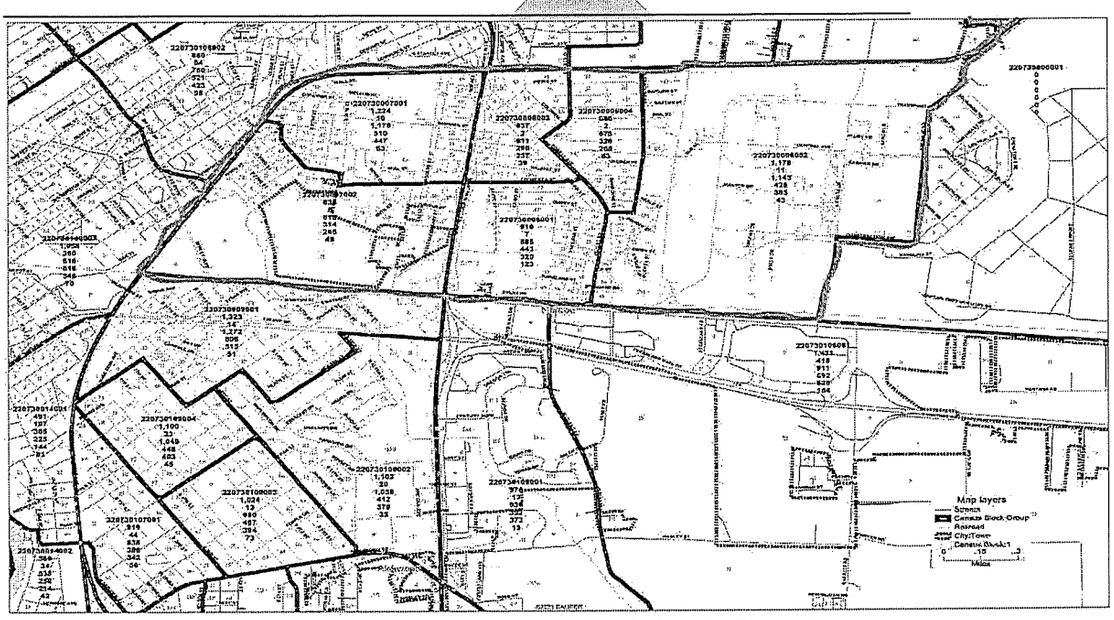
Source: Low-and Moderate-Income Summary Data, based on 2011-2015 American Community Survey (ACS)

"The authorizing statute of the CDBG program requires that each activity funded except for program administration and planning activities must meet one of three national objectives. The three national objectives are: – Benefit to low- and moderate- income (LMI) persons; – Aid in the prevention or elimination of slums or blight; and – Meet a need having a particular urgency (referred to as urgent need."[9]

While HUD requires targeted NRSA areas to possess majority residents, it is also important to note that each of the above Census Tracts and blocks, also qualify for several HUD national objective categories. Objectives falling under the HUD Low/Moderate national objective include 1) LMA) Low to Moderate Benefit Area; 2) Low to Moderate Clientele; 3) Housing; and 4) Jobs. For the purposes of this chapter, we will explain LMA. Other details will be discussed in the *Leverage Section* of this Plan.

LMA (Low-to-Moderate Area) refers to the HUD requirement that at least 51% of the area has to be low-to-moderate income residents and the remaining 49% may be of any income in order to benefit from CDBG funding. This objective provides for some funding flexibility.

Figure 9. Booker T. Washington and Renwick Neighborhoods, Monroe, LA



Source: U.S. Census (Courtesy of North Delta Regional Planning District)

While the local utility company, Entergy, reports that there are 177 businesses listed in the Booker T. Washington neighborhood, the predominant land use is residential. There are several public and small commercial structures in specifically zoned areas. Approximately 26 faith-based organizations, several senior and community centers, three Monroe Housing Authority apartment complexes and several community-based organizations are also included in the business count. However, there were no reported grocery stores. The designated area is also

[9] www.hud.gov/sites/documents/DOC_16472.PDF, Chapter 3: HUD Handbook National Objectives

home to Team One Community Development Corp, Ouachita Parish School System, Hope for Monroe and Atmos Entergy Corporation, the state's largest natural gas provider. Some of the largest businesses in Census Tract 6 include: Barry Global (450 employees), Allied Building (80), Brookshire's Warehouse (130), UPS Customer Center (60). Scott Equipment Company (220), Scott Construction & Equipment Company (50), Scot Equipment (220), Sol's Pipe and Steel, Inc. (120), Steel Fabricators of Monroe (150), Marsala Beverage (100), Mary Goss Nursing (75) and Icee Distributors (50) See full Business Listings in Appendix section.

The Monroe PUD plans to offer homeownership opportunities via the *At Home in Monroe Program*, implementation of the *Building Blocks Initiative* while empowering residents to recommend CDBG-eligible projects to support neighborhood revitalization in the designated areas upon completion of a Resident Engagement Leadership Institute.

Community Consultation

The city used a number of efforts to obtain community input in order to identify needs of neighborhood residents and community to develop the NRSA Plan. These efforts included individual interviews, stakeholder meetings, community listening sessions, an online survey, and neighborhood forums. The city also consulted with a variety of public services organizations, business leaders, and other City Departments as part of the 2020 Consolidated Plan development activities. These efforts also produced feedback from various community residents as to what amenities neighborhoods could benefit from pre-COVID.

Community/Residents Interviews

Individual interviews were conducted with twenty-one (21) community members and participants were assured that their conversations would be kept in confidence without attribution. The community members and residents represented a variety of constituencies including local businesses, church/faith representatives, public sector departments, the School District, neighborhood groups, and residents of the Booker T. Washington and Renwick Neighborhoods. The interviews were conducted in August to October, 2021. The overall sentiment is that the needs of these neighborhoods, residents and community are not being addressed through any form of a comprehensive approach. The evidence reveals that to address the needs of the residents, due to a high number of families living in poverty, a holistic, comprehensive plan to accommodate health, economic, financial and social development challenges must be developed and must include building the capacity of the residents to combat the effects of high poverty.

Reluctance on many citizens in these two communities to respond the surveys or participate in interviews was caused by past involvement resulting in no positive changes in their communities. However, when asked what has changed, the response was worded best by one Booker T.

Washington neighborhood resident when she emailed "I know that Ellen and her department are really working hard to make a difference that we really need."

Many residents feel that Monroe is diverse enough with a cost of living that could be attractive to many. Some aesthetic improvements were made in certain areas but no significant activities were made in the African American communities and especially in the targeted neighborhoods of Booker T. Washington and Renwick. Residents articulated that funds allocated to resolve some physical neighborhood problems are diverted to other areas of the city or to more worthwhile projects in the previous city administration's view.

Some residents are encouraging their family to get educated and leave Monroe because the city administration officials are no longer aware or interested in certain African American neighborhoods in Monroe. When neighborhoods are not seen, they have no voice and therefore or not heard. Their needs are not met. Many residents are concerned that the educational, mental, social, health and physical needs are not being met. Students need to be met at their level of need. Greater partnerships with non-profits in these neighborhoods may positively impact truancy, drop-out rates and youth criminal behavior. A mentor partnership program with established business and start-ups is an idea they would like to see acted upon. The inequities in accessing resources must be addressed in the City of Monroe is to reach its greatest potential.

The following commonly expressed concerns were identified during these interviews and surveys:

- Unsafe and unfit living conditions
- Unaffordable housing
- Access to housing
- Handicap access and other health related to houses
- Houses in need of repairs due to storm damage and regular maintenance
- Access to food
- Access to childcare
- Transportation
- Financial & Credit education
- Internet access
- Devaluation of property
- More activities for youth
- Community traffic
- Litter concerns
- Dilapidated buildings & homes
- Overgrown lawns
- Drainage
- Unused community centers
- Lack of grocery stores
- Care for children with special needs

The VISTA Members and Planning & Urban Development staff hosted several stakeholder meetings in September and October. Attendees included residents, community center directors, youth sport coaches, school personnel and students.

The detail regarding the respondents reflects what the overall data has revealed which is the majority are renters with income levels at or below the federally mandated poverty amounts. The majority are African American with an equal distribution by gender. The details are given in the following chart:

Neighborhoods the 189 respondents live in	Booker T Washington	18
	Cotton Mills	46
	New Town	27
	Renwick	5
	Other	92
	Passman Housing Authority	38 of the 92
	Chauvin Point Retirement	36 of the 92
Gender	Male	94
	Female	93
	No response	2
Age	18 to 29	48
	30 to 40	52
	41 to 59	8
	60+	81
Ethnicity	Caucasian	47
	African American	82
	Hispanic/Latino	26
	Native American	8
	Native Hawaiian/Pacific Islander	2
	Asian	9
	Unknown	4
	Prefer not to say	8
Annual Household Income	Less than $20,000	63
	$20,001 to $30,000	45
	$30,001 to $40,000	38
	$40,001 to $50,000	19
	$50,000 +	3
	Prefer not to say	21
Housing Status	Own	42

	Renting	116
	At risk of being homeless	21
	Homeless	1
	No response	15
Access to the internet	Yes	152
	No	32
	Don't know how to use	1
	No response	4

Strategy Criteria

Planning and Urban Development staff reviewed all of the concerns and needs expressed by residents, businesses and service providers. Additionally, updated neighborhood profile data was analyzed including housing markets and economic conditions city wide and by census track in comparison to the two targeted neighborhoods. Lastly, financial resources and local service organizations' programs and capacity were assessed and all of these actions revealed that the challenges and issues of these two neighborhoods fall into three broad categories. First Neighborhood Improvements (the City) marks the property nuisances and vacancy and abandoned properties, high percentages of rental units/concentrations of rental units, low property values and deterioration properties. There is some concern regarding residents having the financial resources to maintain their homes. The recent consultation with residents renewed interest in some residents to lead the charge of improving their communities. These resident leaders will need to be prepared to lead and engage their public officials throughout their leadership efforts with some training in "soft" skills and procedural information so that their efforts would be successful. Another major need surfaced when analyzing the data. There is a need to support development of overall life skills development which was not as obvious through the interviews. When tracing causal relationships with unemployment, health issues and neighborhood physical conditions, certain details emerged, that if addressed may provide successful results. Lastly safety in these neighborhoods is a residential concern. Connectivity to police is desired and encouraged through positive activities that would get them to know who their law enforcement officers are. All of these factors support this Goal.

Second, Residential Developments as a goal integrates or incorporates all three of the goals. As stated earlier, many residents in these two neighborhoods lack the financial capacity to make improvements to their homes. Stated earlier that city administrations did not "see these neighborhoods any longer" leads some to believe that these residents did not want to improve their properties. This is a fallacy and solutions can now be discussed with more positive outcomes than previously experienced. Ownership was from 12% to 21% in these neighborhoods. These low percentages mean very high rental rates along with large number of

abandoned and deteriorated houses. The hope of the residents is that the city administration should improve the housing dynamic by directing financial resources to demolition, rehabilitation and property remedies. These factors support this as a Goal.

Third, economic development emerged as a goal due to the large LMI households in these two neighborhoods. This factor definitely supports providing expanded options for first time home owners and innovative (for Monroe) financial options to rehabilitate vacant and dilapidated properties. Additionally, training in specific job skills, business incubators, employment and entrepreneurship mentoring emerged as potential activities that would result in positive outcomes for these two neighborhoods.

These two NRSA neighborhoods contain the lowest property values and have some of the most concentrated vacant and abandoned properties. It had been evidenced that these neighborhoods have high code violations for property maintenance and some of the highest concentration of rental properties. There is also a high percentage of longtime residents in these neighborhoods which will lead to identifying activities promoting economic stability. As the staff researched the neighborhoods, very few community resources exist within the geographical confines of the neighborhoods nor are there many external resources that serve these communities. Lastly, developing homeowners from these longtime neighborhood residents is an ultimate targeted mission of the Neighborhood Revitalization Strategy Area Plan as well as the 2020-2024 City of Monroe Consolidated Plan.

Following is the list of Goals and Objectives for NRSA Plan #1.

GOAL 1: Neighborhood Improvements

Objective 1.1: Promote the improvement of sidewalks and neighborhood lighting as a community safety response

Objective 1.2: Repurpose vacant lots

Objective 1.3: Expand use of community centers based on residents' survey responses

Objective 1.4 Planning and Urban Development to spearhead the recruitment and Training of Community Leaders in Booker T. Washington and Renwick neighborhoods

Objective 1.5 Explore and suggest Transportation System upgrades

Objective 1.6 Coordinate city and community resources to address neighborhood appearance and aesthetics

GOAL 2: Residential Developments

Objective 2.1 Increase home ownership

Objective 2.2 Improve quality of housing stock

Objective 2.3 Reduce vacant and abandoned properties

Objective 2.4 Collaborate with MLK (Martin Luther King) Day of Service activities in impacted NRSA neighborhood

GOAL 3: Economic Developments

Objective 3.1 Encourage the Reduction of poverty in targeted neighborhoods

Objective 3.2: Collaborate with city to develop diverse economic frameworks focused on entrepreneurship

Objective 3.3: Plan and Launch a Small Biz Expo

Objective 3.4 Host job training and workforce workshops at area community centers

Objective 3.5 Organize business and industry involvement in reviving neighborhoods reduction in poverty

Performance Measures

Goal 1: Neighborhood Improvements

Neighborhood improvements will be dictated by the residents in collaboration with the Planning & Urban Development staff. Clear guidance regarding selection and location of various projects must be discussed and when appropriate agreed upon. General projects have emerged from the varied engagement with residents. Ideally, following the Resident Institute, the PUD staff will determine two initial projects to undertake following resident training and presentations—two for each of the two-involved neighborhoods. The objectives have been refined after reviewing all data and comments.

Objective 1.1: Improve sidewalks and neighborhood lighting as a community safety response. The ranking of specific streets identified for new lighting will be cross referenced with crime rates. New or widened sidewalks will be determined by the streets not having any sidewalks. Bus routes may be a consideration. The source of funding for this objective is Cares Act and Federal Funding from the Infrastructure Bill.

Activities: 1. Identify and rank specific streets needing sidewalks
2. Identify and rank specific streets needing additionally lighting

Objective 1.2: Repurpose vacant lots

Vacant and abandoned properties reduce property values. Additionally, repurposing them may involve many city departments. Residents will need to track vacant lots, document activity by vacant lot and work with the city to find other purposes that will be allowable that residents can initiate and maintain. Many cities are using place maker spaces defined as a collaborative work space inside a separate public/private facility for making, learning, exploring and sharing that uses high tech to no tech tools.

The source of funding for this objective is Keep America Beautiful and Keep Louisiana Beautiful, Louisiana Arts Council and the Monroe Garden Club. Additional funding will come from area nurseries and other businesses who will provide gift cards for winners of monthly, quarterly, holiday and annual curb appeal contests.

Activities: 1. Community gardens
2. Place makers spaces
3. Residential outdoor seating

4. Blight Boot Camp - Monroe Planning and Urban Development will plan a yearly event to engage residents in development of community-based solutions to address blighty in their neighborhoods.

5. Targeted activities that will promote comradery among neighbors and residents may include monthly, quarterly, holiday and/or annual awards or gifts to foster yard/curb appeal. Suggested residential projects are Yard of the Month /Quarter (yard revitalization/beautification motivation); installation of Bamboo Gardens following the New Orleans model to mitigate water collection during hard rains and flooding. All of these winners will be promoted with local media outlets, newspaper and TV.

Objective 1.3: Expand use of community centers based on residents' survey.

From the surveys completed by school age children, 65 in total from the two neighborhoods, with the majority from 6th to 8th grades. The majority have access to internet but on their phones and not on a computer. For these students' face-to-face engagement nets higher academic success rates. The current health scare forced educators to quickly pivot to online instruction but many inner-city students, regardless of ethnicity, did not fare well academically. Many of these respondents would like to go to their community center for tutoring and sports. The next highest group want to get involved in the arts. Lastly, having access to the internet on the phone is not the optimal academic environment. High speed internet is a need that if installed at the center, will provide quality access to the internet for the neighborhood residents. The source of funding for this objective is Louisiana Arts Council, CBDG Grants, and private grant funding that will be applied for.

Activities: 1. Academic tutoring

2. Art Programs

3. Open computer lab for community access for community use in lobby of each center (Establish system similar to that of library system but allow a minimum of two-hour use per patron)

4. Leisure classes in partnership with ULM

5. Day care for working moms and fathers

6. Community Learning Resource Centers will be created to include Displays of community and economic development information, Community Resource Directory of local neighborhood businesses (including Mom and Pop Shops and area businesses across two NRSAs, job preparation and training opportunities at community centers in collaborating with Louisiana Workforce Investment Board that will offer virtual and/or in-person resume and skills building training to un-and underemployed persons, consider becoming a Medicaid Enrollment site, partnership with Parish libraries to provide satellite programs at centers, and possibly offer literacy classes at community centers.

1.4: Recruit and train community leaders

The strategy of resident empowerment is intended to address concerns of the residents coupled with possible solutions jointly arrived at with city departments' staff involvement. Residents have to be trained to engage elected officials and city departments so that progress towards what residents want can be achieved. Listening sessions clearly indicated that residents have little trust

in elected city official will work with them to execute the objectives and activities in this plan. Ultimately this will increase the involvements of a majority of residents in their neighborhood's restoration. Additionally, these trained leaders will be able to negotiate with community service providers and resources to enrich their neighborhood's resident's quality of life. Neighborhood residential community action will add to the viability of the neighborhoods.

The source of funding for this objective is CBDG funds.

Activities:

1. Launch a campaign to collaborate with P&UD Department to identify potential resident leaders. Then work with the Department to plan, develop and implement a Resident Engagement Leaders Institute and agenda along with modules to be taught.

2. Secure a non-profit or consultant to lead, implement and facilitate a 6-to-8-week Resident Leaders Institute and assist in the recruitment of resident leaders.

Modules may include:

- Communication skills
- Use of Technology
- Fund Development to support neighborhood projects
- Leadership Skills: How to conduct a meeting, parliamentarian procedures
- Louisiana Homeowner Association Statues and How to form non-profit neighborhood groups or Coalitions
- Crime Reduction strategies
- How to identify opportunities for neighborhood clean-up and home improvements
- Code Enforcement including blight and illegal dumping, sewerage and drainage – how to recognize trouble spots;
- Adjudication
- How to work with the City Council in a concerted and coordinated effort

City councilmembers should be part of the Institute as well as Law Enforcement. Law Enforcement will be part of the training but they will also support the neighborhoods on Night out on Crime or movie night on a vacant lot or at the community centers.

- Assessor's Office Representative to discuss how property is assessed and to share the benefits of freezing property taxes.
- Introduce builders and those involved with CBDG renovations to residents
- Bicycle safety presentations
- How to engage community resources such as various service providers and city departments like Parks and Recreation Department
- Other topics may be added based on resident input

Neighborhood Residential Leadership Training Institutes will be held at the Community Center(s) falling within the Booker T. Washington and Renwick neighborhoods, rotating classes between centers over a six-week period. Residents will be required to apply for Institute participation and give a statement on why they are a good fit to lead neighborhood efforts while benefitting from training offered. Launch a campaign to collaborate with P&UD Dept. to

identify resident leaders. Then work with the Dept. to plan, develop and implement a Resident Engagement Leaders agenda along with modules to be included in the institute.

3. The Civic Capacity Building model will be discussed as a possible feature of the Resident Leaders model which has been developed by the LSU School of Business.

1.4 Transportation improvements within the neighborhoods

Improve public infrastructure specifically focused on transportation in the Con Plan. Residents and their leaders need to identify transportation needs. Then they can assess the current bus routes along with businesses in the neighborhoods and those in close proximity to the neighborhoods especially places like grocery stores, pharmacies, library, senior center(s), community center and other very important service providers. Communication with the transit system will be important in this process. Finally, assessing ridership in the targeted neighborhoods will be important information needed to possibly adjust rider fare plans for residents and will encourage residents to use public transit.

The source of funding for this objective is Transit Grants and Cares Act funds.

Activities:

1. Work with business owners to identify areas where expanded bus routes may be needed to connect residents to businesses, medical appointments and to the community centers and libraries where many events will occur.

2. Work with public transit to possibly erect or renovate bus shelters and benches

3. Add maps of bus stops in the newly erected shelters so residents will know where they can catch the bus.

1.5 Expand broadband services to target neighborhoods

When students were surveyed, the response was that they did have access to the internet however it was on their phones. This is not optimum access to the internet. Many students do not have lap tops or computers of any kind nor do they have access to high-speed internet service. These residents, adults and students, do need to learn how to use the computers and the internet because all public services from Social Security to Accessing SNAP benefits is done on line as a cost saving measure for public entities. Most job applications, scholarship and financial supports are done on line. Additionally, students in these neighborhoods can use computer skill enhancements, such as coding classes and computer repair. This objective can lead to many other great opportunities for the residents.

The source of funding for this objective is State – Connect LA Program, CDBG and federal grants.

Activities: 1. Set up lobby in the community center with computers and internet access

2. Computers available for personal use for job searches

3. Engage Earthlink to support the internet access at the centers

4. Offer computer classes for adults and students that will familiarize them with the computer, various programs ultimately adding to their employment skills.

1.6 Coordinate city and community resources to address neighborhood appearance and aesthetics

Neighborhood revitalization usually consists of a lengthy series of community improvement projects, rather than a single initiative. But as a neighborhood it can make be easier or more difficult to make a particular community a great place to live. One of those "fast wins," which is a clean-up, a social event, or beautification project such as painting, board-up, or flower planting. Then while the social butterflies are out having fun and doing things that will attract positive attention for the neighborhood, the resident leaders can get to work on a strategy.
The source of funding for this objective is Cares Act funds, CBDG funding and other private foundation grants and miscellaneous corporate gifts.

Activities: 1. Solicit financial and in-kinds support from local non-profits for specific projects

2. Develop and implement a "Monroe Pride" program in targeted neighborhoods- offer cash incentives to teams of neighbors

3. Launch public relations beautification program

4. Collaborate with city departments to install No Parking, Do Not Litter and other signs to encourage and enforce city ordinances

5. Promote culture development and diversification to promote neighborhood inclusion.

Goal 2: Residential Developments

Low property values can contribute to property deterioration especially in rental properties. The aging of the housing stock in the two NRSA neighborhoods is older than most of the housing stock in other Monroe neighborhoods; 50% (714) of the housing stock in Booker T. Washington neighborhood and 50% (432) in the Renwick neighborhood was built between 1960 and 1979 as compared to 50% city-wide (developed between 1939 and 1969[10]. These factors may lead to low property values and little equity in the homes for home owners. Other results may lead to more code violations and deferred property maintenance leading to hazardous property conditions. One last point, all of these factors in combination, decreases the ability to attract long – term residents and home buyers. The following objectives will begin the process of rehabilitating the neighborhoods as a whole. Short-term improvements will lead to long-term, permanent improvements.

Objectives 2.1: Increase home ownership in the PUD NRSA neighborhoods:

There are so many opportunities where prospective home-owners can benefit from some loan programs for first time home buyers, financial education for first time home buyers, grant to

[10] 2019 ACS 5-Year Estimates Detailed Table-Year Structure Built

cover closing costs. The local HUD office, in the PUD Department, can act as a portal to share all of these opportunities with residents, track their involvement and refurbishing some of the properties so that a new home buyer would purchase it and remain in the targeted neighborhoods.

The City of Monroe offers a series of housing options through its "*Home in Monroe Program*". Several program offerings include: Down Payment Assistance, a Buy Down Program, Individual Account (IDA) Program and a Rent Reporting Platform.

The source of funding for this objective is HOME Grants and private funding from banks.

Activities:
1. Target activities for the city regarding home ownership to Neighborhood redevelopment organization providing incentives to potential homeowners, they need to let them know about the incentives. Connect the resident to the incentives.
2. Address the obstacles to purchasing vacant properties in partnership with first time home owner participations.
3. Monitor the development and registration in the rental property registry as well as the vacant and abandoned lot mapping. Assess housing stock that can be renovated and placed on the market for sale by those completing the first-time homebuyers' activities.

2.2: Improve quality of housing stock

This is one area that residents may not be able to fully comprehend nor be able to impact directly. Reviewing many of the statements made in this narrative, residents in the targeted neighborhoods are concerned about the vacant and abandoned properties, high concentration of rental properties, deteriorating properties, low property values and numerous code violations. The PUD staff will work with partner agencies to strategically align activities and various financial resources with specifics of this plan.

As a feature of the Resident Leaders Institute, residents will learn how to work with city officials to address blight and promote code enforcement compliance and city ordinances.

The source of funding for this objective is CDBG funds and funding from the city.

Activities:
1. Conduct a homeowner Inspection Rally to check those homes by the Fire Department, Entergy representatives, Pest Control companies, conduct lead-based paint assessment, lead in water pipes and others to give advice on upgrades to the homes.
2. City Engineers to inspect water/sewerage lines from home to street for breakage and ranking them for grants to improve the lines.
3. Collaborate with City's Code Enforcement unit to assess which abandoned houses could be put back into commerce.
4. Research and advertise low interest home loan options or home improvement grants for home owners in the neighborhoods.

2.3: Reduce vacant and abandoned properties:

The city of Monroe will institute a rental property registry as part of its Con Plan. Along with this registry, the staff will work with the residents to map their vacant and abandoned properties throughout their neighborhoods. Residents will agree on a definition of vacant and abandon property and work with the Code Enforcement Department to track activity. This map will track residential as well as Code Officers progress towards activity involving this objective.
The source of funding for this objective is funding from the city.

Activities: 1. Residents identify trouble properties.
2. Provide funds to improve or demolish them.
3. Host Blight Boot Camp
4. Identify areas in neighborhood that floods often and discuss resolutions that the community can agree upon. (Sample solution: Bamboo Gardens to mitigate water collection during flooding and hard rains.)

2.4 Collaborate with MLK (Martin Luther King) Day of Service activities in impacted NRSA neighborhood

The annual event is designed to turn a day off into a day on for the community through volunteer projects, such as helping schools, feeding those in need, pitching in on neighborhood revitalization and clean-up and socializing with seniors.

Activity: Partner with ULM and La Delta to participate in any of the events listed above. The PUD staff will approach the college and university staff to plan the annual event.

Goal 3: Economic Development

The city of Monroe as a matter of standard best practice, connects its residents to financial and supportive resources, as they come to the elected official's attention, they need to be successful. This plan highlights activities the city is taking to bring resources to these two neighborhoods starting with the Planning and Urban Development Division. Awareness and outreach are the first step and only one aspect of addressing economic development in these two neighborhoods. Learning which agency and programs does what for Monroe citizens is another aspect of success economic development. Cross agency collaborations can be achieved with the assistance some of the non-profit NGOs that have economic development as their mission.

Objectives 3.1: Reduction in poverty

Reduction in poverty can be attacked on different fronts. For these two neighborhoods, entrepreneurship will be the focus for this first year. It is critical that the residents in these neighborhoods interested in possibly starting their own business feel informed and be able to readily access the resources being provided. These types of activities can be overwhelming to residents who are not familiar with civic policies and procedures. Therefore, many of these activities will be communicated the "Old School" way using word of mouth, flyers, phone calling and text messaging to start. As with all of the activities and objectives, participants will be tracked as they progress through the programs being offered in their neighborhoods.

The source of funding for this objective is SBA funding, State funding thru the university and community college, CBDG and private funding.

Activities: 1. Provide training opportunities on entrepreneurship for residents including assessments of
2. Work with ULM and La Delta Community College to provide free skills training at the community centers
3. Conduct job fairs at the community centers
4. Conduct wellness presentations with topics relating to healthy habits and chronic conditions.
5. Collaborate with the WIOA Board and facilitate a summer youth program.
6. Facilitate coordination between local public service agencies and job training programs to help residents gain access to training needed to fill existing and incoming jobs in and/or near these neighborhoods.

3.2: Develop diverse economic frameworks focused on entrepreneurs

Addressing neighborhood disparities has become more important as recent socioeconomic research has shown that where you grow up strongly impacts your economic mobility, well-being, and health. The public and philanthropic sectors have traditionally sought to reduce these disparities through place-based revitalization initiatives that aim to make every neighborhood safe and healthy and connect their residents to high-quality services, schools, and jobs (Poethig, Milner, et al. 2018). Place-based revitalization initiatives share a few common characteristics. They concentrate resources in a specific geography; combine physical revitalization with the provision of services (e.g., health, education, and job training programs); leverage existing institutions, networks, and capital; and engage local leaders and residents. These initiatives often rely on real estate development projects to marshal additional resources, attract private investment, and catalyze other physical asset improvements and programming that help increase opportunities for neighborhood residents. But place-based initiatives have a mixed track record on whether and how much local residents' benefit from such redevelopment. Thus, the public and philanthropic sectors continue to explore and test new models to revitalize neighborhoods. (https://www.urban.org/sites/default/files/publication/100033/catalyzing_neighborhood_revitalization_by_strengthening_civic_infrastructure_1.pdf) Deploying capital to invest in projects require a process.. There are main stream ways of developing investment funds but the one way to help residents directly is through the development of entrepreneurship strategies.

The source of funding for this objective is CBDG and a variety of bank programs.

Activities: 1. Provide interactive presentations from various entrepreneurs with topics relating to pitfalls, financial practices, business plans and seeking financial support for economic ventures.
2. Assess entrepreneurial opportunities in the neighborhoods and see which residents would like to approach these opportunities.

3.3: Launch a Small Biz Expo

Once the entrepreneurship activities are in full swing, the Biz Expo can be planned to rally business owners to give quality advice to the budding potential business owners from the two neighborhoods. This is also an opportunity for businesses throughout the city to see improvements in these neighborhoods and think about locating in the targeted a satellite location.

The source of funding for this objective are Chambers of Commerce and private funding.

Activities:
1. Work with Chamber of Commerce to get listing of businesses in the target area.
2. Encourage residents to support area business so send them a booklet with listing of the businesses and their service.
3. Partner with the small business development center with ULM, workforce commission and NOVA.
4. Create spaces for weekend pop up shops around the neighborhoods in the cleared green spaces.

3.4 Host job training and workforce workshops at area community centers

Job training in the neighborhoods bring the opportunity to increase economic stability directly to the residents. The Workforce Board will be the strategic partner in this objective but cannot be the only partner. Even though other partners are not mentioned, partnerships will be driven by the need for semi-apprenticeship experiences where residents can gain career skills leading to high wage employment. The source of funding for this objective is WIOA funding.

Activity: Plan and schedule job training workshops in the community centers arranging for all utensils and tools required to be housed at the centers. The computer labs will be scheduled for the training participants to use simulations.

3.5 Organize business and industry involvement in reviving neighborhoods reduction in poverty

Including corporate responsibility as an integral part of strategy in reviving these neighborhoods and reducing poverty has been proven to have a positive impact. There has been much research on this topic leading to its inclusion on many poverty-reduction strategies. The source of funding for this objective is gifts from the chambers of commerce and involved businesses and CBDG.

Activity: Many of the activities that are impactful to this objective are stated in earlier objectives. Some are making available a directory of all businesses serving the neighborhoods in the community centers; approaching businesses for financial and in-kind support of the various projects based on the businesses' interest; wok with the chambers of commerce to host a Small Biz Expo; and recruit professional mentors for entrepreneurship candidates.

Leverage

Leverage will begin with the Planning & Urban Development staff outreach. Connections with NGOs will be the first step. City agencies and community organizations will be contacted to review the two NRSA plans and discuss whether their current offerings of grants, low interest loans, and/or other types of resources could positively impact the stated objectives and activities. Community networks and a directory of agencies and service providers organized by the resources will be established and maintained. The second step will be contacting Workforce Investment boards, the Chamber of Commerce, business owners and industry representatives to get involved with the economic development objective and activities. Discussions on how they can get assist in moving the NRSA Plans forward through ideas and resources they may be able to provided, whether it be financial support or in-kind such as professional mentoring.

Examples of leveraging opportunities might be lumber companies donating lumber and building materials for the community gardens or refurbishing vacant lots owned by the city. Plant nurseries donating plants for community projects. Professional tradesman could volunteer to complete some of the residents' projects. The AARP Chapter could recruit volunteers for neighborhood projects as well. Computer companies and internet service providers will be approached to secure donations to set up the open community computer labs in the community centers.

The community centers can be a hub for much of the outreach activities. Volunteers will be needed to conduct art focused workshops, coach sports teams, teach computer classes to residents of all ages, computer repair and coding to the students, and tutoring. Partnerships with the school and library systems will be helpful in providing virtual academic resources through the computer labs at the community centers. All of these in-kind and financial resources can be leveraged as they are received to approach other entities to get involved in these neighborhoods improving the overall quality of life for the residents.

Earlier, we mentioned that the LMA (Area Benefit) would be discussed further in this section. The US HUD Area Benefit national objective affords HUD grantee agencies flexibility in serving a greater portion of the population as long as the LMI threshold of 51% or more is met. In that the remaining population of 49% of varying incomes may benefit from CDBG-funded projects as well. This would provide greater saturation of services provided for CDBG eligible activities within the designated NRSA. Thus, this opportunity better leverages HUD funding objectives and dollars.

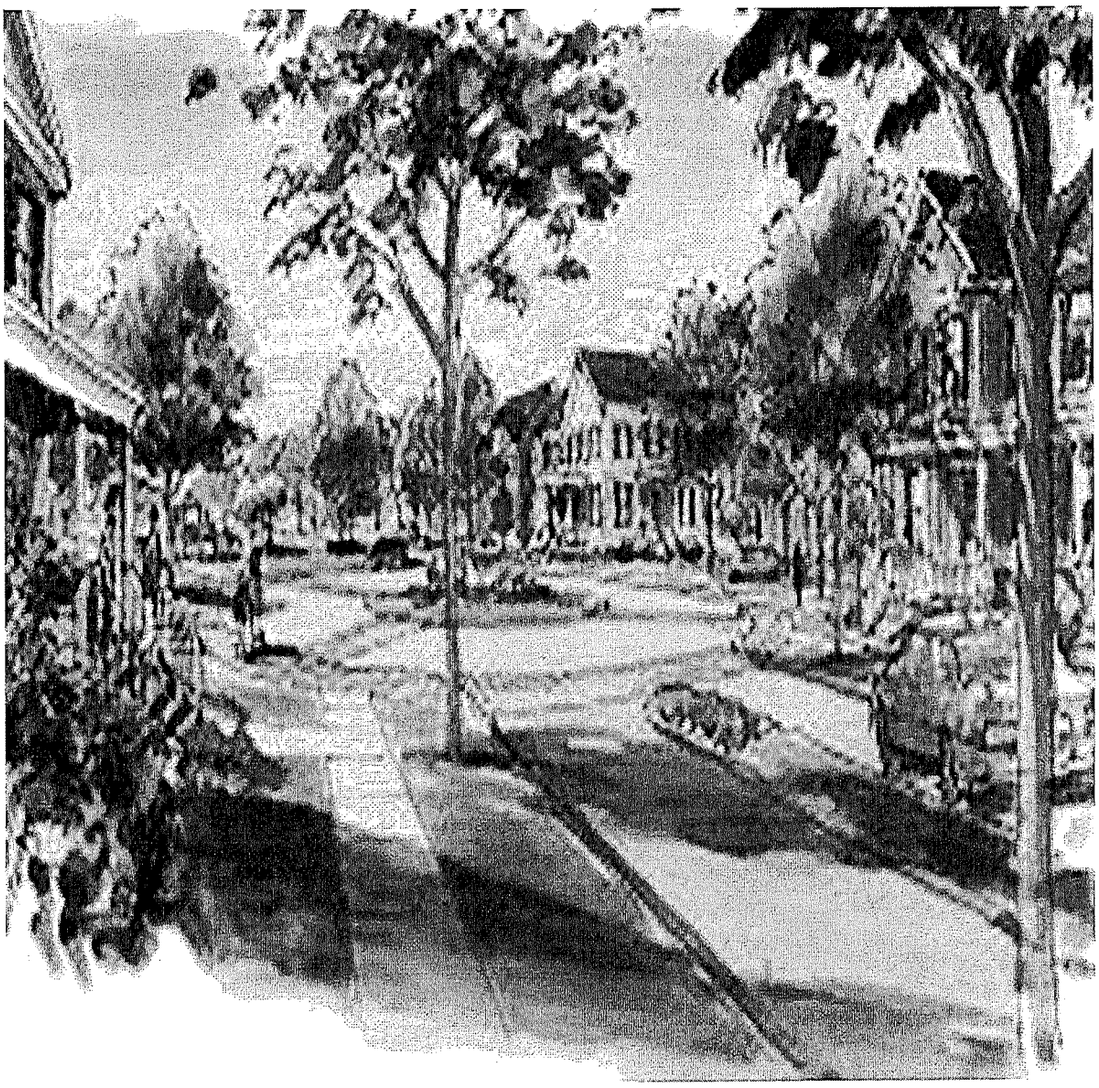
Neighborhood Revitalization Strategy Areas

NRSA Plan # 2

New Town and Ouachita Cotton Mills Neighborhoods

2020-2024

City of Monroe



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Executive Summary

Background

The city of Monroe is focusing on two (4) neighborhoods in the eastern quadrant of the city that, after multi-layered assessments during the Strategic and Annual Plan neighborhood revitalization challenges. This Neighborhood Revitalization Strategy Area (NRSA) Plan was prepared by the City of Monroe Planning and Urban Development Department. Consultants along with staff utilized interviews, focus group meetings, agency meetings, surveys, prior plans, public forums, and neighborhood meetings to solicit input and feedback. VISTA Members canvased the 4 neighborhoods to survey residents as to their opinions as to what the needs were for their communities.

Participants in the NRSA Plan:

Monroe's Urban Planning Department – Director and Staff

Director of the CBDG

Community Center Directors

VISTA Members

Neighborhood residents - Adults

Neighborhood residents - High School Students

Outline of Goal and Objectives

The Goals and Objectives culminating from the NRSA work follows. As this NRSA document develops, the outcomes and activities

Goal 1: Neighborhood Improvements

Objectives 1.1: Improve sidewalks and neighborhood lighting as a community safety response

1.2: Coordinate city and community resources to address neighborhood appearance and aesthetics

1.3: Expand use of community centers based on residents' survey Responses

1.4 Recruit and Train Community Leaders

1.5 Upgrade Transportation

Goal 2: Residential Developments

Objectives 2.1: Increase Home Ownership

2.2: Improve Quality of Housing Stock

2.3: Reduce Vacant and Abandoned Properties

Goal 3: Economic Development

Objectives 3.1: Reduction in poverty

3.2: Develop diverse economic frameworks focused on entrepreneurship

3.3: Launch a Small Biz Expo

Introduction

Purpose

The response to addressing various concerns in the community of Beloit, specifically related to deteriorating properties, vacant and abandoned housing, an increasing number of rental properties, high rates of poverty and unemployment, and an increase in violent crimes. The development of Neighborhood Revitalization Strategy Areas (NRSA) allows the city to use Community Development Block Grant (CDBG) funding more flexibly. This plan provides specific action steps towards overall economic empowerment and improved housing opportunities and is intended to be submitted as an amendment to the City's 2020-2024 Consolidated Plan.

This Plan, Plan #2, provides specific action steps towards overall economic empowerment and improved housing opportunities in the two census tracts, with the ultimate goal of establishing safe, healthy, and stable neighborhoods, and ensuring all Monroe residents have meaningful opportunities for economic stability and growth.
This Plan will provide direction and guidance for a coordinated response to addressing the various concerns in the community by identifying common goals and practical actions steps for reaching them. The Plan identifies specific objectives related to deteriorating properties, vacant and abandoned housing, an increasing number of rental properties, high rates of poverty and unemployment, race relations, and an increase in crimes. The Plan also provides measurements, which will offer accountability and foster commitment to this project.

The development of Neighborhood Revitalization Strategy Areas (NRSA) Plan #2 allows the city to use Community Development Block Grant (CDBG) funding more flexibly. HUD approval of the NRSA designations does not result in additional CDBG funding, but provides regulatory relief from a variety of requirements applicable to the use of CDBG funds. This plan provides specific action steps towards overall economic empowerment and improved housing opportunities and is intended to be submitted as an amendment to the City's 2020-2024 Consolidated Plan.

The purpose of a NRSA Plan is to:

- Set a new direction and shape new policy for housing and neighborhood revitalization in Monroe.
- Create a strategic planning and decision-making framework to guide more effective community investment decisions.
- Create a framework for inter-agency collaboration, acknowledging the inter-dependence of local government with other public and private agencies, for-profit businesses and nonprofits organizations.

Scope

The scope of this Plan examines trends throughout the City of Monroe, but will focus on the New Town and Ouachita Cotton Mills Neighborhoods which have a high percentage of low to moderate income (LMI) households and residents. The following chart gives the census tracks located in these four neighborhoods and the LMI percentages.

Neighborhood's Name	Census Track	Total LMI Residents	LMI Percentages
New Town	9-1	1285	89.24%
Ouachita Cotton Mills	109-2	685	44.34%
Ouachita Cotton Mills	109-3	1,135	77.47%
Ouachita Cotton Mills	109-4	855	78.80%

Figure 1. LMI by Census Track – NRSA

Source: Low-and Moderate-Income Summary Data, based on 2011-2015 American Community Survey (ACS)

The economic indicators described in this Plan illustrate a wide gap in economic prosperity in the four NSRA neighborhoods compared to the city as a whole. Numerous factors related to deteriorating housing stock, high crime, and lack of availability to job training and economic resources has negatively affected economic prospects of residents in the NRSA areas.

Plan Development

The city embarked on a fact finding and solution driven mission in early 2020 as a result of the planning for the development of the HUD Strategic and Annual Plan. 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. This process took a little over six (6) months and engaged residents from diverse neighborhoods, community organizations and varied ages and work roles.

In a similar process to develop the Neighborhood Revitalization Strategy Area plans, the Monroe Planning and Urban Development (PUD) Department's Director wrote and submitted a federal a proposal to the U.S. Corporation for National and Community Service (now referred to as AmeriCorps) to secure VISTA members to execute the Monroe Building Blocks Initiative within four-targeted Neighborhood Revitalization Strategy Plan areas, i.e., New Town, Ouachita Cotton Mills, Booker T. Washington and Renwick. The VISTA members were secured through the AmeriCorps grant to interview and survey residents in the neighborhoods to ascertain their thoughts regarding the various improvements they would like to see in the place they live in. This initiative gave rise to the voices of the residents and summarizing the data gathered resulted in defining the activities that could revitalize the neighborhood and make the residents feel accomplished. This is the overall strategy used to develop the NRSA plans.

From the Building Blocks Initiative, the city developed three objectives with action steps/activities that will work towards revitalizing the four targeted neighborhoods. The ultimate goals will be to improve the quality of the housing stock, reduce the number of vacant and abandoned properties, and increase the number of long-term residents in the NRSA Plan #2 neighborhoods. Partner agencies were identified

and Planning and Urban Development Department staff will work closely with them to strategically align activities and target various financial resources in the NRSA neighborhoods.

HUD Required Contents

The Department of Housing and Urban Development (HUD) requires the following information in order to consider approval of the City's proposed Neighborhood Revitalization Strategy Areas (NRSA). Requirements are outlined in HUD Notice CPD-16-16, which supersedes Notice CPD-96-01. The required information is presented throughout the plan, but specific references to each requirement are listed below:

1) **Boundaries**: The geographical boundaries by census tract block group must be identified. The two NRSA plan boundaries are identified in Chart 1 on page 5 and are described in more detail in the "Boundaries" section of the Plan.

2) **Demographic Criteria**: The designated area must be documented as primarily residential and contain the required minimum percentage of low-moderate income residents. All census tracts are primarily residential and have percentages of low-moderate income households higher than the highest quartile percentage. This is described in more detail in the "Demographic Criteria" section of the Plan.

3) **Consultation**: The City must describe how the strategy was developed in consultation with community stakeholders. The city consulted with numerous stakeholders throughout the process including residents, business owners, community leaders, public service organizations, housing organizations, public institutions, and other City Departments. Efforts and results are described in the 'Community Consultation' section of the Plan.

4) **Assessment**: The City must include an assessment of the housing market and economic conditions of the area, an examination of the opportunities for housing and economic improvements, and the problems likely to be encountered in pursuit of such goals. This assessment is described in the "Community Profile" section of the Plan.

5) **Housing and Economic Opportunities**: The City must develop its strategy and implementation plans to promote the area's economic progress. The city developed three main strategies with specific objectives: 1) to promote neighborhood

revitalization, 2) resident empowerment, and, 3) public safety. These opportunities are described throughout the "Strategies" section of the Plan.

6) **Performance Measures**: The City's strategy must identify results expected to be achieved, expressing them in terms of measurable outputs and outcomes. Performance measures are described in the "Strategies" section of the Plan, under each objective marked by orange bullet points.

7) **Leverage**: The City must outline how the plan will attract additional investment to the designated areas. Each objective outlined in the "Strategies" section of the Plan contains a listing of resources and partnerships.

Community Profile

Demographic Criteria

The purpose of the community demographics profile is to provide an overview of the NRSA designated areas selected by the City of Monroe's Urban Planning and Development (PUD) Department, especially in correlation to the overall city of Monroe demographics, to support a public understanding of how the two selected neighborhoods compare to the four designated areas and the city as a whole when targeting these neighborhoods for revitalization and the objectives and goals that support this effort.

It is important to note, while the city has targeted four NRSA neighborhoods, two neighborhoods each will encompass NRSA Plan 1 (Booker T. Washington and Renwick Neighborhoods) and NRSA Plan 2 (New Town and Ouachita Cotton Mills Neighborhoods) for the city's submission to HUD. This submission is considered NRSA Plan 2.

The US HUD's *Demographic Criteria* requires that NRSA designated areas must be documented as primarily residential and contain the required percentage of low-moderate income residents.

The city has targeted Census Tract 9 (New Town) and Census Tract 109 (Ouachita Cotton Mills) neighborhoods as designated areas for NRSA development (Plan 2). Later, additional demographics will be shared in this section in addition to the Boundaries Section of this plan, to demonstrate that both census tracts and associated block groups, within these designated areas, are primarily residential and have percentages of low-moderate income households higher than the highest quartile percentage in Monroe.

The City of Monroe is located in the northeastern portion of the state of Louisiana between Ruston and Tallulah, Lousiana and several miles from the Mississippi and Arkansas state lines. *See map below.*

Monroe, Louisiana is located approximately 108 miles (about 1 hr and 49 minutes) from the Arkansas state line via I-20 West and US-37 1 North. And, if one would travel from Baton Rouge, Louisiana—the state's capital—to Monroe, the drive would include leaving Louisiana traveling through Natchez, Mississippi, returning to Louisiana and ultimately arriving in Monroe—97 miles and 1 hour and 45 minutes later. Citywide, the average commute time is 15.34 minutes.

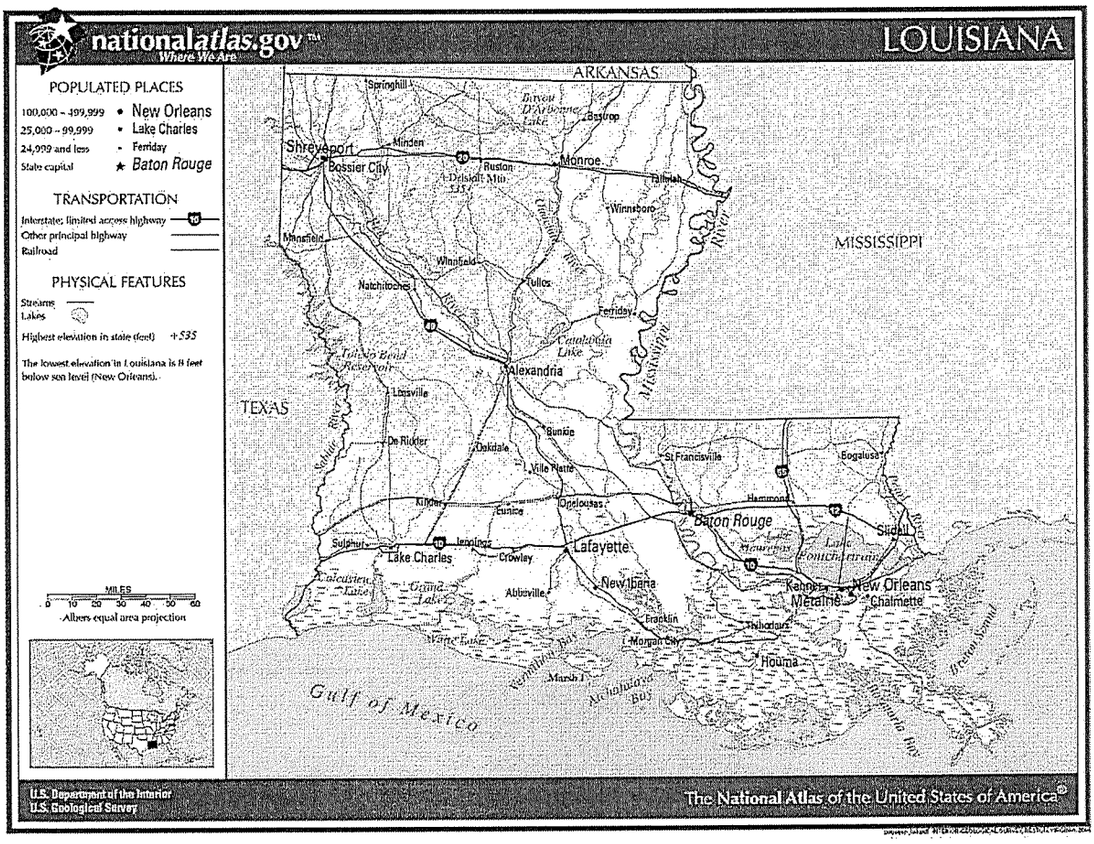

Table 1. People & Housing

Population Estimate (2019)	48,241
H.S. Diploma or More - % of Adults 25*(2019)	84.3%
Bachelor's Degree or More - % Adults 25+ (2019)	25.9%

Households (2019)	17,327
Total Housing Units (2019)	20,677
Percent of Total Units Vacant for Seasonal or Recreational Use (2019)	0.4%

Source: 5-year estimates from the American Community Survey with state comparisons

Table 2. Employment and Income

Labor Force (persons working in the area (2019)	19,754
Unemployment Rate (2019)	8.5
Median Household Income (2019)	$30,438
Median Family Income (20190	$38,374
Poverty Rate (2019)	36.8
Median Travel Time to Work (minutes) (2019)	15.3

Source: 5-year estimates from the American Community Survey with state comparisons

Within Plans #1 and #2, The Planning and Urban Development Department, City of Monroe, is targeting a total of four neighborhoods that encompass four different census tracts and ten (10) block groups. Table 4 shows the residential demographics of NRSA 2 in correlation to the city stats shared in Tables 1 and 2 above.

Table 3. NRSA Targeted Neighborhoods

Tracts	6.1	6.2	6.3	6.4	7.1	7.2	9.1	109.2	109.3	109.4
Ttl Population	919	1,178	637	686	1,224	639	1,323	1,102	1,024	1,100
White	7	11	2	2	10	8	14	20	13	33
Black	888	1,145	611	675	1,178	616	1,272	1,058	989	1,049
Housing Units	443	428	296	328	510	314	606	412	467	448
Housing Units Occupied	320	385	257	265	447	265	515	379	394	403
Vacant Units	123	43	39	63	63	49	91	33	73	45

Source: 2020 U.S. Census

Table 4. NRSA Totals Impacting NRSA Plan #1 and #2

Across All NRSAs	Totals
Total Population	9,832
Total White	120
Total Black	9,481
Total Housing Units	4,252
Occupied Units	3,630
Total Vacant Units	622

Population Characteristics

According to 2019 U.S. Census Bureau data, the most recent city population totaled 48,241 (Table 1); and there were 17,327 households and 20,677 housing units in the city. Overall 25.9 percent of the adult 25+ population possesses the educational attainment of a Bachelor's Degree or higher (Table 1).

According to Figure 1 (based on 2011-2015 ACS data) there are 1,285 LMI persons living in the New Town Neighborhood (Census Tract 9). This figure does not include Low income, LMMI or Lowmod univ persons. Within the Ouachita Cotton Mills Neighborhood (Census Track 109), there is a total of 2,675 persons in Block groups 2, 3 and 4. This figure does not include Low income, LMMI or Lowmod univ persons nor persons residing in Census Tract 109, Block group 1. Approximately 8.2% (or 3,960) of the City of Monroe's population was resides in these two designated NRSAs as it relates to low-and moderate-income persons.

The Ouachita Cotton Mills Neighborhood (Census Tract 109), businesses are also present according to the City's Zoning Map appearing in Figure 6 of this Profile section.

Housing Characteristics

According to the 2019ACS 5-Year Table[1], 412 persons moved in this neighborhood in 1989 or earlier, 273 moved in from 1990 to 1999, 254 moved in from 2000 to 2009, 215 moved in from 2010 to 2014, 169 moved in over the period 2015 to 2016 and 57 moved in 2017 or later.

According to the U.S. Census (2019 ACS 5-Year Estimates Subject Tables), Census Tract 9, 71 persons moved into this neighborhood during the period 1989 or earlier, 31 moved in during 1990-1999, 31 moved in from 2000-2009, 178 moved in during 2010 and 2014, 125 moved in during 2015 to 2016 and 43 moved in during the period 2017 or later. The influx of residents between the period 2015-2016 appear to signal a more recent neighborhood development or expansion or several multi-family housing developments.

Geography	Owner-Occupied Total Population	Units Median Year Occupied	Renter-Occupied Total Population	Units Median Year Occupied
Census Tract 9	1,990	1972	1,996	2014
Census Tract 109	2,000	1991	2,000	2013

Source: 2019 ACS Survey (B25039)

Occupancy Status:

Label	Census Tract 9	Census Tract 109	Monroe city, Louisiana
Total	606	1,719	21,236
Occupied	515	1,549	18,855
Vacant	91	170	2,381

[1] Source: 2019: ACS 5-Year Estimates Subject Tables *Demographic Characteristics for Occupied Housing Units*

Source: U.S. Census Bureau, 2020 Census DEC Redistricting Data (Public Law 94-171)

Within the Boundaries section of this Plan, the chart in Figure 5 demonstrates that the low-to-moderate income percentages in the two census tracts as well as each of the associated block groups were more than 50% low-to-moderate income persons in each of the designated area census tracts and block groups—with the exception of Census Tract 109, Block group 2. The LMI percentage in this Block group is 44.34%. However, because Block groups 3 and 4 of this same Census Tract are more than 51%, the LMA (51% Area Benefit) national objective should apply for the entire Census Tract 109. This information was evidenced by data retrieved from the U.S. Census Bureau, American Community Survey, 2011-2015 edition and Census Bureau Quick Facts, Esri forecasts for 2021.

There are 40 census tracts[2] within the city of Monroe, Louisiana. Within Census Tract 9 (New Town), the average household size is 2.99. The median age is .

According to Community Profile details (Esri 2021), within Census Tract 9, 12,7% of housing units are owner-occupied, 87.3 are renter-occupied units, and 15% are vacant. *See Figure 3 below for actual numbers of overall housing units within each block group 1.*

Figure 3. Census Tracts 9.00 Residential Make-up – New Town

		9.1	Totals
New Town	**Housing Units**	606	606
	Housing Units Occupied	515	515
	Vacant Units	91	91

Source: U.S. Census (Provided by North Delta Regional Planning and Development District)

[2] Emsi Q4 2021 Data Set/www.economicmodeling.com

Figure 4. Census Tract 109.00 Residential Makeup – Ouachita Cotton Mills

		109.2	109.3	109.4	Totals
Ouachita Cotton Mills	**Housing Units**	412	467	448	1,327
	Housing Units Occupied	379	394	403	1,176
	Vacant Units	33	73	45	151

Source: U.S. Census (Provided by North Delta Regional Planning and Development District)

Following are other percentage categories that were displayed in the 2020-2024 City of Monroe Consolidated Plan (ConPlan) that represent census tracts with high LMI percentages:

Figure 5. Presence of High LMI Census Tracts – City of Monroe, Louisiana

High Presence of LMI Census Tracts (Monroe, LA)	Low to Moderate Income Percent
2.5	66.68 -71.36%
4.02	51.11% - 66.67%
6-1	51.11% - 66.7%
6-2	89.25% - 98.32%
6-3	66.68% - 71.36%
6-4	51.11% - 66.67%
7-1	66.68% - 71.36%
7-2	78.79% - 89.24%
9-1 (New Town)	71.37% - 78.78%
11-1	89.25% - 98.32%
11-2	89.25% - 98.32%
14-1	66.68% -71.36%
14-2	89.25%-98.32%
14-3	66.68% - 71.36%
15-1	71.37% - 78.78%
15-2	89.25%-98.32%
106.3-1	51.11% - 66.67%
106.3-2	78.79% - 89.24%
107-1	66.68% - 71.36%
107-2	71.37% - 78.78%
108-1	71.37% - 78.78%
108-2	66.68% - 71.36%
109-3 (Ouachita Cotton Mills)	71.37%-78.78%
109-4 (Ouachita Cotton Mills)	78.79% - 89.24%

Source: HUD Information Exchange

LMI persons, within the two designated areas of New Town and Ouachita Cotton Mills neighborhoods, fall between the range of 51.11% to 98.32% with New Town averaging 72.72% LMI and Ouachita Cotton Mills averaging 66.87% LMI. See Figure 7 for location of the above census tracts in proximity to the entire cityscape. This map also appears on Page 5 of the Strategic and Annual Plan of the 2020-2024 City of Monroe Consolidated Plan.

The current zoning ordinance has 19 districts. The proposed zoning ordinance could have as few as six districts. Existing Districts: Residence Districts: R-1, R-1A, R-TH, R-MD, R-2, R-3, R-MHP Business Districts: B-1, B-2, B-3, B-3R, B-4, B-5, CBD-1, CBD-2 Industrial: I-1, I-2, O-L, C-1 Proposed Districts: Residential (R-1, R-1A) Higher Density Residential (R-TH, R-MD, R-2, R-3) Commercial (B-1, B-3, B-4, B-5) Business (B-2, CBD-1, CBD-2) Industrial (I-1, I-2) Institutional (O-L, C-1).

The zoning map below indicates that census tracts 6 and 7 consists of residential, higher density residential properties as well as commercial and industrial. Yet, from all indications, the highest presence of parcels is residential.

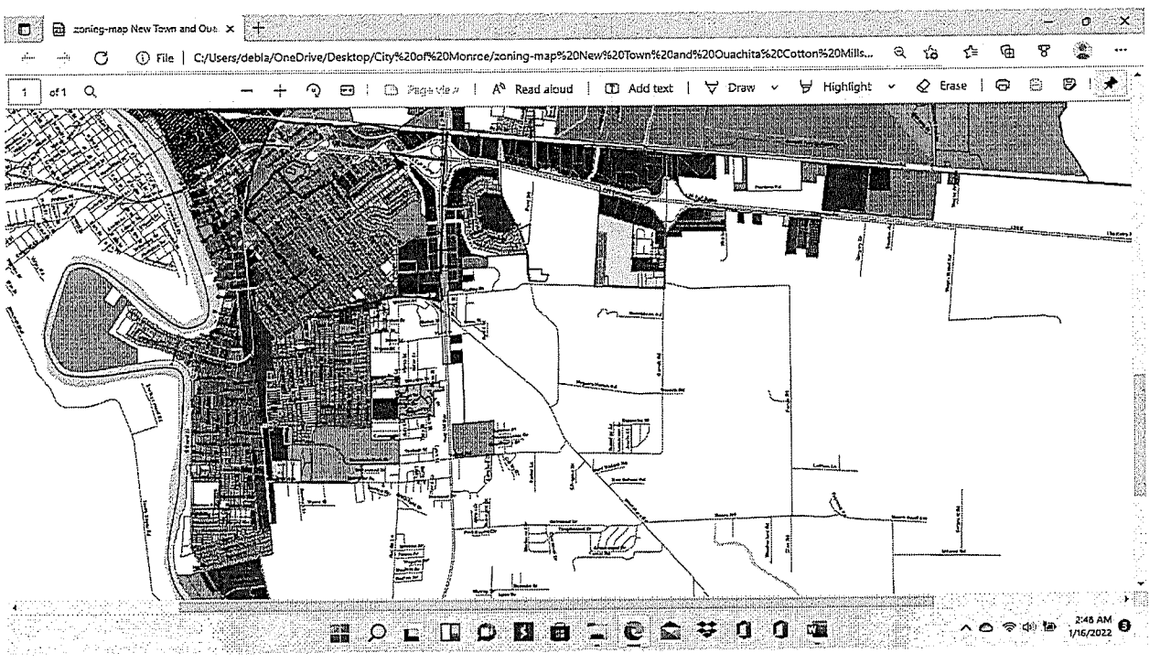

Figure 6. City of Monroe Zoning Map

Within this section, HUD requires that the City include an assessment of the housing market and economic conditions of the NRSA area, an examination of the opportunities for housing and economic improvements, and the problems likely to be encountered in pursuit of such goals.

According to HUD guidance, NRSA Requirements contained in the Community Planning and Development Notice CPD-16-16, a Neighborhood Revitalization Strategy Area (NRSA) designation must identify neighborhood boundaries that are "contiguous" in order to receive HUD approval.

The designated and targeted NRSA neighborhoods, chosen by the Monroe Planning and Urban Development Department are located within Census Tract 9 (New Town) and Census Tract 109 (Ouachita Cotton Mills). These two census tracts are not only contiguous (adjacent) to each other, there are also comprised of majority residents.

The Census Tract map below displays the exact location of these two neighboring census tracts.

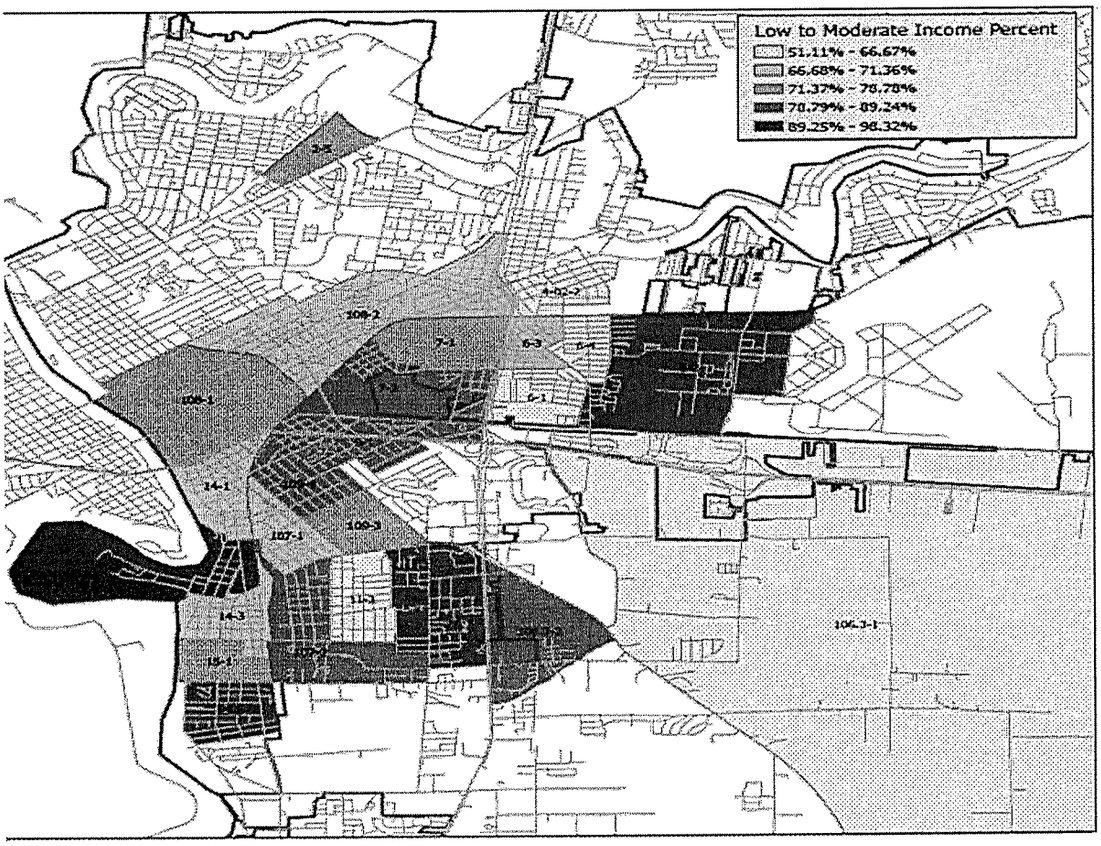

Figure 7. Low to Moderate Income Census Tract Percentages for City of Monroe

Source: City of Monroe, Planning and Urban Development Department

Age Distribution

The City of Monroe has a slightly younger population than Ouachita Parish. The median age within the city is 32.7 as compared to 35.7 in Ouachita Parish. However, the data reveals that both New Town and Ouachita Cotton Mills possess larger populations of persons under 18 than the City of Monroe. The median age in the New Town neighborhood is 26.7—lower than both the city and Ouachita Parish. And, the median age in Ouachita Cotton Mills (Census Track 7) 21.5 – lower than the Census Tract 9, the City of Monroe and Ouachita Parish. Respectively, Census Tract 9 (New Town) has a percentage of 31.4% under 18 and Census Tract 109 (Ouachita Cotton Mills) has a percentage of 42.7%. *(See the table below for total age distribution percentages).*

Age Distribution

Geography	Total Persons	Median Age	*Percent Of Total*			
			Under 18	18 - 24	25-64	65+
Census 9	*1,439*	*26.7*	643	69	603	124
Census 109	*4,493*	*37.7*	1,016	406	2,491	580
City of Monroe	*48,241*	*32.7*	27.1%	12.4%	32.4	20.9
Ouachita Parish	*155,494*	*35.7*	25.1%	9.9%	50.5%	14.4%

Source: American Community Survey 2019: ACS 5-Year Estimates Subject Tables (S0101)

Racial Distribution and Latino Population

According to 2019 U.S. Census figures, the Latino population impacting the City of Monroe was reported as 1,119 persons or 1% while the state population reflected 5.1% (or 239,164 persons) of the entire state population of 4,664,362 persons.

On the other hand, 2020 U.S. Census figures report 988 persons or 2% of Latino ethnicity in the city of 46,702 persons and the Parish reported 5,658 persons for 3.5% of the total Ouachita Parish population of *160,368*. However, the City of Monroe experienced a loss of 131 Latino persons from the reported 2019 Census over 2020 numbers. As for the presence of Latino residents in the two NSRA Census Tracts, 2020 Census figures show a total population of 1,323 persons. Of this amount, there are no persons of Latino ethnicity recording as residing in New Town (Tract 9) nor Ouachita Cotton Mills (Tract 109). The City of Monroe is 62% non-white overall. Within both designated NRSA neighborhoods, African Americans are more than 90% followed by 1% or less of White residents. (See Population Tables 4 and 5 below).

Table 4. Population by Race and Hispanic Origin, 2019

	Monroe, Louisiana	Pct. Of Total	Louisiana	Pct. Of Total
Total	48,241	100%	4,664,362	100%
American Ind, or Alaskan Native Alone	83	0.2%	26,361	0.6%
Asian Alone	408	0.8%	80,806	1.7%
Black Alone	29,984	62.2%	1,502,963	32.2%
Native Hawaiian and Other Pac. Isl. Alone	0	0.0%	1,406	0.0%
White Alone	16,365	33.9%	2,892,275	62.0%
Two or More Race Groups	477	1.0%	94,959	2.0%
Hispanic or Latino				
Total Hispanic or Latino	1,119	2.3%	239,164	5.1%
Mexican	586	1.2%	92,224	2.0%
Cuban	0	0.0%	11.892	0.3%
Puerto Rican	53	0.1%	15,486	0.3%
Other	480	1.0%	119,562	2.6%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimate

Table 5. Race Distribution and Latino Population – Census Tracts and Parish Totals

		Not Hispanic or Latino						
Geography	Total	White	Black or African American	American Indian and Alaska Native	Asian & Native Hawaiian and Other Pacific Islander	*Some other Race*	*Two or more Races*	*Hispanic or Latino*
Census Tract 9	1,323	14	1,272	0	3	6	28	0
Census Tract 109	4,195	79	4,032	7	6	10	61	0
City of Monroe	47,702**	14,398	30,166	84	845	95	1,126	988
Ouachita Parish	160,368	87,426	58,804	413	2,306	408	5,353	5,658

***2020: DEC Redistricting Data Decennial Census (PL 94-171)*

Housing Characteristics

There is a slight difference between the New Town neighborhood (NRSA 2-Census Tract 9) and Ouachita Cotton Mills (NRSA 3-Census Tract 109) and the number of children in households under 18. Census Tract 9 latest figure indicate 210 children under 18 and Census Tract 109 possesses 273 children—a difference of 63 persons. However, as it relates to the actual number of reported families, New Town yields 293 families and 963 for Ouachita Cotton Mills. This is a difference of 670 families or a difference of 69%.

As it relates to Owner-occupied units, there is a vast difference between the number of renter-occupied occupants and single persons in NRSA 3 (Ouachita Cotton Mills) vs. NRSA 4 (New Town). See Housing Tenure table below. This may support the City's interest in offering first-time homebuyer classes and financing incentives such as the Home in Monroe Program to increase the number of single-family homeowners versus renters. By the same token, the number of renter-occupied units are more than double in the New Town neighborhood as compared to Ouachita Cotton Mills. These may also signal the need to offer homebuyer programs to married couples that occupy 72% of the renter-occupied housing stock in New Town (Census Tract 9). Both single and married families may both benefit from the U.S. Treasury Department's ERAP (Emergency Rental Assistance Program) to provide rental assistance amid the continued impact of COVID-19, the Delta and Omicron variants.

Household Types and Families

Tract	TTl HH	Avg Household Size	#Families	Married Family Households	Average Family Size	Non-Family	Children Under 18	HHw/ 1 or more people under 18	HH w/1 or more 60 yrs.+	Percent HH Living alone	Percent 65 years or older
Census Tract 9 ***New Town***	479	2.99	293	44	3.57	186	210	50.7%	33.00	37.8	10.4%
Census Tract 109 ***Ouachita Cotton Mills***	1,380	3.26	963	336	3.32	417	273	27.0	52.4%	29.6%	13.0%

Source: 2019: ACS 5-Year Estimate Subject Tables (S1101) 2020 US Census

Housing Tenure

Census Tract	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Married (Owner Occupied)	Married (Renter Occupied)	Living Alone
Census Tract 9	12.7%	87.3%	27.3%	72.7%	37.8%
Census Tract 109	58.0%	42.0%	53.0%	47.0%	(x)

Source: 2019: ACS 5-Year Estimate Subject Tables (S1101) 2020 US Census

Occupancy Rates

Occupancy Status: Selected Housing Characteristics

Label	Census Tract 9	Census Tract 109	Monroe city, Louisiana
Total	606	1,719	21,236
Occupied	515	1,549	18,855
Vacant	91	170	2,381

Source: U.S. Census Bureau, 2020 Census DEC Redistricting Data (Public Law 94-171) H1

Vacancy Status

Vacant property usually signals an indication of some type of hidden problem and are usually the cause for declining property values and property—same as occupied properties that are not maintained.

Of the 67 homes, reported by the City of Monroe and slated for foreclosure, 18 cases were slated in the Ouachita Cotton Mills neighborhood (NRSA 4-Plan #2) during 2020 at the onset of the COVID-19 pandemic. Of these cases, one case was returned to the homeowner, one was engaged in Bankruptcy, 9 were "On Hold" and 7 were pending foreclosure proceedings. The houses on the impacted streets included: South 1st, S. 2nd (two), S. 3rd (two homes), South 4th (two homes), South 5th (4homes), S. 6th, South 7th, S. 9th (two), S. 10th, Crescent Drive and Medra Drive.

Age of Housing Stock

Housing stock has increased over the years as evidenced by movement in each designated neighborhood from 1950 to 1959. During this period, the median value of houses built during the period 1950-1959 was $47,700 in New Town (Census Tract 9) and $65,600 in Ouachita Cotton Mills (Census Tract 109)[3]. Within the City's 2020-2024 Consolidated Plan, and, according to U.S. HUD's operational definitions, aging housing stock refers to unit types built prior to the year 1950. Based on research for the NRSA Plan, single-family homes in each of the designated neighborhoods, pre-dates pre-dates 1939. According to the U.S. Census (table below), 39 homes were developed in the New Town Neighborhood during 1939 or earlier and 6 homes were built in Census Tract 109 (Ouachita Cotton Mills) during that same period. However, the Census did not report any values until the 1950's.

Of contrast, no other values were noted in the 2020 Census for New Town other than the noted $47,700. Yet, in Census Tract 109 (Ouachita Cotton Mills), housing values depreciated from $52,900 (1960-1969), $56,300 (1970-1979); and, $51,300 (1980-1989). However, the value of the homes during 1990 to 1999 doubled in Ouachita Cotton Mills with a reported estimated value of $119,700.00. The table below may signal a new area development as 188 structures were reported as built in Tract 109 as compared to 19 during the period 1990-1999.

Year Structure Built

Year	Census Tract 9	Census Tract 109	City of Monroe
2014 or later	0	0	236
2010 to 2013	6	0	499
2000 to 2009	0	63	1269
1990 to 1999	19	188	1991
1980 to 1989	26	163	2732
1970 to 1979	114	581	4535
1960 to 1969	205	561	4345
1950 to 1949	127	173	2567
1940 to 1949	48	8	
1939 or earlier	39	6	1135
Total	**584**	**1,743**	**20,677**

Source: 2019 ACS 5-Year Estimates Detailed Table (B25034)

Housing Stock Assessment

HUD grantees (City of Monroe) are encouraged to develop housing available to households with a broad range of incomes. This includes housing that is available to households with moderate to middle income as is needed to improve the housing market dynamic in the neighborhood. Grantees should provide a description of the housing component of the plan and include a description of the housing that the grantee plans to demolish, develop, rehabilitate, construct or

[3] Median Value by Year Structure Built (B25107), 2019 ACS 5-Year Estimates Detailed Tables

acquire, including the number of each type of unit, such as public housing, Low Income Housing Tax Credits (LIHTC), market rate, and/or homeownership.

Housing Stock Assessment

The age of the housing stock in NRSA Plan #2 is comparable to older housing in these two neighborhoods as those in NRSA Plan #1 regarding housing built before 1970 in addition to housing built between 1970 and 1979. For example, in Census Tract 6, 415 houses were built (Booker T. Washington) and 197 in Census Tract 7(Renwick). While the homes during 1970 - 1979 saw new developments in Census Tract 109 as 581were developed as compared to 114 in Census Tract 9 (New Town). The older the homes the greater chance of the wooden exterior elements rot and facia not repaired quickly become deteriorated. Older homes are likely to have outdated electrical wiring, deteriorated plumbing, substandard roofing and lead base paint.

The quality of the housing stock in a neighborhood can have a great impact on the residents who live there. The physical deterioration of exterior elements can not only discourage new owner-occupancy investment in the neighborhood, it can lower nearby property values and reduce owners' equity. Exterior physical deterioration can also lead to damage and unhealthy conditions on the interior of the home. Leaking roofs and rotting fascia or siding can lead to interior leaking that can cause mildew, mold, unstable ceilings and floors, and electrical issues. Holes in roofs, siding, or foundations can invite rodents and other pests into the property which can cause more damage and possible cause health issues related to allergies and asthma. Lack of maintenance for vegetation can also cause deterioration. For example, "scrub" trees allowed to grow at the base of a structure will cause damage and leaking to the foundation.

In addition to deterioration issues related to the age of the housing stock, there is also an increased likelihood of lead-based paint hazards. Louisiana Public Health reports that lead is toxic to humans and animals and most exposure to lead results from children living or visiting homes and daycare facilities that were built before 1978. Other sources of lead exposure can be found in drinking water due to lead in service lines and fixtures.

Families of low income are at greater risk for lead poisoning because they have limited options for selecting housing. As indicated in the demographic profile, the two NRSA neighborhoods have a high number of low-moderate income residents, who may not have the financial resources to fully maintain their properties, or deal with an emergency maintenance issue. In addition, the two NRSA neighborhoods have a high percentage of rental properties, and tenants may not have the means or authority to repair a property they do not own. Tenants of low-moderate income may not have the financial resources to move from an unhealthy living environment.

While the City of Monroe has been considering the pursuit of HUD lead-based funding, due to the high occurrences of single and multi-family homes built prior to 1978, other programs may suffice to address this issue prior to funding pursuit and observance of the implementation of this program to benefit landlords and homeowners in other entitlement cities. The following programs will be examined to address the aforementioned aging housing challenges within the designated NRSA areas:

The Green **Housing Program**: This program will address doors and windows, replacing existing appliances with energy-efficient appliances, home insulation, incandescent bulbs with energy-efficient CFLs & LED lighting; duct sealing. This program will allow eligible Individuals up to $25,000 for program assistance.

Age In Place Housing Program: To allow disabled Individuals and seniors to age at home by rehabilitating the home to meet the American Disabilities Act requirements (ADA). For example, challenges with bathing, using the bathroom, expanding doors to account for wheelchair assistance, etc. Up to $15,000 -$28,500,

Reconstruction Housing Program: When one of the above programs will not bring a homeowner's home up to city code standards, the Reconstruction Housing program will allow for the house to be demolished or gutted to be rebuilt.

Rental Rehabilitation Program: This program will allow landlords to apply for a forgivable loan up to $25,000 for tenants who qualify as low to moderate Income to repair rental properties. Eligible repairs Include roof, Insulation, doors, windows, electrical & plumbing upgrades, heating and air systems, interior and exterior painting, flooring, and ADA accessibility.

During the 2020-2024 Consolidated Planning process, PUD representatives met with the Parish Housing Authority (PHA) and also discussed their plans for demolition and construction of new units. From all indications and information obtained, there are no plans to demolish multi-family units over the next 5 years by the PHA. However, the City of Monroe is proposing to allow for some repurposing of vacant lots and demolitions will be targeted within the NRSA Plan #2 area to address slums and blight. The city will collaborate within internal units to target vacant and abandoned units for demolition to address HUD's slum and blight national objectives.

Owner-Occupied Housing Values

Following is a brief synopsis of the information contained in the Appendix Section regarding the Community Profile for Census Tracts 9 and 109.

Within Census Tract 9, the 2021 Median Household Income was reported at $14,836. While the median Home Value during was $50,500. With 50% [4]of residents within this Census tract earning a salary greater than $15,000.00 but not greater than $49,999.00[5], creative strategies like providing 15-year forgivable loans or a soft second forgivable mortgage may need to be considered as a means of creative and reachable financing. However, approximately 50% % of the residents reside in houses valued less than $50,000 while 42% reside in houses valued between $50,000 and $99,999.00. Yet, the media rent was reported as $461.

Within Census Tract 109 (Ouachita Cotton Mills), the 2021 Median Earnings Income 2021 Median earnings Income (for the past 12 months) was $24, 559 and over with earnings. While the Median Home Valued during the 2019 ACS Survey data was $ 54,800. This is a little more than 10% of the 2021 Median Home Value in Census Tract 9. Here again, based on this data, this may explain why there is such a high percentage of renter-occupied units and low-to-

[4] 2019 ACS 5-Year Estimates Data Profiles – Selected Housing Characteristics (DP04)

[5] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography

moderate income persons within both Census Tracts. See comprehensive Community Profiles in Appendices section.

Economic Indicators

When looking at the median income, the number of persons unemployed, the number of employed persons, the median age and other factors within the designated neighborhoods of New Town and Ouachita Cotton Mills, it is evident these indicators adversely impact housing choices and economic opportunity. Yet, the PUD's plans to address these needs by offering job skills training, housing rehabilitation programs and small business assistance is paramount to making an impact in these NRSAs.

Income

Median incomes for each designated area along with Per Capita income were previously stated and/are included in the Appendices section but are summarized again in this Section.

Within Census Tract 9, the 2021 Median Household Income was reported at $14,836. While the Median Disposable income was $14,910 and the average disposable income was $21,803. The 2021 median Home Value for Specified Owner-Occupied Housing was $40,500 and $50,500 for the median value. While the 2021 Per Capita income was $8,897 and the median age for Census Tract 9 (New Town) was 26.7. With 80% (1,024 persons) within this Census tract earning a salary greater than $15,000.00 but not greater than $49,999.00[6], creative strategies like providing 15-year forgivable loans or a soft second forgivable mortgage may need to be considered as a means of creative and reachable financing. It is estimated that 57.0% of families are below the poverty level in this Census Tract; 78.6% with related children of household under 18 experiencing poverty.Approximately 50% of the residents reside in houses valued less than $50,000 while 18.9% reside in houses valued between $50,000 and $99,999.00. See comprehensive Community Profiles in Appendices section.

Within Census Tract 109 (Ouachita Cotton Mills), the 2021 Median earnings Income (for the past 12 months) was $24, 559 and over with earnings; $10,625 less than high school graduate, $25, 288 for high school graduates (including those with an equivalency certificate) and $26, 104 for those with some college or an associate's degree. The Median Home Valued during 2021 was $54,800. This is a little more than 10%of the 2021 Median Home Value in Census Tract 9. However, the 2021 Per Capita Income was $ 13,737 as compared to $8,897 in Census Tract 109. And, the 2021 median age was as 37.7compared to 26.7 in the New Town neighborhood. It is estimated that 36.2% of families are below poverty level in Tract 109; 57.9% with related children under 18 years of age.

In contrast, within Census Tract 9, (New Town), the 2021 Median earnings Income (for the past 12 months) was $16,250 and over with earnings; $10,333 less than high school graduate, $13,250 for high school graduates (including those with an equivalency certificate) and $35, 417

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[6] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography

for those with some college or an associate's degree, $17,375 for a Bachelor's degree and $73,250 for those with a graduate degree. There were no salaries entered in the 2019 ACS 5-Year Estimates for Census Tract 109 for those with a Bachelor's degree or a graduate degree. But, of important note, is the comparison for those with a Bachelor's degree in Tract 9 was much lower than those with an Associate's degree. And, those reaching graduate degree attainment averaged 4 times that of those with a Bachelor's degree within the New Town neighborhood (Census Tract 9).

Educational Attainment (Table S1501)

Prior to COVID-19, higher wage earner pay and jobs required an advanced degree or specialized skills, e.g., welding, electricians, etc. Now that the city, neighborhoods and nation are experiencing the "new normal", workforce and labor shortages have created the need for less skilled or educated workers. In some cases, reports indicate that restaurants like McDonald's and Hardy's have beginning pay starting at $10.00 per hour and higher. However, there is such uncertainty as to how long this uptick in salaries and job needs will last. Therefore, the need for new programs or services to support job skills is necessary. And, as some employers now perform credit checks, financial literacy programs should be a consideration to offer in job training programs as well as first-time homeownership programs.

When looking at the educational attainment between persons ages 25-34 in Census Tract 9 "*Population 25 to 34* – 92 persons high school graduate or higher; and, 20 Bachelor's degree or higher" while in Census Tract 109 "*Population 25 to 34* – 407 persons high school graduate or higher; and, 24 Bachelor's degree or higher".

In contrast, within Census Tract 109, (Ouachita Cotton Mills), the 2021 Median earnings Income (for the past 12 months) was $24,559 for the population 25 years and over with earnings; $10,625 less than high school graduate, $25,288 for high school graduates (including those with an equivalency) and $26,104 for those with some college or an associate's degree. There were no salaries entered in the 2019 ACS 5-Year Estimates for Census Tract 109 for those with a Bachelor's degree or a graduate degree. But, of important note, is the comparison for those with a Bachelor's degree in Tract 9 was much lower than those with an Associate's degree. And, those reaching graduate degree attainment, the median earnings (past 12 months) averaged 4 times that of those with a Bachelor's degree within the New Town neighborhood.

As we can see, based on educational attainment in the impacted NRSAs, there is a need for job and skills training as the majority of the population possesses only a high school diploma or HI set equivalency certificate based on the latest U.S. Census reports; and, as evidenced by the median age range in both neighborhoods.

Census Tract 9 (New Town)- According to the U.S. Census *(Population 18 to 24 years)*, there were 4 persons with less than a high school diploma, there were 33 high school graduates (includes equivalency), 32 persons with some or an associate's degree and 0 persons with a Bachelor's degree or higher;

Population 25 years and over – 39 persons completed less than 9th grade, 211 persons attended 9th to 12th grade, no diploma, 243 persons high school graduate or higher (includes equivalency), 150 some college, no degree, 11 obtained an Associate's degree, 60 obtained a Bachelor's degree and 13 obtained a Graduate or professional degree. In summary, 477 persons were high school gradates or higher and 73 possessed a Bachelor's degree or higher.

Population 25 to 34 – 92 persons high school graduate or higher; and, 20 Bachelor's degree or higher.

Population 35 to 44 – 137 high school graduates or higher; and; 1 Bachelor's degree or higher,

Population 45 to 64 – 160 high school graduates and 18 Bachelor's degrees.

Population 65 and over- 88 high school graduates and 34 Bachelor's degrees or higher.

Within Census Tract 9, when one examines residents between 25 to 34 and residents 65 and over in both educational attainment categories, the numbers are similar. There may be opportunities for mentoring (Grandparents Raising Grandchildren), both age groups serving as AmeriCorps members or in other ways to support PUD community engagement and educational strategies.

Census Tract 109 (Ouachita Cotton Mills)- According to the U.S. Census *(Population 18 to 24 years)*, there were 52 persons with less than a high school diploma, 108 there were high school graduates (includes equivalency), 235 persons with some or an Associate's degree and 11 persons with a Bachelor's degree or higher;

Population 25 years and over – 220 persons completed less than 9th grade, 492 persons attended 9th to 12th grade, no diploma, 1,490 persons high school graduate or higher (includes equivalency), 704 some college, no degree, 62 obtained an Associate's degree, 78 obtained a Bachelor's degree and 103 obtained a Graduate or professional degree.

Population 25 to 34 – 407 persons high school graduate or higher; and, 24 Bachelor's degree or higher.

Population 35 to 44 – 668 high school graduate or higher; and; 0 Bachelor's degree or higher.

Population 45 to 64 – 836 high school graduate or higher; and; 44 Bachelor's degree or higher.

Population 65 years and over – 448 high school graduate or higher; and; 35 Bachelor's degree or higher

Unemployment (DP03)

The unemployment rate in Census Tract 9, based on the persons reported as unemployed, is almost double the rate of unemployed persons in Census Tract 109. Yet, there are almost 60% more persons in the civilian workforce.

According to 2019 ACS 5-Year Estimates (Selected Economic Characteristics DP03), (Census Track 9) there were 844 persons—16 years and over employed in the civilian workforce with mean earnings of $25,147. The average Social Security earnings were $7,591 (the lowest of NRSA Plan 1 and Plan 2 designated areas), 54 persons were reported as unemployed.

Within Census Track 109 there were —1,888 persons 16 years and over employed in the civilian workforce with mean household earnings of $36,322; $27,126 as the median household income. The mean Social Security earnings were $12,644. Approximately 192 persons were reported as unemployed.

Economic Overview

Housing and Economic Opportunities/Empowerment Strategy

In order to revitalize and achieve the stated objectives, established with citizen input, the City of Monroe, along with residents within the designated areas of New Town and Ouachita Cotton Mills neighborhoods will facilitate and promote the economic progress of each of the two NRSAs.

The economic progress and performance outcomes will be achieved through definitive measurable outcomes evidenced by an increase in affordable housing and economic opportunities designed to specifically benefit low- to -moderate-income (LMI) individuals and households within the targeted NRSAs.

Beginning October 1, 2022, the Monroe Planning and Urban Development Department proposes to implement the following programs to spur economic development, address blight and offer affordable housing and first-time homebuyer benefits:

The following programs have been established by the Planning and Urban Development Department –supported by HUD CDBG and HOME funds- to address housing, economic and community development needs in the City of Monroe community including the designated NRSA Plan area as eligible:

The Neighborhood Impact Program (NIP): NIP will assist homeowners at 80% or below the Area Median Income (AMI) with modifications, rehabilitation, or reconstruction.
***The Green* Housing Program:** This program will address doors and windows, replacing existing appliances with energy-efficient appliances; for example, installing a "cool roof" allows to absorb less heat than a standard roof. It decreases roof temp, which can extend the life of a roof and lower peak electricity demands, enabling energy bills to be lower. Other "green/energy-efficient examples are:

- Home Insulation - Reduce heating & cooling costs
- Energy Efficient Lighting - Replacing Incandescent bulbs with energy-efficient CFLs & LED lighting can reduce energy costs by 50-75%.
- Duct Sealing - When some rooms are too hot or too cold, usually are signs that ducts may be leaking. (The average home duct system leaks 30% or more) Properly sealing ducts can also help reduce high energy bills and adequately redirect the air to flow throughout the home.

This program would allow an Individual up to $25,000 for program assistance.

Age In Place Housing Program: To allow disabled Individuals and seniors to age at home by rehabilitating the home to meet the American Disabilities Act requirements (ADA). For example, challenges with bathing, using the bathroom, expanding doors to account for wheelchair assistance, etc. Up to $15,000 -$28,500.

Reconstruction Housing Program: When one of the above programs will not bring a homeowner's home up to city code standards, the Reconstruction Housing program will allow for the house to be demolished or gutted to be rebuilt.

Rental Rehabilitation Program: This program will allow landlords to apply for a forgivable loan up to $25,000 for tenants who qualify as low to moderate Income to repair rental properties. Eligible repairs Include roof, Insulation, doors, windows, electrical & plumbing upgrades, heating and air systems, interior and exterior painting, flooring, and ADA accessibility.

HOME In Monroe Program: The Homeownership Program allows first-time homebuyers to receive down payment assistance, closing costs, or qualify to buy down a property.

Neighborhood Plans: Creating Neighborhood Plans (Neighborhood Strategy Revitalization Area Plans - NRSA) will allow flexibility with HUD Funding to promote economic development, public service activities, and address housing issues.

Flood Hazard Mitigation Housing Program: FEMA would have had to award a homeowner an insurance benefit for flood mitigation to qualify.

Additionally, resident empowerment strategies will include developing affordable housing opportunities to impact and attract LMI households while revitalizing and stabilizing the housing market and the impacted neighborhoods.

The City of Monroe has developed multi-family housing strategies that target both multifamily and single-family and renter-occupied occupants resulting in homeownership as well as developers using special incentives offered to first-time homebuyers and incentives to developers. The aforementioned *Home in Monroe Program* is a specific incentive to benefit both. *Home in Monroe*, is a homeownership program that offers free housing counseling, financial coaching, and down payment assistance/closing costs/moving-in related expenses assistance.

Housing rehab programs include NIP, The Green Housing Program, The Age in Place Housing Program, the Reconstruction Housing Program and the Rental Rehabilitation Program.

Resident Leadership Institute – The City will work with a professional services contractor or align with a Neighborhood Redevelopment agency to identify, recruit and train neighborhood residents and business owners who will present a project proposal to the city for funding support to help provide job training, community/business development, homeownership opportunities.

This effort will involve community collaborations with support from the City of Monroe. Upon completion of the program, each project team will receive $2,500 to $5,000 as preliminary project support to promote activities within the NRSA neighborhoods. Proposed economic development include offering job training and youth development activities at area community centers, conducting a community Job /Biz Expo, investigating the possibility of forming a business incubator to homegrown or other small businesses, promotion of improved public transport and investment in HUD-supported LMA and LMI national objectives within targeted areas or other HUD-eligible projects that support 24 CFR 570.204(b)(2)(ii)] to create economic opportunities. Will also engage the Children's Coalition or another community-based entity to assist will developing a local farmer's market group. The City of Monroe also has an interest in investing groups/orgs in the NRSA to take on beautification projects.

Stabilize Neighborhoods – Targeted NRSA neighborhoods are faced with challenges that involve blight, crime, public safety issues and high vacancy rates to name of few of the challenges. Vacant, abandoned and blighted property impact property values and signal neighborhood deuteriations if left unaddressed. Low property values adversely impact mortgages in that appraisal values suffer. Thus, financing new loans or refinancing existing loans may be adversely impacted. This trend most surely affects owner sales prices or home appreciation. The City of Monroe has designed programs to repurpose vacant land or properties, improve property by supporting a community-based organization that will credit repair services, revitalization services to property owners as well as first-time homebuyer classes within the targeted areas with incentives to buyers who purchase homes in NRSA 1 and NRSA 2. Additional small business support will also be offered through classes, and small grants for business start-ups through a partnership with District (SEDD), a state and locally funded entity.

This action will impact persons who are unable to find financing to improve their homes in addition to householders with incomes above 80% AMI that have difficulty in securing financing due to excessive loan-to-value ratios Addressing blight and elimination strategies are essential to neighborhood stabilization and attraction of new residents. Various city departments will specifically when it comes to targeting demolitions, designing adjudication property offerings, in designing lot repurposing strategies and in offering CDBR-eligible repair programs to LMI persons.

The current CDBG-funded Home Repair programs, administered the Planning and Urban Development Department will be enhanced to address additional emergency home repairs to assist qualified families with minor or major home repairs and to promote rehabilitation of vacant abandoned and adjudicated properties. PUD will invest CDBG Entitlement funds as identified in the Consolidated Plan for emergency roof repair and replacements, handicap ramps, etc. PUD will provide grants to eligible persons. And, because each of the designated NRSAs are above 51% LMI, eligible persons falling in other incomes, within the targeted areas, will be considered for grant assistance.

However, eligible residents 62 years or 55 years of age and on some type of public assistance must be approved by the City.

Grants, loans, loan guarantees and other forms of financial support for the establishment, stabilization, and expansion of small businesses will be considered for area NRSA businesses.

Technical assistance, advice, and business services to small businesses. Commercial Corridor Development the City plans to invest CDBG funds over the next five years in the revitalization of neighborhood commercial corridors through HUDs Public Services national objective. This effort is designed to improve commercial corridors through façade improvements, streetscapes and other activities that support business development. Funds will also address vacant and abandoned buildings through acquisition. HOME funds will also be injected into the NRSA.

Boundaries

The City of Monroe's Planning and Urban Development Department (PUD) has identified two neighborhoods, based on HUD criteria, to target in the development of revitalization and stabilization strategies to support with Community Development Block Grant (CDBG dollars). We are referring to these strategies as NRSA Plan 2 (covering NRSA area 3-New Town and NRSA area 4-Ouachita Cotton Mills) neighborhoods. These neighborhoods lie within Census Tracts 9 (New Town) and Census Tract 109 (Ouachita Cotton Mills) within the City of Monroe, Louisiana.

The U.S. HUD estimate of low-to-moderate income individuals in the proposed designated target area, based on 2011-2015 American Community Survey (ACS) data[7], indicates that Census Tract 9/Block group 1 (New Town) has 89.24% LMI while Census Track 109 (Ouachita Cotton Mills), Block group 2 has $44.34% LMI; Black group 3 has 77.47 LMI; and Block group 4 has 78.80% LMI.

The New Town neighborhood (Census Tract/Block group 9-1) is bordered by Bayou Street on the North and West, Ouachita Avenue and South 2nd on the South and Martin Luther King Jr. Drive and Plum Streets on the East. The area appears in light green on the PUD map that appears in the Appendices.

The Ouachita Cotton Mills neighborhood (Census Tract/Block groups 109.2, 109,3 and 109.4) is bordered by the Martin Luther King Jr. Drive on the East, Michael Avenue and S. 1st Street on the South; Peach Street on the West and North by S. 15th, Plum and Walton Lane. The area appears in tan on the PUD map located in the Appendix section.

According to data retrieved from the U.S, Census, the total daytime population for the Ouachita Cotton Mills neighborhood is 2,208. This number includes 863 workers and 1,345 residents. Therefore, it is safe to assume that 863 persons travel to and from this neighborhood to work and possibly support area businesses while there but do not reside in these areas.

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[7] 2011-2015 Low-and-Moderate Income Area Data, Forecast's

The NRSA HUD-provided Demographic Criteria states, "The designated area must be documented as primarily residential and contain the required minimum percentage of low-moderate income residents". All identified census tracts are primarily residential and have percentages of low-moderate income households higher than the highest quartile percentage (See Chart in Figure 1).

The residential and demographic details of the Census Tracts in the designated areas are described in more specifics in the "Demographic Criteria" section of the Plan.

The areas, outlined on the map below (Figure 7), identify the designated areas impacting Census Tracts 9 (New Town) and Census Tract 109 (Ouachita Cotton Mills) neighborhoods. New Town is to the left (and/or appears above) Ouachita Cotton Mills.

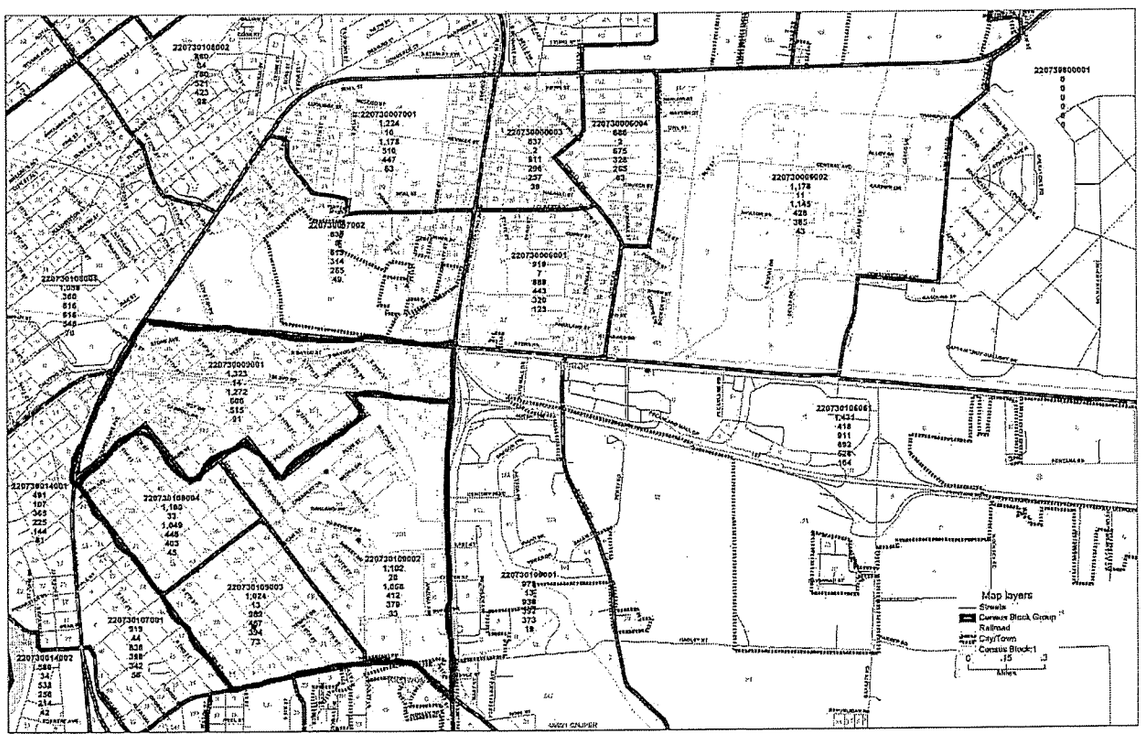


Figure 7. NRSA Plan #2 (NRSA 3-New Town) and NRSA 4 (Ouachita Cotton Mills)

LMI by Census Track-Monroe, LA			
Neighborhood's Name	Census Track	Total LMI Residents	LMI Percentages
New Town	9-1	1285	89.24%
Ouachita Cotton Mills	109-2	685	44.34
Ouachita Cotton Mills	109-3	1135	77.47
Ouachita Cotton Mills	109-4	855	78.80

Source: Low-and Moderate-Income Summary Data, based on 2011-2015 ACS Survey

Figure 8. LMI (Low-to-Moderate Income) by Census Track in Designated Areas

"The authorizing statute of the CDBG program requires that each activity funded except, for program administration and planning activities, must meet one of three national objectives. The three national objectives are: – Benefit to low- and moderate- income (LMI) persons; – Aid in the prevention or elimination of slums or blight; and – Meet a need having a particular urgency (referred to as urgent need)."[8]

While HUD requires targeted NRSA areas to possess majority residents, it is also important to note that each of the above Census Tracts and blocks, also meet several HUD national objective categories. Objectives falling under the HUD Low/Moderate national objective include 1) LMA) Low to Moderate Benefit Area; 2) Low to Moderate Clientele; 3) Housing; and 4) Jobs. For the purposes of this chapter, we will explain LMA. Other details will be discussed in the *Leverage Section* of this Plan.

LMA (Low-to-Moderate Area) refers to the HUD requirement that at least 51% of the area has to be low-to-moderate income residents and the remaining 49% may be of any income in order to benefit from CDBG funding. This objective provides for some funding flexibility.

Figure 9. New Town and Ouachita Cotton Mills Neighborhoods, Monroe, LA

Source: U.S. Census (Courtesy of North Delta Regional Planning District)

The Monroe PUD plans to offer homeownership opportunities via the *At Home in Monroe Program*, implementation of the *Building Blocks Initiative* while empowering residents to recommend CDBG-eligible projects to support neighborhood revitalization in the designated areas upon completion of a Resident Engagement Leadership Institute.

[8] www.hud.gov/sites/documents/DOC_16472.PDF, Chapter 3: HUD Handbook National Objectives

Community Consultation

The city used a number of efforts to obtain community input in order to identify needs of neighborhood residents and community to develop the NRSA Plan. These efforts included individual interviews, stakeholder meetings, community listening sessions, an online survey, and neighborhood forums. The city also consulted with a variety of public services organizations, business leaders, and other City Departments as part of the 2020 Consolidated Plan development activities. These efforts also produced feedback from various community residents as to what amenities neighborhoods could benefit from pre-COVID.

Community/Residents Interviews

Individual interviews were conducted with twenty-one (21) community members and participants were assured that their conversations would be kept in confidence without attribution. The community members and residents represented a variety of constituencies including local businesses, church/faith representatives, public sector departments, the School District, neighborhood groups, and residents of the New Town and Ouachita Cotton Mills Neighborhoods. The interviews were conducted in August to October, 2021. The overall sentiment is that the needs of these neighborhoods, residents and community are not being addressed through any form of a comprehensive approach. The evidence reveals that to address the needs of the residents, due to a high number of families living in poverty, a holistic, comprehensive plan to accommodate health, economic, financial and social development challenges must be developed and must include building the capacity of the residents to combat the effects of high poverty.

Reluctance on many citizens in these two communities to respond the surveys or participate in interviews was caused by past involvement resulting in no positive changes in their communities. However, when asked what has changed, the response was worded best by one New Town neighborhood resident when she emailed "I know that Ellen and her department are really working hard to make a difference that we really need."

Many residents feel that Monroe is diverse enough with a cost of living that could be attractive to many. Some aesthetic improvements were made in certain areas but no significant activities were made in the African American communities and especially in the targeted neighborhoods of New Town and Ouachita Cotton Mills. Residents articulated that funds allocated to resolve some physical neighborhood problems are diverted to other areas of the city or to more worthwhile projects in the previous city administration's view.

Some residents are encouraging their family to get educated and leave Monroe because the city administration officials are no longer aware or interested in certain African American neighborhoods in Monroe. When neighborhoods are not seen, they have no voice and therefore or not heard. Their needs are not met. Many residents are concerned that the educational, mental, social, health and physical needs are not being met. Students need to be met at their

level of need. Greater partnerships with non-profits in these neighborhoods may positively impact truancy, drop-out rates and youth criminal behavior. A mentor partnership program with established business and start-ups is an idea they would like to see acted upon. The inequities in accessing resources must be addressed in the City of Monroe is to reach its greatest potential.

The following commonly expressed concerns were identified during these interviews and surveys:

- Unsafe and unfit living conditions
- Unaffordable housing
- Access to housing
- Handicap access and other health related to houses
- Houses in need of repairs due to storm damage and regular maintenance
- Access to food
- Access to childcare
- Transportation
- Financial & Credit education
- Internet access
- Devaluation of property
- More activities for youth
- Community traffic
- Litter concerns
- Dilapidated buildings & homes
- Overgrown lawns
- Drainage
- Unused community centers
- Lack of grocery stores
- Care for children with special needs

The VISTA Members and Planning & Urban Development staff hosted several stakeholder meetings in September and October. Attendees included residents, community center directors, youth sport coaches, school personnel and students.

The detail regarding the respondents reflects what the overall data has revealed which is the majority are renters with income levels at or below the federally mandated poverty amounts. The majority are African American with an equal distribution by gender. The details are given in the following chart:

Neighborhoods the 189 respondents live in	Booker T Washington	18
	Cotton Mills	46
	New Town	27
	Ouachita Cotton Mills	5

	Other	92
	Passman Housing Authority	38 of the 92
	Chauvin Point Retirement	36 of the 92
Gender	Male	94
	Female	93
	No response	2
Age	18 to 29	48
	30 to 40	52
	41 to 59	8
	60+	81
Ethnicity	Caucasian	47
	African American	82
	Hispanic/Latino	26
	Native American	8
	Native Hawaiian/Pacific Islander	2
	Asian	9
	Unknown	4
	Prefer not to say	8
Annual Household Income	Less than $20,000	63
	$20,001 to $30,000	45
	$30,001 to $40,000	38
	$40,001 to $50,000	19
	$50,000 +	3
	Prefer not to say	21
Housing Status	Own	42
	Renting	116
	At risk of being homeless	21
	Homeless	1
	No response	15
Access to the internet	Yes	152
	No	32
	Don't know how to use	1
	No response	4

Strategy Criteria

Planning and Urban Development staff reviewed all of the concerns and needs expressed by residents, businesses and service providers. Additionally, updated neighborhood profile data was analyzed including housing markets and economic conditions city wide and by census track in comparison to the two targeted neighborhoods. Lastly, financial resources and local service organizations' programs and capacity were assessed and all of these actions revealed that the challenges and issues of these two neighborhoods fall into three broad categories. First Neighborhood Improvements (the City) marks the property nuisances and vacancy and abandoned properties, high percentages of rental units/concentrations of rental units, low property values and deterioration properties. There is some concern regarding residents having the financial resources to maintain their homes. The recent consultation with residents renewed interest in some residents to lead the charge of improving their communities. These resident leaders will need to be prepared to lead and engage their public officials throughout their leadership efforts with some training in "soft" skills and procedural information so that their efforts would be successful. Another major need surfaced when analyzing the data. There is a need to support development of overall life skills development which was not as obvious through the interviews. When tracing causal relationships with unemployment, health issues and neighborhood physical conditions, certain details emerged, that if addressed may provide successful results. Lastly safety in these neighborhoods is a residential concern. Connectivity to police is desired and encouraged through positive activities that would get them to know who their law enforcement officers are. All of these factors support this Goal.

Second, Residential Developments as a goal integrates or incorporates all three of the goals. As stated earlier, many residents in these two neighborhoods lack the financial capacity to make improvements to their homes. Stated earlier that city administrations did not "see these neighborhoods any longer" leads some to believe that these residents did not want to improve their properties. This is a fallacy and solutions can now be discussed with more positive outcomes than previously experienced. Ownership was from 12% to 21% in these neighborhoods. These low percentages mean very high rental rates along with large number of abandoned and deteriorated houses. The hope of the residents is that the city administration should improve the housing dynamic by directing financial resources to demolition, rehabilitation and property remedies. These factors support this as a Goal.

Third, economic development emerged as a goal due to the large LMI households in these two neighborhoods. This factor definitely supports providing expanded options for first time home owners and innovative (for Monroe) financial options to rehabilitate vacant and dilapidated properties. Additionally, training in specific job skills, business incubators, employment and entrepreneurship mentoring emerged as potential activities that would result in positive outcomes for these two neighborhoods.

These two NRSA neighborhoods contain the lowest property values and have some of the most concentrated vacant and abandoned properties. It had been evidenced that these neighborhoods have high code violations for property maintenance and some of the highest concentration of rental properties. There is also a high percentage of longtime residents in these neighborhoods which will lead to identifying activities promoting economic stability. As the staff researched the neighborhoods, very few community resources exist within the geographical confines of the neighborhoods nor are there many external resources that serve these communities. Lastly, developing homeowners from these longtime neighborhood residents is an ultimate targeted mission of the Neighborhood Revitalization Strategy Area Plan as well as the 2020-2024 City of Monroe Consolidated Plan.

Following is the list of Goals and Objectives for NRSA Plan #2.

GOAL 1: Neighborhood Improvements

Objective 1.1: Promote the improvement of sidewalks and neighborhood lighting as a community safety response

Objective 1.2: Repurpose vacant lots

Objective 1.3: Expand use of community centers based on residents' survey responses

Objective 1.4 Planning and Urban Development to spearhead the recruitment and Training of Community Leaders in New Town and Ouachita Cotton Mills neighborhoods

Objective 1.5 Explore and suggest Transportation System upgrades

Objective 1.6 Coordinate city and community resources to address neighborhood appearance and aesthetics

GOAL 2: Residential Developments

Objective 2.1 Increase home ownership

Objective 2.2 Improve quality of housing stock

Objective 2.3 Reduce vacant and abandoned properties

Objective 2.4 Collaborate with MLK (Martin Luther King) Day of Service activities in impacted NRSA neighborhood

GOAL 3: Economic Developments

Objective 3.1 Encourage the Reduction of poverty in targeted neighborhoods

Objective 3.2: Collaborate with city to develop diverse economic frameworks focused on entrepreneurship

Objective 3.3: Plan and Launch a Small Biz Expo

Objective 3.4 Host job training and workforce workshops at area community centers

Objective 3.5 Organize business and industry involvement in reviving neighborhoods reduction in poverty

Performance Measures

Goal 1: Neighborhood Improvements

Neighborhood improvements will be dictated by the residents in collaboration with the Planning & Urban Development staff. Clear guidance regarding selection and location of various projects must be discussed and when appropriate agreed upon. General projects have emerged from the varied engagement with residents. Ideally, following the Resident Institute, the PUD staff will determine two initial projects to undertake following resident training and presentations—two for each of the two-involved neighborhoods. The objectives have been refined after reviewing all data and comments.

Objective 1.1: Improve sidewalks and neighborhood lighting as a community safety response. The ranking of specific streets identified for new lighting will be cross referenced with crime rates. New or widened sidewalks will be determined by the streets not having any sidewalks. Bus routes may be a consideration. The source of funding for this objective is Cares Act and Federal Funding from the Infrastructure Bill.

Activities: 1. Identify and rank specific streets needing sidewalks
2. Identify and rank specific streets needing additionally lighting

Objective 1.2: Repurpose vacant lots

Vacant and abandoned properties reduce property values. Additionally, repurposing them may involve many city departments. Residents will need to track vacant lots, document activity by vacant lot and work with the city to find other purposes that will be allowable that residents can initiate and maintain. Many cities are using place maker spaces defined as a collaborative work space inside a separate public/private facility for making, learning, exploring and sharing that uses high tech to no tech tools.

The source of funding for this objective is Keep America Beautiful and Keep Louisiana Beautiful, Louisiana Arts Council and the Monroe Garden Club. Additional funding will come from area nurseries and other businesses who will provide gift cards for winners of monthly, quarterly, holiday and annual curb appeal contests.

Activities: 1. Community gardens
2. Place makers spaces
3. Residential outdoor seating
4. Blight Boot Camp - Monroe Planning and Urban Development will plan a yearly event to engage residents in development of community-based solutions to address blighty in their neighborhoods.
5. Targeted activities that will promote comradery among neighbors and residents may include monthly, quarterly, holiday and/or annual awards or gifts to foster yard/curb appeal. Suggested residential projects are Yard of the Month /Quarter (yard revitalization/beautification motivation); installation of Bamboo Gardens following the New Orleans model to mitigate water collection during hard rains and flooding. All of these winners will be promoted with local media outlets, newspaper and TV.

Objective 1.3: Expand use of community centers based on residents' survey.

From the surveys completed by school age children, 65 in total from the two neighborhoods, with the majority from 6th to 8th grades. The majority have access to internet but on their phones and not on a computer. For these students' face-to-face engagement nets higher academic success rates. The current health scare forced educators to quickly pivot to online instruction but many inner-city students, regardless of ethnicity, did not fare well academically. Many of these respondents would like to go to their community center for tutoring and sports. The next highest group want to get involved in the arts. Lastly, having access to the internet on the phone is not the optimal academic environment. High speed internet is a need that if installed at the center, will provide quality access to the internet for the neighborhood residents. The source of funding for this objective is Louisiana Arts Council, CBDG Grants, and private grant funding that will be applied for.

Activities: 1. Academic tutoring

2. Art Programs

3. Open computer lab for community access for community use in lobby of each center (Establish system similar to that of library system but allow a minimum of two-hour use per patron)

4. Leisure classes in partnership with ULM

5. Day care for working moms and fathers

6. Community Learning Resource Centers will be created to include Displays of community and economic development information, Community Resource Directory of local neighborhood businesses (including Mom and Pop Shops and area businesses across two NRSAs, job preparation and training opportunities at community centers in collaborating with Louisiana Workforce Investment Board that will offer virtual and/or in-person resume and skills building training to un-and underemployed persons, consider becoming a Medicaid Enrollment site, partnership with Parish libraries to provide satellite programs at centers, and possibly offer literacy classes at community centers.

1.4: Recruit and train community leaders

The strategy of resident empowerment is intended to address concerns of the residents coupled with possible solutions jointly arrived at with city departments' staff involvement. Residents have to be trained to engage elected officials and city departments so that progress towards what residents want can be achieved. Listening sessions clearly indicated that residents have little trust in elected city official will work with them to execute the objectives and activities in this plan. Ultimately this will increase the involvements of a majority of residents in their neighborhood's restoration. Additionally, these trained leaders will be able to negotiate with community service providers and resources to enrich their neighborhood's resident's quality of life. Neighborhood residential community action will add to the viability of the neighborhoods.

The source of funding for this objective is CBDG funds.

Activities:

1. Launch a campaign to collaborate with P&UD Department to identify potential resident leaders. Then work with the Department to plan, develop and implement a Resident Engagement Leaders Institute and agenda along with modules to be taught.

2. Secure a non-profit or consultant to lead, implement and facilitate a 6-to-8-week Resident Leaders Institute and assist in the recruitment of resident leaders.

Modules may include:

- Communication skills
- Conflict Resolution
- Use of Technology
- Fund Development to support neighborhood projects
- Leadership Skills: How to conduct a meeting, parliamentarian procedures;
- Review of Louisiana Homeowner Association Statues; How to Form Non-profit neighborhood groups or Coalitions
- Crime Reduction strategies
- How to identify opportunities for neighborhood clean-up and home improvements
- Code Enforcement including blight and illegal dumping, sewerage and drainage – how to recognize trouble spots;
- Adjudication
- How to work with the City Council in a concerted and coordinated effort

City councilmembers should be part of the Institute as well as Law Enforcement. Law Enforcement will be part of the training but they will also support the neighborhoods on Night out on Crime or movie night on a vacant lot or at the community centers.

- Assessor's Office Representative to discuss how property is assessed and to share the benefits of freezing property taxes.
- Introduce builders and those involved with CBDG renovations to residents
- Bicycle safety presentations
- How to engage community resources such as various service providers and city departments like Parks and Recreation Department
- Other topics may be added based on resident input

Neighborhood Residential Leadership Training Institutes will be held at the Community Center(s) falling within the New Town and Ouachita Cotton Mills neighborhoods, rotating classes between centers over a six-week period. Residents will be required to apply for Institute participation and give a statement on why they are a good fit to lead neighborhood efforts while benefitting from training offered. Launch a campaign to collaborate with P&UD Dept. to identify resident leaders. Then work with the Dept. to plan, develop and implement a Resident Engagement Leaders agenda along with modules to be included in the institute.

3. The Civic Capacity Building model will be discussed as a possible feature of the Resident Leaders model which has been developed by the LSU School of Business.

1.4 Transportation improvements within the neighborhoods

Improve public infrastructure specifically focused on transportation in the Con Plan. Residents and their leaders need to identify transportation needs. Then they can assess the current bus routes along with businesses in the neighborhoods and those in close proximity to the neighborhoods especially places like grocery stores, pharmacies, library, senior center(s), community center and other very important service providers. Communication with the transit system will be important in this process. Finally, assessing ridership in the targeted neighborhoods will be important information needed to possibly adjust rider fare plans for residents and will encourage residents to use public transit.

The source of funding for this objective is Transit Grants and Cares Act funds.

Activities:

1. Work with business owners to identify areas where expanded bus routes may be needed to connect residents to businesses, medical appointments and to the community centers and libraries where many events will occur.

2. Work with public transit to possibly erect or renovate bus shelters and benches

3. Add maps of bus stops in the newly erected shelters so residents will know where they can catch the bus.

1.5 Expand broadband services to target neighborhoods

When students were surveyed, the response was that they did have access to the internet however it was on their phones. This is not optimum access to the internet. Many students do not have lap tops or computers of any kind nor do they have access to high-speed internet service. These residents, adults and students, do need to learn how to use the computers and the internet because all public services from Social Security to Accessing SNAP benefits is done on line as a cost saving measure for public entities. Most job applications, scholarship and financial supports are done on line. Additionally, students in these neighborhoods can use computer skill enhancements, such as coding classes and computer repair. This objective can lead to many other great opportunities for the residents.

The source of funding for this objective is State – Connect LA Program, CDBG and federal grants.

Activities: 1. Set up lobby in the community center with computers and internet access

2. Computers available for personal use for job searches

3. Engage Earthlink to support the internet access at the centers

4. Offer computer classes for adults and students that will familiarize them with the computer, various programs ultimately adding to their employment skills.

1.6 Coordinate city and community resources to address neighborhood appearance and aesthetics

Neighborhood revitalization usually consists of a lengthy series of community improvement projects, rather than a single initiative. But as a neighborhood it can make be easier or more difficult to make a particular community a great place to live. One of those "fast wins," which is a clean-up, a social event, or beautification project such as painting, board-up, or flower planting. Then while the social butterflies are out having fun and doing things that will attract positive attention for the neighborhood, the resident leaders can get to work on a strategy.
The source of funding for this objective is Cares Act funds, CBDG funding and other private foundation grants and miscellaneous corporate gifts.

Activities: 1. Solicit financial and in-kinds support from local non-profits for specific projects
2. Develop and implement a "Monroe Pride" program in targeted neighborhoods- offer cash incentives to teams of neighbors
3. Launch public relations beautification program
4. Collaborate with city departments to install No Parking, Do Not Litter and other signs to encourage and enforce city ordinances
5. Promote culture development and diversification to promote neighborhood inclusion.

Goal 2: Residential Developments

Low property values can contribute to property deterioration especially in rental properties. The aging of the housing stock in the two NRSA neighborhoods is older than most of the housing stock in other Monroe neighborhoods; 50% (714) of the housing stock in New Town neighborhood and 50% (432) in the Ouachita Cotton Mills neighborhood was built between 1960 and 1979 as compared to 50% city-wide (developed between 1939 and 1969[9]. These factors may lead to low property values and little equity in the homes for home owners. Other results may lead to more code violations and deferred property maintenance leading to hazardous property conditions. One last point, all of these factors in combination, decreases the ability to attract long – term residents and home buyers. The following objectives will begin the process of rehabilitating the neighborhoods as a whole. Short-term improvements will lead to long-term, permanent improvements.

Objectives 2.1: Increase home ownership in the PUD NRSA neighborhoods:

There are so many opportunities where prospective home-owners can benefit from some loan programs for first time home buyers, financial education for first time home buyers, grant to cover closing costs. The local HUD office, in the PUD Department, can act as a portal to share all of these opportunities with residents, track their involvement and refurbishing some of the properties so that a new home buyer would purchase it and remain in the targeted neighborhoods.

[9] 2019 ACS 5-Year Estimates Detailed Table-Year Structure Built

The City of Monroe offers a series of housing options through its "*Home in Monroe Program*". Several program offerings include: Down Payment Assistance, a Buy Down Program, Individual Account (IDA) Program and a Rent Reporting Platform.

The source of funding for this objective is HOME Grants and private funding from banks.

Activities:
1. Target activities for the city regarding home ownership to Neighborhood redevelopment organization providing incentives to potential homeowners, they need to let them know about the incentives. Connect the resident to the incentives.
2. Address the obstacles to purchasing vacant properties in partnership with first time home owner participations.
3. Monitor the development and registration in the rental property registry as well as the vacant and abandoned lot mapping. Assess housing stock that can be renovated and placed on the market for sale by those completing the first-time homebuyers' activities.

2.2: Improve quality of housing stock

This is one area that residents may not be able to fully comprehend nor be able to impact directly. Reviewing many of the statements made in this narrative, residents in the targeted neighborhoods are concerned about the vacant and abandoned properties, high concentration of rental properties, deteriorating properties, low property values and numerous code violations. The PUD staff will work with partner agencies to strategically align activities and various financial resources with specifics of this plan.

As a feature of the Resident Leaders Institute, residents will learn how to work with city officials to address blight and promote code enforcement compliance and city ordinances.

The source of funding for this objective is CDBG funds and funding from the city.

Activities:
1. Conduct a homeowner Inspection Rally to check those homes by the Fire Department, Entergy representatives, Pest Control companies, conduct lead-based paint assessment, lead in water pipes and others to give advice on upgrades to the homes.
2. City Engineers to inspect water/sewerage lines from home to street for breakage and ranking them for grants to improve the lines.
3. Collaborate with City's Code Enforcement unit to assess which abandoned houses could be put back into commerce.
4. Research and advertise low interest home loan options or home improvement grants for home owners in the neighborhoods.

2.3: Reduce vacant and abandoned properties:

The city of Monroe will institute a rental property registry as part of its Con Plan. Along with this registry, the staff will work with the residents to map their vacant and abandoned properties throughout their neighborhoods. Residents will agree on a definition of vacant and abandon

property and work with the Code Enforcement Department to track activity. This map will track residential as well as Code Officers progress towards activity involving this objective.
The source of funding for this objective is funding from the city.

Activities: 1. Residents identify trouble properties.
2. Provide funds to improve or demolish them.
3. Host Blight Boot Camp
4. Identify areas in neighborhood that floods often and discuss resolutions that the community can agree upon. (Sample solution: Bamboo Gardens to mitigate water collection during flooding and hard rains.)

2.4 Collaborate with MLK (Martin Luther King) Day of Service activities in impacted NRSA neighborhood

The annual event is designed to turn a day off into a day on for the community through volunteer projects, such as helping schools, feeding those in need, pitching in on neighborhood revitalization and clean-up and socializing with seniors.

Activity: Partner with ULM and La Delta to participate in any of the events listed above. The PUD staff will approach the college and university staff to plan the annual event.

Goal 3: Economic Development

The city of Monroe as a matter of standard best practice, connects its residents to financial and supportive resources, as they come to the elected official's attention, they need to be successful. This plan highlights activities the city is taking to bring resources to these two neighborhoods starting with the Planning and Urban Development Division. Awareness and outreach are the first step and only one aspect of addressing economic development in these two neighborhoods. Learning which agency and programs does what for Monroe citizens is another aspect of success economic development. Cross agency collaborations can be achieved with the assistance some of the non-profit NGOs that have economic development as their mission.

Objectives 3.1: Reduction in poverty

Reduction in poverty can be attacked on different fronts. For these two neighborhoods, entrepreneurship will be the focus for this first year. It is critical that the residents in these neighborhoods interested in possibly starting their own business feel informed and be able to readily access the resources being provided. These types of activities can be overwhelming to residents who are not familiar with civic policies and procedures. Therefore, many of these activities will be communicated the "Old School" way using word of mouth, flyers, phone calling and text messaging to start. As with all of the activities and objectives, participants will be tracked as they progress through the programs being offered in their neighborhoods.

The source of funding for this objective is SBA funding, State funding thru the university and community college, CBDG and private funding.

Activities: 1. Provide training opportunities on entrepreneurship for residents including assessments of
2. Work with ULM and La Delta Community College to provide free skills training at the community centers
3. Conduct job fairs at the community centers
4. Conduct wellness presentations with topics relating to healthy habits and chronic conditions.
5. Collaborate with the WIOA Board and facilitate a summer youth program.
6. Facilitate coordination between local public service agencies and job training programs to help residents gain access to training needed to fill existing and incoming jobs in and/or near these neighborhoods.

3.2: Develop diverse economic frameworks focused on entrepreneurs

Addressing neighborhood disparities has become more important as recent socioeconomic research has shown that where you grow up strongly impacts your economic mobility, well-being, and health. The public and philanthropic sectors have traditionally sought to reduce these disparities through place-based revitalization initiatives that aim to make every neighborhood safe and healthy and connect their residents to high-quality services, schools, and jobs (Poethig, Milner, et al. 2018). Place-based revitalization initiatives share a few common characteristics. They concentrate resources in a specific geography; combine physical revitalization with the provision of services (e.g., health, education, and job training programs); leverage existing institutions, networks, and capital; and engage local leaders and residents. These initiatives often rely on real estate development projects to marshal additional resources, attract private investment, and catalyze other physical asset improvements and programming that help increase opportunities for neighborhood residents. But place-based initiatives have a mixed track record on whether and how much local residents' benefit from such redevelopment. Thus, the public and philanthropic sectors continue to explore and test new models to revitalize neighborhoods. (https://www.urban.org/sites/default/files/publication/100033/catalyzing_neighborhood_revitalization_by_strengthening_civic_infrastructure_1.pdf) Deploying capital to invest in projects require a process.. There are main stream ways of developing investment funds but the one way to help residents directly is through the development of entrepreneurship strategies.

The source of funding for this objective is CBDG and a variety of bank programs.

Activities: 1. Provide interactive presentations from various entrepreneurs with topics relating to pitfalls, financial practices, business plans and seeking financial support for economic ventures.
2. Assess entrepreneurial opportunities in the neighborhoods and see which residents would like to approach these opportunities.

3.3: Launch a Small Biz Expo

Once the entrepreneurship activities are in full swing, the Biz Expo can be planned to rally business owners to give quality advice to the budding potential business owners from the two neighborhoods. This is also an opportunity for businesses throughout the city to see improvements in these neighborhoods and think about locating in the targeted a satellite location.

The source of funding for this objective are Chambers of Commerce and private funding.

Activities:
1. Work with Chamber of Commerce to get listing of businesses in the target area.
2. Encourage residents to support area business so send them a booklet with listing of the businesses and their service.
3. Partner with the small business development center with ULM, workforce commission and NOVA.
4. Create spaces for weekend pop up shops around the neighborhoods in the cleared green spaces.

3.4 Host job training and workforce workshops at area community centers

Job training in the neighborhoods bring the opportunity to increase economic stability directly to the residents. The Workforce Board will be the strategic partner in this objective but cannot be the only partner. Even though other partners are not mentioned, partnerships will be driven by the need for semi-apprenticeship experiences where residents can gain career skills leading to high wage employment. The source of funding for this objective is WIOA funding.

Activity: Plan and schedule job training workshops in the community centers arranging for all utensils and tools required to be housed at the centers. The computer labs will be scheduled for the training participants to use simulations.

3.5 Organize business and industry involvement in reviving neighborhoods reduction in poverty

Including corporate responsibility as an integral part of strategy in reviving these neighborhoods and reducing poverty has been proven to have a positive impact. There has been much research on this topic leading to its inclusion on many poverty-reduction strategies. The source of funding for this objective is gifts from the chambers of commerce and involved businesses and CBDG.

Activity: Many of the activities that are impactful to this objective are stated in earlier objectives. Some are making available a directory of all businesses serving the neighborhoods in the community centers; approaching businesses for financial and in-kind support of the various projects based on the businesses' interest; wok with the chambers of commerce to host a Small Biz Expo; and recruit professional mentors for entrepreneurship candidates.

Leverage

Leverage will begin with the Planning & Urban Development staff outreach. Connections with NGOs will be the first step. City agencies and community organizations will be contacted to review the two NRSA plans and discuss whether their current offerings of grants, low interest loans, and/or other types of resources could positively impact the stated objectives and activities. Community networks and a directory of agencies and service providers organized by the resources will be established and maintained. The second step will be contacting Workforce Investment boards, the Chamber of Commerce, business owners and industry representatives to get involved with the economic development objective and activities. Discussions on how they can get assist in moving the NRSA Plans forward through ideas and resources they may be able to provided, whether it be financial support or in-kind such as professional mentoring.

Examples of leveraging opportunities might be lumber companies donating lumber and building materials for the community gardens or refurbishing vacant lots owned by the city. Plant nurseries donating plants for community projects. Professional tradesman could volunteer to complete some of the residents' projects. The AARP Chapter could recruit volunteers for neighborhood projects as well. Computer companies and internet service providers will be approached to secure donations to set up the open community computer labs in the community centers.

The community centers can be a hub for much of the outreach activities. Volunteers will be needed to conduct art focused workshops, coach sports teams, teach computer classes to residents of all ages, computer repair and coding to the students, and tutoring. Partnerships with the school and library systems will be helpful in providing virtual academic resources through the computer labs at the community centers. All of these in-kind and financial resources can be leveraged as they are received to approach other entities to get involved in these neighborhoods improving the overall quality of life for the residents.

RESOLUTION

STATE OF LOUISIANA NO._____

CITY OF MONROE

The following Resolution was introduced by _____ who moved for its adoption and was seconded by _____.

A RESOLUTION APPROVING THE APPOINTMENT OF LISA GOVAN AS AN ALTERNATE MEMBER TO THE BOARD OF ADJUSTMENT AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, this is a recommendation to appoint Lisa Govan as an alternate member to the Board of Adjustment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, Louisiana in legal session convened:

That Lisa Govan is hereby appointed as an alternate member of the Board of Adjustment.

This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of January 2022.

_____
CHAIRMAN

_____
CITY CLERK

RESOLUTION

STATE OF LOUISIANA NO._____

CITY OF MONROE

The following Resolution was introduced by _____ who moved for its adoption and was seconded by _____.

A RESOLUTION APPROVING THE APPOINTMENT OF AL PETERSON AS AN ALTERNATE MEMBER TO THE BOARD OF ADJUSTMENT AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, this is a recommendation to appoint Al Peterson as an alternate member to the Board of Adjustment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, Louisiana in legal session convened:

That Al Peterson is hereby appointed as an alternate member of the Board of Adjustment.

This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of January 2022.

_____
CHAIRMAN

_____
CITY CLERK

RESOLUTION

STATE OF LOUISIANA NO._____

CITY OF MONROE

The following Resolution was introduced by _____ who moved for its adoption and was seconded by _____.

A RESOLUTION AUTHORIZING MAYOR FRIDAY ELLIS TO APPLY FOR A $1, 500,000 GRANT FROM THE ECONOMIC DEVELOPMENT ADMINISTRATION:

WHEREAS, the Economic Development Administration (EDA)'s Travel Tourism and Outdoor Recreation Program focuses on accelerating the recovery of communities that rely on the travel, tourism and outdoor recreation sectors;

WHEREAS, the City of Monroe is applying for $1,500,000 with a match of $1,700,000 for design and construction of Phase 1 of the Downtown Monroe Marina;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONROE, LOUISIANA:

That Mayor Friday Ellis is hereby authorized to execute any documents related to the application and/acceptance of grant funds for the Downtown Monroe Marina from the EDA.

This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of January, 2022.

_____
CHAIRMAN

_____
CITY CLERK

RESOLUTION

STATE OF LOUISIANA **NO._____**

CITY OF MONROE

The following Resolution was offered by Mr./Mrs. _____, who moved for its adoption and was seconded by Mr./Mrs. _____:

A RESOLUTION AUTHORIZING THE CITY OF MONROE TO ADVERTISE FOR BIDS TO REHABILITATE AIRFIELD LIGHTING AT THE MONROE REGIONAL AIRPORT, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, State Project No. H.013624 to Rehabilitate Airfield Lighting at the Monroe Regional Airport is a state funded project through LaDOTD Aviation with an estimated project cost of $1,700,000 and a DBE goal of 4.50%

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Monroe, Louisiana, in legal and regular session convened, that the City of Monroe is hereby authorized to advertise for bids to Rehabilitate Airfield Lighting, State Project No. H.013624, at the Monroe Regional Airport.

This Resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the ____ day of January 2022.

_____
CHAIRMAN

_____
COUNCIL CLERK

RESOLUTION

STATE OF LOUISIANA **NO._____**

CITY OF MONROE

The following Resolution was offered by Mr./Mrs. _____, who moved for its adoption and was seconded by Mr./Mrs. _____:

A RESOLUTION AUTHORIZING THE CITY OF MONROE TO ADVERTISE FOR BIDS TO REHABILITATE RUNWAY 4-22 AT THE MONROE REGIONAL AIRPORT, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, State Project No. H.014275 to Rehabilitate Runway 4-22 at the Monroe Regional Airport is a state funded project through LaDOTD Aviation with a total estimated project cost of $800,000 and a DBE goal of 1.63%

WHEREAS, City Council previously approved the advertising of bids on September 28, 2021, however, the plans and specifications were not finalized and submitted to the Purchasing Division within 60 days as required by the 2004 Purchasing Policy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Monroe, Louisiana, in legal and regular session convened, that the City of Monroe is hereby authorized to advertise for bids to Rehabilitate Runway 4-22, State Project No. H.014275, at the Monroe Regional Airport.

This Resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the ____ day of _____, 2022.

_____

CHAIRMAN

_____

COUNCIL CLERK

RESOLUTION

STATE OF LOUISIANA **NO._____**

CITY OF MONROE

The following Resolution was offered by Mr./Ms. _____, who moved for its adoption and was seconded by Mr./Ms. _____.

A RESOLUTION AUTHORIZING MAYOR FRIDAY ELLIS TO ACCEPT ANY GRANT OFFERS FROM THE FAA THROUGH DECEMBER 31, 2022, FOR THE MONROE REGIONAL AIRPORT THAT DO NOT REQUIRE MATCHING FUNDS, AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREFORE, certain grant funds may be made available to the City of Monroe from the FAA for airport projects to which matching funds are not necessary;

THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal session convened, that Mayor Ellis is hereby authorized to accept any grant offers from the FAA through December 31, 2022, for the Monroe Regional Airport which do not require matching funds.

This Resolution having been submitted in writing and adopted at a public meeting of the City Council of the City of Monroe, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of _____, 2022.

_____
CHAIRMAN

_____
CITY CLERK

CITY OF MONROE

PUBLIC WORKS
Sanitation Division

P.O. Box 123
Monroe, LA 71201-0123
office: 318-329-2263
fax: 318-329-3262

MEMO

TO: Jimmie Bryant, Chief Operating Officer

CC: Mayor Friday Ellis
Stacey Rowell, Director of Administration
Curt Kelly, Director of Purchasing
Carolus S. Riley, Council Clerk

Date: January 19, 2022

The City of Monroe Public Works Department is requesting authorization for an authorized City representative to advertise for bids for purchase and installation of a metal building for tire storage. The estimated cost of this project is $40,000.00. The DBE goal is ___% and source of funds is a LDEQ grant totaling $42,019.54.

Attached is the letter of approval from LDEQ. Should you have any additional questions please contact me.

Sincerely,

Sean L. Benton

Sean L. Benton
Interim Public Works Superintendent

JOHN BEL EDWARDS
GOVERNOR

CHUCK CARR BROWN, PH.D.
SECRETARY

State of Louisiana

DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF MANAGEMENT AND FINANCE

September 23, 2021

Mr. Tom Janway
City of Monroe
1200 Grammont St.
Monroe, LA 71201

RE: LaGov No. 2000601059
"City of Monroe Waste Tire Cleanup Pilot Program"

Dear Mr. Janway:

Enclosed for your records is a fully executed copy of the agreement pertaining to the above referenced project which has been approved by the Department. This is your notice to proceed with performing the services under this agreement.

The Department's Project Manager assigned to this contract is Dutch Donlon.

Please note that no authority exists for payments which exceed the approved maximum agreement amount or for work to be performed after the expiration date of the agreement except through written amendment prior to the expiration date. Anticipated cost overruns or the need for additional time to complete the project must be reported to the Department's Project Manager. No amendment shall be effective unless it is in writing, signed by duly authorized representatives of both parties, and approved by the Department prior to the expiration date of the agreement.

Should you have any questions, please do not hesitate to contact me at (225) 219-3812.

Sincerely,

Robyn Geddes
Administrative Program Director 2

RG/rg

Enclosure

c: Roshonda Gospel, City of Monroe
Taronda Goodin, City of Monroe
Dutch Donlon, DEQ/OES/Waste Permits
Helen Hebert, DEQ/OMF/Financial Services Division

RESOLUTION

STATE OF LOUISIANA **NO._____**

CITY OF MONROE

The following Resolution was offered by Mr. /Ms. _____
Who moved for its adoption and was seconded by Mr./Ms. _____:

A RESOLUTION ACCEPTING AS SUBSTANTIALLY COMPLETE WORK DONE BY AND BETWEEN THE CITY OF MONROE AND LOUISIANA BRIDGE, INC. FOR THE CENTURYLINK DRIVE BRIDGE OVER BAYOU DESIARD, AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that work done by and between the City of Monroe and Louisiana Bridge, Inc., be and at the same time is hereby accepted as substantially complete.

BE IT FURTHER RESOLVED that a Certificate of Substantial Completion is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that a City of Monroe authorized representative, be and is authorized and empowered to execute a certificate of substantial completion with Louisiana Bridge, Inc., on behalf of the City of Monroe for said work.

This resolution having been submitted in writing was then submitted to a vote as a whole the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of _____, 2022.

_____
CHAIRMAN

_____
COUNCIL CLERK

CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: Centurylink Drive Bridge Over Bayou Desiard

ENGINEER'S PROJECT NO. L & A, Inc. Project No. 20E088.00

OWNER: City of Monroe

CONTRACTOR: Louisiana Bridge, Inc.

CONTRACT DATE: August 31, 2021

DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION: January 14, 2022

This Certificate of Substantial Completion applies to all Work under the Contract Documents or to the following specified parts thereof:

All work.

The Work to which this certificate applies has been inspected by authorized representatives of OWNER, CONTRACTOR and ENGINEER on January 14, 2022 and that Work is hereby declared to be substantially complete in accordance with the Contract Documents on

January 14, 2022
Date of Substantial Completion

The Date of Substantial Completion is the date upon which all guarantees and warranties begin, except as follows:

The 45-day lien period shall begin upon the date that this document is filed with the Clerk of Court in Ouachita Parish.

Executed by ENGINEER on January 14, 2022

Lazenby & Associates, Inc.
ENGINEER

By: _____
James S. Ellingburg, P.E.

The CONTRACTOR accepts this Certificate of Substantial Completion on _____, 2022
Date

Louisiana Bridge, Inc.
CONTRACTOR

By: _____
Bradley Jones, President

The OWNER accepts this Certificate of Substantial Completion on _____, 2022.
Date

City of Monroe
OWNER

By: _____
Stacey Rowell, Director of Administration

RESOLUTION

STATE OF LOUISIANA **NO._____**

CITY OF MONROE

The following Resolution was offered by Mr./Ms._____who moved For its adoption and was seconded by Mr./Ms._____.

A RESOLUTION AUTHORIZING AN AUTHORIZED CITY REPRESENTATIVE TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 1 TO BREAK OUT PHASE NO. 2 PLANS FOR THE KANSAS LANE EXTENSION PROJECT AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to execute Supplemental Agreement No. 1 between the City of Monroe and Volkert, Inc.

BE IT FURTHER RESOLVED that said Supplemental Agreement No. 1 is attached hereto and made a part hereof.

This resolution having been submitted in writing was then submitted to a vote, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared adopted on the_____ day of January 2022.

_____
CHAIRMAN

_____
CITY CLERK

LAZENBY
& ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

2000 NORTH 7TH STREET
WEST MONROE, LA 71291
TEL. 318/387-2710
FAX 318/387-2718

RECEIVED
JAN 13 2022
BY:

January 10, 2022

Mr. Arthur Holland
Interim Engineering Department Head
City of Monroe
802 North 31st Street
Monroe, LA 71201

RE: Phase 2, Kansas Lane Extension
Roadway Design Contract
Volkert, Inc.
Monroe, Louisiana
L & A, Inc. Project No. 21E057.05 (019)

Dear Arthur:

Per your request, I have reviewed the Supplemental Agreement No. 1 and Manhour Breakdown prepared by Randy Denmon, P.E., P.L.S. with Volkert, Inc. for the referenced project. This Agreement is for breaking out Phase 2 Plans for the Project.

Recently, Volkert, Inc. prepared the Project Plans for Phase 1 for the Project. Phase 1 begins at Old Sterlington Road and proceeds north to U.S. Highway 165. Phase 1 Plans have been reviewed by our office and are currently being reviewed by the Louisiana Department of Transportation and Development (LDOTD). We have a Zoom Call with the Engineer-of-Record and LDOTD on January 25, 2022 to discuss any outstanding comments. LDOTD is scheduled to advertise and receive bids on the project in September, 2022. I have spoken with Cathy Mastin, P.E. with LDOTD and explained that the City of Monroe would like to receive bids no later than May, 2022 to stay on the City's schedule for the Project. Cathy explained if the Zoom Call didn't produce any major comments, the Bid Date would be requested to move up and allow the next submittal to be Final Plans for Phase 1.

In order to have the State Legislature move the funds from Priority 5 to Priority 1 for the Project during this Legislative Session, the Project Plans for Phase 1 and Phase 2 must be complete and the Phases must be ready for construction this Calendar Year. Phase 1 Plans are near completion at this time..

Phase 2 Plans need to be prepared so we can request a Letting Date from LDOTD by September, 2022. Phase 2 begins at DeSiard Street (U.S. Highway 80) and proceeds north to the north side of Bon Aire Drive (Station 99+00 to Station 135+00). Once Phase 2 Plans are near completion, we will request Volkert, Inc. to prepare a Supplemental Agreement and Manhour Breakdown for Phase 3, which is the Final Phase. Phase 3 will extend from Bon Aire Drive to Old Sterlington Road. In order to be ready to submit a Capital Outlay Application for Phase 3 in 2023 Legislative Session, we need to have Project Plans complete by February, 2023.

JERRY G. LAZENBY, P.E., P.L.S. • PAUL D. FRYER, P.E., P.L.S. • JASON T. THORNHILL, P.E. • KEVIN E. CROSBY, P.E., P.L.S.
J. RYAN SPILLERS, P.E. • RANDY C. HAMMONS, P.E. • JOSHUA D. HAYS, P.E.
RONALD J. RIGGIN, P.E., P.L.S. • JAMES S. ELLINGBURG, P.E.

The updated Construction Cost Estimates for the various Phases of Kansas Lane Extension were prepared by Volkert, Inc. and are as follows:

Phase 1:	$ 9,077,961.40
Phase 2:	$16,246,741.79
Phase 3:	$21,481,177.18
Construction Total:	$46,805,880.37

Phase 2 Construction will include the bridge over Bayou DeSiard. The current Supplemental Agreement for Phase 2 include breaking out just the sheets from the complete set of plans that encompasses Phase 2. There are a couple of additional items that will require new design and sheet preparation. One of the new design items is the additional drainage that is required at the intersection of Kansas Lane Extension and Bon Aire Drive. The other additional design item is the addition of a right turn lane on the east leg of Bon Aire Drive onto Kansas Lane Extension. By having a left and right turn lane on the east leg of Bon Aire Drive onto Kansas Lane Extension, the residents of Cypress Point Subdivision will be able to exit the Subdivision with limited delay.

I agree with the Manhour Breakdown for Phase 2 as submitted by Volkert, Inc. I have spoken to Randy Denmon regarding the proposed schedule for the completion of the Project Plans on each Phase. His firm can meet the required schedule of each Phase as outlined in this transmittal.

I recommend Approval of Supplemental Agreement No. 1 for Phase 2. Please place this item on the next available City Council Agenda for Approval. Should you have any questions or wish to discuss this transmittal in greater detail, please give me a call.

Sincerely,

LAZENBY & ASSOCIATES, INC.

Kevin E. Crosby, P.E., P.L.S.
Interim City Engineer

Enclosure

Copy: Mayor Friday Ellis, City of Monroe
Jimmie Bryant, Director of Operations, City of Monroe
Stacey Rowell, Director of Administration, City of Monroe
Angie Sturdivant, City Attorney, City of Monroe
Sean Benton, Interim Public Works Director, City of Monroe
Randy Denmon, P.E., P.L.S, Engineer-of-Record, Volkert, Inc.

SUPPLEMENTAL AGREEMENT NO. 1
TO CONTRACT FOR PROFESSIONAL SERVICES
DATED OCTOBER 26, 2021 BETWEEN
THE CITY OF MONROE AND VOLKERT, INC.

THIS SUPPLEMENTAL AGREEMENT, made and entered into this the ___day of _____, 2022, by and between the City of Monroe, (hereinafter called the OWNER), and Volkert, Inc. (hereinafter called the CONSULTANT);

WITNESSETH, THAT:

WHEREAS, the OWNER and the CONSULTANT entered into an Agreement on the 26th day of October, 2021 as authorized by Resolution No. 8103 (Original Contract) whereby, the CONSULTANT is to provide all necessary professional services associated with Phase I of the Kansas Lane Extension, all as more specifically set forth in said Agreement, and

WHEREAS, the OWNER now desires to proceed with additional services as described below, and

WHEREAS, the CONSULTANT is agreeable to completing the required work for fees that are acceptable to the OWNER, and

WHEREAS, the Original Contract shall govern this Supplemental Agreement and is incorporated by reference herein,

NOW THEREFORE, it is hereby agreed between the parties hereto that the Original Contract be supplemented as follows:

Scope of Work to be provided as follows:

Scope shall consist of engineering services required to repackage existing plans completed under the original contract and supplemental agreements for Phase 2 of the Kansas Lane Connector for the section of the project from US Highway 80 (Desiard St.) and adjacent work included on the project on Kansas Land and US Highway (Desiard St) to Bon Aire Drive, as per the attached fee estimate and schedule.

Method of compensation to be as follows:

Lump Sum in the amount of $95,379.00

Time or beginning and completion of work to be as follows:

Upon Notice to Proceed by the City

All work encompassed herein shall be accomplished in accordance with the requirements of the aforesaid Original Contract, and all requirements of said Agreement except as specifically modified by this Supplemental Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental Agreement, the Effective Date of which is indicated on Page 1.

OWNER:	CONSULTANT: VOLKERT, INC.
By: (signature)	By:
Print name:	Print name: Janet L. Evans
Title:	Title: Vice President
Date Signed:	Date Signed: 1/7/2022

Federal Employer ID # (Corporation)

Approved
Kevin E. Cosby
1/8/22

KANSAS LANE EXTENSION PHASING SUMMARY
STATE PROJECT NO. H.007259
F.A.P. NO. H007289
CITY OF MONROE
Date

Phase II: Kansas Lane Sta. 99+00 - 135+00, 8 PP, HWY 80 STA. 387+56-417+30, 7 PP

Man Hour Estimate for Splitting out one phase of construction, Constr. Est. $16,246,742

Task Description	Estimated Man Hours					
	Technician	EI	PE	Project Manager	Principal	
Hourly Rate	**$96.0**	**$96.0**	**$135.0**	**$150.0**	**$180.0**	
Title Sheet	4.0	4.0	4.0	1.0		
Revise Layout Sheet & Reference Point Sheet	2.0		1.0			
Revise Typicals for applicable sections	4.0	2.0	2.0	1.0		
Revise Summary Sheets	44.0	44.0	44.0	22.0	4.0	
Modify plan/profile sheets where different phases meet	20.0	16.0	10.0	4.0	1.0	
Split drainage maps into 2 phases	16.0	8.0	6.0	2.0	1.0	
Revise summary of drainage structures sheets	16.0	12.0	10.0	10.0	1.0	
Revise geometric details where phases meet	20.0	12.0	8.0	16.0	1.0	
Revise pavement striping layout	16.0	8.0	6.0	4.0	1.0	
Revise sequence of construction	40.0	32.0	32.0	20.0	2.0	
Revise cross sections where different phases meet	8.0	16.0	8.0	1.0	1.0	
Renumber sheets and revise title block information on all sheets	20.0	12.0	12.0	2.0	2.0	
QA/QC of All disciplines			40.0	8.0	2.0	
Address Comments from 95% ACP	40.0	40.0	24.0	8.0	8.0	
Meeting (1)		8.0	4.0	4.0	4.0	
Revise Costruction Cost Estimate			4.0	4.0	4.0	
TOTALS	250.0	214.0	215.0	107.0	32.0	(Total)
Cost	$24,000.0	$20,544.0	$29,025.0	$16,050.0	$5,760.0	$95,379.0

Approved
Kevin E. Cody
1/8/22

RESOLUTION

STATE OF LOUISIANA **NO._____**

CITY OF MONROE

The following Resolution was offered by Mr. /Ms. _____ who moved for its adoption and was seconded by Mr. /Ms. _____.

A RESOLUTION AUTHORIZING AN AUTHORIZED CITY REPRESENTATIVE TO ADVERTISE FOR BIDS ON THE DEBORAH DRIVE CROSS DRAIN REPLACEMENT. THE ESTIMATED COST OF THIS PROJECT IS $650,000.00. THE DBE GOAL IS 7.01%.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to advertise for bids on the Deborah Drive Cross Drain Replacement, for an estimated cost of $650,000.00.

BE IT FURTHER RESOLVED that the City of Monroe shall make the designations in accordance with state law for sales tax exempt purchases on this project.

BE IT FURTHER RESOLVED that said Preliminary Cost Estimate is attached hereto and made a part hereof.

This resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of _____, 2022.

_____
CHAIRMAN

_____
CITY CLERK

ORDINANCE

STATE OF LOUISIANA

CITY OF MONROE **NO._____**

The following Ordinance was introduced by Mr./Mrs._____ who moved for its adoption and was seconded by Mr./Mrs. _____:

AN ORDINANCE DECLARING CERTAIN IMMOVABLE PROPERTY IN MONROE LOCATED ON WASHINGTON ST. BETWEEN NORTH 11TH ST. AND PENDLETON STREET AS NO LONGER BEING NEEDED FOR PUBLIC USE AND AUTHORIZING THE SAME TO BE SOLD TO MICHAEL ECHOLS ENTERPRISES, LLC PURSUANT TO LOUISIANA REVISED STATUTE 33:4712, AND FURTHER PROVIDING WITH RESPECT THERETO

WHEREAS, MICHAEL ECHOLS ENTERPRISES, LLC would like to purchase a certain piece of immovable property located along Washington Street between N. 11th St. and Pendleton St. and more fully described in the attached plat and copy of the proposed Cash Deed document;

WHEREAS, the proposed purchase price for the said property is $35,300.00. This price consists of the fair market value of $35,000.00 plus the cost of the appraisal, $300.00, by Appraisal Consultants, LLC, dated 12/17/21, a copy of the Summary of Just Compensation is attached hereto; and

WHEREAS, the City of Monroe deems said proposal to be in the best interest of the City of Monroe.

THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the City Council does hereby declare that certain parcel of immovable property located along Washington St. between N. 11th Street and Pendleton Street and more particularly described in the proposed sale document, a copy of which is attached hereto and made a part hereof, as being no longer needed for public use.

BE IT FURTHER ORDAINED that Friday Ellis, Mayor, be and is hereby authorized and empowered, on behalf of the City of Monroe, Louisiana, to sell, for cash, to Michael Echols Enterprises, LLC the above-mentioned immovable property under the terms, conditions and for the consideration set forth in the said sale documents attached hereto.

BE IT FURTHER ORDAINED that Friday Ellis, Mayor, be and he is hereby authorized and empowered to execute the said sale documents for and on behalf of the City of Monroe, Louisiana.

BE IT FURTHER ORDAINED that under the provisions of Louisiana Revised Statute 33:4712 that prior to the final adoption hereof, notice of this Ordinance shall be published in the official journal three (3) times within fifteen (15) days, one week apart and that any opposition hereto must be made in writing, filed with the Clerk of the Council within fifteen (15) days of the first publication.

ORDINANCE INTRODUCED on the ___ day of January 2022.

NOTICE PUBLISHED on the ____ day of _____, 2022, the ____ day of _____, 2022 and the ____ day of _____, 2022.

This Ordinance having been submitted in writing, introduced and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on the ___ day of _____, 2022.

_____
CHAIRMAN

_____
COUNCIL CLERK

_____
MAYOR'S APPROVAL

_____
MAYOR'S VETO

STATE OF LOUISIANA
PARISH OF OUACHITA

CASH DEED

BE IT KNOWN AND REMEMBERED: That before the undersigned Notaries Public, duly commissioned and sworn, and in the presence of the undersigned legal and competent witnesses, on the date hereinafter written personally came and appeared:

CITY OF MONROE, LOUISIANA, a Louisiana Municipal Corporation in Ouachita Parish, Louisiana, Tax I.D. #72-6000903, with the permanent mailing address of Monroe Government Center, Monroe, Louisiana, represented herein by Friday Ellis, Mayor, pursuant to authorization by Ordinance No. _____of the City Council adopted _____, a copy of which is annexed hereto.

(hereinafter sometimes called the **VENDOR**),

and

MICHAEL ECHOLS ENTERPRISES, LLC, Tax ID 26-2725930, represented herein by Michael Echols, whose mailing address is 1800 Riverside Drive, Monroe, LA, 71201,

hereinafter sometimes referred to as **VENDEE,** who declared as follows:

For and in consideration of the price hereinafter set forth, the said Vendors do hereby grant, bargain, assign, set over, transfer, convey and deliver, without warranty whatsoever, even for the return of the purchase price, but with subrogation in and to all of the rights and actions of warranty which it has or may have against all preceding owners and vendors, the following described property situated in the Parish of Ouachita, State of Louisiana, to-wit:

A certain tract or parcel of land situated in Section 50, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana and also in Lots 1, 2, 3 & 4 of Square 40 of Filhiol's Addition to Monroe, as per plat filed in Plat Book 4, Page 30 of the records of Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at a found 5/8" rebar at the southwest corner of Lot 1, Square 40 of Filhiol's Addition to Monroe, as per plat filed in Plat Book 4, Page 30 of the records of Ouachita Parish, Louisiana, and also at the southwest corner of Parcel 7-1 as per the State of Louisiana Department of Highways Right-of-Way Maps for State Project No. 742-00-34, Washington Street (Walnut to North 14th Street), as prepared by Jerry G. Lazenby, Registered Land Surveyor, dated June 25, 1976, and the **POINT OF BEGINNING**; proceed North 34°06'05" West along the east right-of-way line of North 11th Street (40' R.O.W.) and the west line of said Lot 1, a distance of 91.88 feet to a set 5/8" rebar on the proposed south right-of-way line of Washington Street; thence proceed North 09°25'09" East along the proposed south right-of-way line of Washington Street, a distance of 29.01 feet to a set 5/8" rebar; thence proceed North 52°56'24" East along the proposed south right-of-way line of Washington Street, a distance of 156.37 feet to a set 5/8" rebar on the proposed west right-of-way line of Pendleton Street (60' R.O.W.); thence proceed South 81°55'41" East along the proposed west right-of-way line of Pendleton Street, a distance of 28.22 feet to a set 5/8" rebar; thence proceed South 36°47'46" East along the proposed west right-of-way line of Pendleton Street, a distance of 91.24 feet to a found ¾" rebar on the south line of Lot 4, Square 40 of the aforementioned subdivision and also on the south line of the aforementioned Parcel 7-1; thence proceed South 52°48'05" West along the south line of Lots 1, 2, 3, & 4 of Square 40 of said subdivision and also the south line of said Parcel 7-1, a distance of 201.63 feet to the **POINT OF BEGINNING**, containing 0.500 acres, more or less, and being subject to a required 10' drainage and utility servitude along the north line of the subject property, and all other easements, servitudes and rights-of-way of record and/or of use.

This description is based on the Boundary Survey and Plat prepared by Ronald J. Riggin, II, Professional Land Surveyor dated January 13, 2022, which is outlined in the Boundary Survey marked as Exhibit A, attached hereto and made a part hereof.

This parcel is referenced in the Ouachita Parish Tax Assessor's office as Parcel 75489.

TO HAVE AND TO HOLD the said above-described property unto the said purchasers, their heirs and assigns, free from any lien, mortgage or encumbrances whatsoever.

The price for which the above sale is made is the sum of **THIRTY-FIVE THOUSAND THREE HUNDRED AND NO/100 ($35,300.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged and full acquittance given therefor.

Buyer hereby acknowledges and recognize that this sale is in "As Is" condition and, accordingly, hereby relieves and releases Vendor and previous owners from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discovered or hidden, from all claims in redhibition pursuant to Louisiana Civil Code, Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code, Articles 2541, et seq. Buyer acknowledges he understands that Louisiana redhibition law enables him to hold Seller responsible for any obvious or hidden defects in the property existing on the act of sale date, and that he is waiving that right.

VENDEE ACKNOWLEDGE THAT THE ABOVE HAS BEEN EXPLAINED TO HIM AND THAT BUYER HAS READ AND UNDERSTANDS THE TERMS AND AGREES TO BE BOUND BY THIS WAIVER OF WARRANTY.

_____

Michael Echols Enterprises, LLC
By: Michael Echols

THUS DONE AND EXECUTED BY in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana on this ____ day of _____ 2022.

WITNESSES:

CITY OF MONROE, LOUISIANA

_____
Print Name:

By:_____
Friday Ellis
Mayor

_____
Print Name:

_____
Notary Public #_____
Print Name:_____

STATE OF LOUISIANA
PARISH OF OUACHITA

THUS, DONE AND EXECUTED BY Michael Echols Enterprises LLC, represented herein by Michael Echols, in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana, this ____ day of _____ 2022.

Witnesses:

MICHAEL ECHOLS ENTERPRISE, LLC

_____
Print Name:

by:_____
Michael Echols - Vendee

_____
Print Name:

_____
Notary Public #_____
Print Name: _____

Appraisal Consultants, LLC

AJ Burns Appraisal
407 North 7th Street
West Monroe, LA 71291

Phone: 318-323-1227
Fax: 318-322-1388
Email: Info@ AJBurnsAppraisal.com

A. J. Burns, Jr.

Vacant Lot
1100 Block Washington St
Monroe, LA 71201

Prepared For:
City of Monroe
PO Box 123
Monroe, LA 71201

Appraisal Consultants, LLC

AJ Burns Appraisal
407 North 7th Street
West Monroe, LA 71291

Phone: 318-323-1227
Fax: 318-322-1388
Email: Info@ AJBurnsAppraisal.com

A. J. Burns, Jr.

November 12, 2020

Ms. Mary Lou Harrison
City of Monroe
PO Box 123
Monroe, LA 71201

RE: Appraisal Of
Vacant Lot
1100 Block Washington St
Monroe, LA 71201

Dear Ms. Mary Lou Harrison :

The purpose of this report is to is to provide the appraiser's opinion of the Market Value of the subject property as of November 12, 2020 . This appraisal report is intended to comply with the reporting requirements set forth by the Uniform Standards of Professional Appraisal Practice. In accordance with our scope of work agreement, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value.

The property was viewed and photographed.

The Direct Sales Comparison approach was developed.

This report provides the appraiser's opinion of market value for the subject property.

Market value for the subject is based on the direct sales comparison approach to value.

Additional Scope of Work details are in the addenda.

Property:
22,419.000 ±s.f. Lot

Interest Valued:	**FEE SIMPLE**
Effective Date of Value:	**11/12/2020**
Date of Report:	**11/12/2020**

DEFINITION OF "MARKET VALUE:"

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.

2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and,

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 4th Edition
Office of Comptroller of Currency 12 CFR. Part 34 Sub Part C - Appraisals

INTENDED USE OF REPORT: This appraisal is intended to assist the client, City of Monroe, for corporate planning purposes.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, the appraiser

1. obtained authorization from the client to perform an appraisal and report the findings in a summary format,

2. viewed the subject property,

3. gathered and confirmed information on comparable lot sales and developed the direct sales comparison approach for the lot value.

The resulting Appraisal Report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

MARKET EXPOSURE TIME: The market exposure time for the subject is estimated to be six months, if priced near the market value. Market exposure time based on analysis of comparable sales.

By reason of my investigation and my analysis gathered with respect to this appraisal assignment, I have formed the opinion that Market Value of the subject property as of Effective Date: November 12, 2020 , was:

Thirty-Five Thousand Dollars
$35,000.00

If I can be of further assistance to you in regard to this report, or in any other way, please feel free to call.

Respectfully Submitted,

A J Burns Jr.
Louisiana General Appraiser
LAG 341

O R D I N A N C E

STATE OF LOUISIANA

CITY OF MONROE

NO. _____

The following Ordinance was offered by Mr. _____:
who moved for its adoption and was seconded by Mr._____:

AN ORDINANCE ADOPTING AND AMENDING THE ZONING MAP FOR THE CITY OF MONROE, LOUISIANA

WHEREAS, the City Council of the City of Monroe has held its Public Hearing with respect to the following proposed Zoning Map Amendment, to-wit:

An amendment to the Zoning Map to rezone a ±0.33-acre tract of land, from the R-1 (Single Family Residence) District to R-4, (High Density Multi-Family Residence) District, in order for the applicant to be able to develop a 4-plex housing unit, at 1809 Hickory Street.

1809 Hickory Street (Lot 4 of the Resub. of Lot 2, Square F, Southside Commercial Subdivision Unit #2 (0.33-more or less))

APPLICANT: Jerin Rountree (MA 106-21)

WHEREAS, the City Council has further considered the report of the Monroe Planning Commission recommending approval, on a 4-0-1 majority vote. The applicant wishes to develop this vacant property in part for multi-family housing units. The R-1 (Single Family Residence) District does not allow for 4-plex residential housing units. The R-4, (High Density Multi-Family Residence) District is the appropriate zoning district for this proposed development.

NOW, THEREFORE:

BE IT ORDAINED by the City Council of the City of Monroe, Louisiana in legal session convened that the Zoning Map of the City of Monroe and the boundaries thereof which map is described in Section 37-34 of the City of Monroe Comprehensive Zoning Ordinance and which map shown the Zoning Districts and Boundaries thereof, be and the same are hereby amended to rezone the ±0.33-acres described to R-4 (High Density Multi-Family Residence) District as shown on the map which is attached hereto and made a part thereof and which is adopted as the new Zoning Map of the City of Monroe.

This ordinance was INTRODUCED on the 14th day of December 2021.

NOTICE PUBLISHED on the _____ day of _____2021.

This Ordinance having been submitted in writing, introduced and published was then submitted to a final vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the _____ day of _____, 2021.

_____
CHAIRMAN

_____
CITY CLERK

_____
MAYOR'S APPROVAL

_____
MAYOR'S VETO

PUBLIC HEARING

CITY OF MONROE ZONING COMMISSION

December 6, 2021 City Hall Monroe, Louisiana

RE: MA 106-2021 **APPLICANT: Jeren Rountree**

MOTIONED BY: Mr. Jamin Hall

SECONDED BY: Rev. Tegitra Thomas

I move that the Zoning Commission advise the City Council that after Public Hearing, the Commission finds that changing conditions in the area ***are*** sufficient to justify the above request to rezone a 5.2-acre tract of land, more or less, from the R-1 (Single Family Residence) District to the R-4 (High Density Multi-Family Residence) District. This property is located at 1908 Hickory Street. The commission recommends this application be approved.

The vote by the Monroe Planning Commission was 4-0-1 for approval.

City of Monroe
Planning Commission

Case No.:	MA 106-21
Name of Applicant:	Jeren Rountree
Address of Property:	1809 Hickory Street
Council District:	5

REQUEST:	This is a request to rezone a 033-acre tract of land that is currently zoned the R-1 (Single Family Residence) District to the R-4 (High Density Multi-Family Residential) District. The applicant wishes to construct a 4-plex housing unit at 1809 Hickory Street.
ACREAGE:	0.33 acres, more or less
PRESENT ZONING:	R-1 (Single Family Residence) District
PRESENT USE:	Vacant land
MOST NEARLY BOUNDED BY (STREETS):	North of Hickory Street, south of Peach Street, east of South 12th Street and west of South 18th Street.
SURROUNDING LAND USES:	The surrounding land use consists of single and multi-family residential structures in all directions.
ADVERSE INFLUENCES:	The development will increase traffic.
POSITIVE INFLUENCES:	Increase of property and sales taxes and create additional housing opportunities for the City.
COMPREHENSIVE PLAN:	The area is designated Low Density Residential land use category on the Future Land Use Map. This use is the basis of the city, offering residences in densities of between four and seven units per acre.

**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting the property be rezoned R-4 (High Density Multi-Family Residential) District. The applicant plans to construct a 4-plex housing unit at this location. The R-1 (Single Family Residence) District does not allow for this type of use.

OPTIONS:

Approve the applicant's request to rezone a 0.33-acre tract of land to R-4 (High Density Multi-Family Residential) District.

Deny the applicant's request to rezone a 0.33-acre tract of land to R-4 (High Density Multi-Family Residential) District.

The Planning Commission and the City Council shall consider the following criteria in approving or denying a map amendment:

a. The proposed map amendment is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.

b. The proposed map amendment is consistent with the adjacent zoning classifications and uses.

c. The proposed map amendment will reinforce the existing or planned character of the neighborhood and the City.

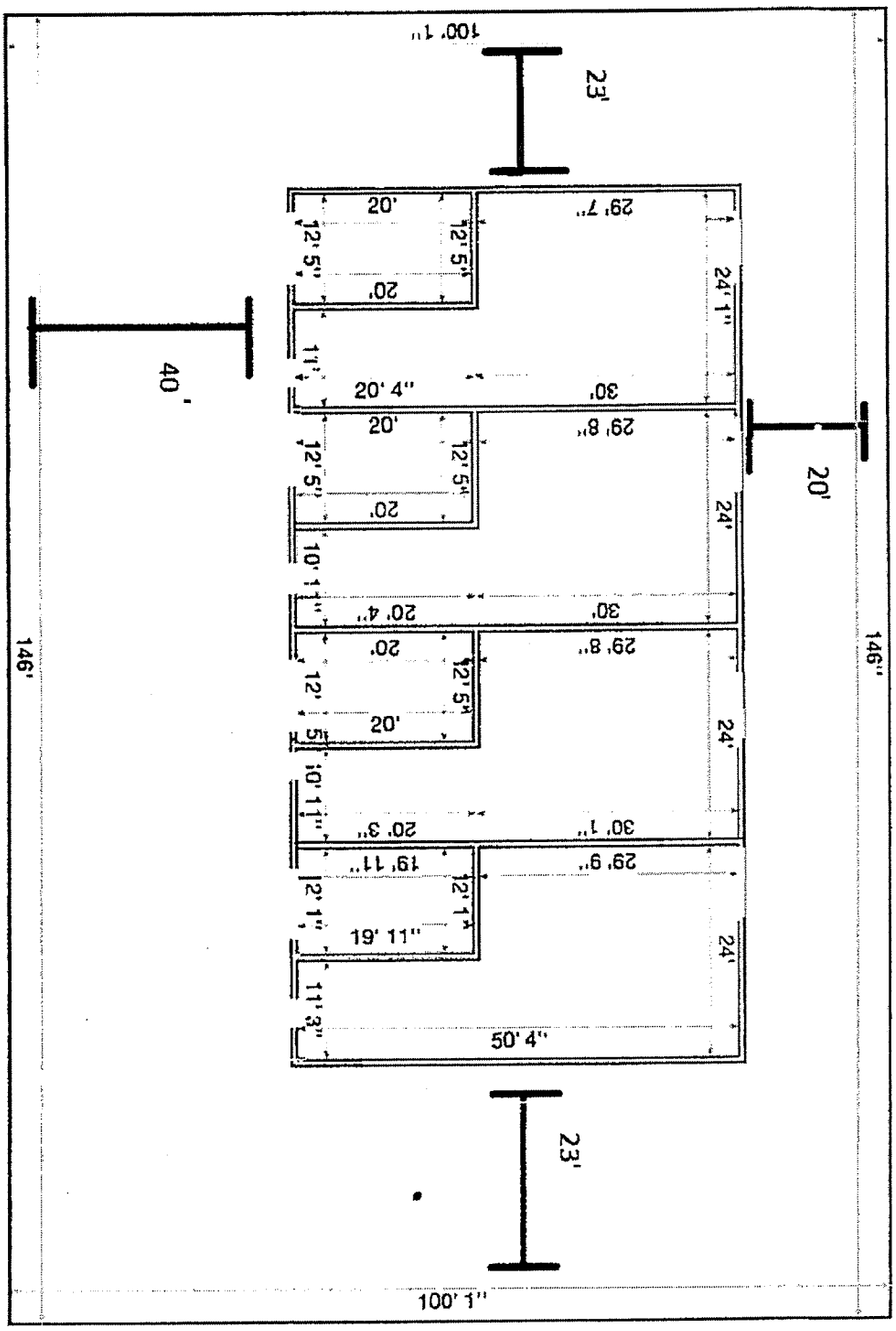
d. The site is appropriate for the development allowed in the proposed district.

e. There are substantial reasons why the property cannot be used according to existing zoning.

f. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply, storm water management, police and fire are adequate for the development allowed in the proposed district.

g. The map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

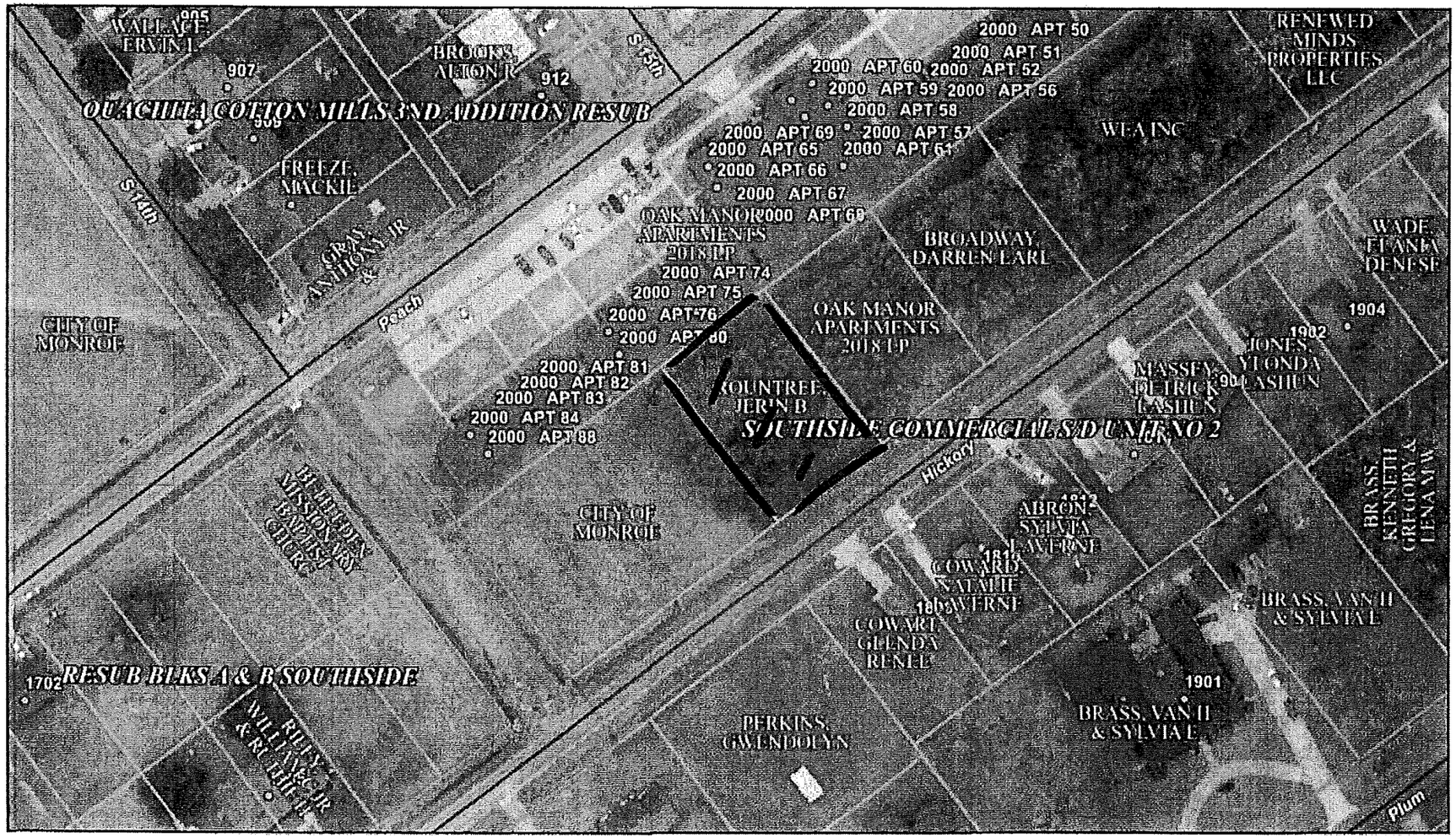
1809 Hickory Street



Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 11/23/2021

Created By: actDataScout

MA 106-21: JERIN ROUNTREE

1 inch = 103 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

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via DataScout OneMap

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE **NO._____**

The following Ordinance was introduced by Mr./Ms. _____ who moved for its adoption and was seconded by Mr./Ms. _____:

AN ORDINANCE DECLARING CERTAIN IMMOVABLE PROPERTY IN THE MONROE AIR INDUSTRIAL PARK AS NOT BEING NEEDED FOR PUBLIC USE AND AUTHORIZING THE SAME TO BE SOLD AT PRIVATE SALE TO THE CHENNAULT AVIATION & MILITARY MUSEUM PURSUANT TO REVISED STATUTE 33:4712, AND FURTHER PROVIDING WITH RESPECT THERETO

WHEREAS, the Chennault Aviation & Military Museum has requested that the City of Monroe sell to the Chennault Aviation & Military Museum a certain 2.46-acre tract of land located within the Monroe Air Industrial Park with an address of (No Situs) Carrier Drive, and

WHEREAS, the Chennault Aviation & Military Museum would like to purchase the 2.46 acre tract for future expansion of the museum, and

WHEREAS, the property to be sold to the Chennault Aviation & Military Museum is currently vacant, and

WHEREAS, the proposed purchase price of this 2.46 acre tract of land is $55,500.00, said price being the appraised value of the property as per an appraisal dated 6/21/21, by Appraisal Consultants, LLC, a copy of which is attached hereto and made a part hereof, and the cost of the appraisal;

WHEREAS, the City of Monroe deems said proposal to be in the best interest of the City of Monroe.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the City Council does hereby declare that certain 2.46-acre tract of land located in Monroe Air Industrial Park in the City of Monroe, Louisiana and more particularly described in the proposed Cash Deed, a copy of which is attached hereto and made a part hereof, as not needed for public use.

BE IT FURTHER ORDAINED that Friday Ellis, Mayor, be and he is hereby authorized and empowered, on behalf of the City of Monroe, Louisiana, to sell, for cash, at private sale, to **CHENNAULT AVIATION & MILITARY MUSEUM**, the 2.46-acre tract of land under the terms, conditions and for the consideration set forth in the said Cash Deed.

BE IT FURTHER ORDAINED that Friday Ellis, Mayor, be and is hereby authorized and empowered to execute the said Cash Deed for and on behalf of the City of Monroe,

Louisiana.

BE IT FURTHER ORDAINED that the proposed sale approved herein be and it is hereby conditioned upon approval and consent by the FAA as required by the Act of Conveyance from the United States of America to the City of Monroe which transferred ownership of said property to the City of Monroe.

BE IT FURTHER ORDAINED that the proceeds of said sale be dedicated to and used for the operation, maintenance and development of the Monroe Regional Airport in accordance with the above-mentioned Act of Conveyance.

BE IT FURTHER ORDAINED that under the provisions of Louisiana Revised Statute 33:4712 that prior to the final adoption hereof, notice of this Ordinance shall be published in the official journal three (3) times within fifteen (15) days, one week apart and that any opposition hereto must be made in writing, filed with the Clerk of the Council within fifteen (15) days of the first publication.

ORDINANCE INTRODUCED on the ____ day of December 2021.

NOTICE PUBLISHED on the _____ day of _____, 2022, the ____ day of _____, 2022, and the ____ day of _____, 2022.

This Ordinance having been submitted in writing, introduced and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the ___ day of _____, 2022.

_____
CHAIRMAN

_____
CITY CLERK

_____
MAYOR'S APPROVAL

_____
MAYOR'S VETO

STATE OF LOUISIANA
PARISH OF OUACHITA

BE IT REMEMBERED, that on this the _____ day of _____, 2022, before the undersigned Notary Public, duly commissioned, qualified and acting in and for the named Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

> **CITY OF MONROE, LOUISIANA, a Louisiana Municipal Corp. in Ouachita Parish, Louisiana, with the permanent mailing address of Monroe Government Center, Monroe, Louisiana, represented herein by Friday Ellis, Mayor, pursuant to authorization by Ordinance of the City Council adopted , a copy of which is annexed hereto (hereinafter sometimes called the VENDOR),**

who declared and acknowledged that, for the price and consideration hereinafter named and expressed, it has sold, transferred and delivered and does by this act sell, transfer and deliver, free from all mortgages, liens and encumbrances, with full and complete warranty of title and with full and complete subrogation of all rights and actions of warranty against all prior vendors or owners, unto:

> **CHENNAULT AVIATION & MILITARY MUSEUM, TID 72-1306895, represented herein by Nell Calloway, with a preferred mailing address of 701 Kansas Ln, Monroe, LA, hereinafter sometimes called "VENDEE").**

the following described property situated in Ouachita Parish, Louisiana, to-wit:

A tract of land in the Monroe Air Industrial Park, Monroe, Ouachtia Parish, Louisiana as per plat recorded in Plat Book 15, Page 113 in the parish records, this tract being more particularly described as follows, to-wit:

Commencing at a 5/8 inch iron bar found marking the southeast corner of the intersection of Carrier Drive (80 feet wide) and Kansas Lane (width varies), said point marking the northwest corner of a 2.75 acre tract acquired by General Clair L. Chennault Foundation, Inc., as recorded in Conveyance Book 2533 at Page 211 in the parish records, thence along the north line thereof and the south line of Carrier Drive, S84°48'04"E 401.73 feet (called S84°37'10"E 400.00') to a 5/8 inch iron bar found marking the northeast corner thereof, and the POINT OF BEGINNING; thence along the south line of Carrier Drive, S84°35'43"E 332.88 feet to a ½ inch iron bar set; thence continue on the last described course 25.00 feet to a 5/8 inch iron bar found marking a corner of the 3.74 acre tract acquired by Pohlman Land Holdings, LLC, as recorded in Conveyance Book 2459 at Page 370 in the parish records; thence along the west line thereof, S5°13'50"W 300.10 feet (called S5°14'32"W 300.00 feet) to a 5/8 inch iron bar found marking the southwest corner thereof; thence N84°37'27"W 25.00 feet to a ½ inch iron bar set; thence N84°37'27"W 332.26 feet to a ½" iron bar set marking the southeast corner of said Chennault tract; thence along the east line thereof, N5°06'41"E 300.29 feet (called N5°08'01"E 300.00 feet) to the POINT OF BEGINNING, containing 2.46 acres of land, and being subject to a 25-foot-wide utility and drainage servitude along and adjoining its east line, two 12-foot-wide sewerage servitudes

along and 6 feet each side of existing sewerage pipes, and any other rights or servitudes of records or of use.

A copy of the Plat is attached here to and made a part hereof.

TO HAVE AND TO HOLD said properties unto the Vendee, its successors and assigns, forever.

The price and consideration for which this sale is made is the sum of **FIFTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 ($55,500.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged and full acquittance and discharge therefore granted.

(1) In the event the Vendee herein or any future owner of the property conveyed herein shall receive a bona fide offer from a third party to purchase the property conveyed herein or any part thereof, and such offer of purchase shall be satisfactory to the Vendee herein or future owner, or in the event Vendee herein or future owner should make an offer to sell to a third party the property conveyed herein or any part thereof, Vendee herein or future owner agrees to grant unto the Vendor herein the right to purchase the property conveyed herein or any part thereof at the price and on the terms of the offer so made; said privilege to be given by notice in writing from the Vendee herein or future owner sent to the Vendor requiring the Vendor to accept in writing and sign a suitable form of agreement to purchase within a period of fifteen (15) working days after mailing of such notice; and upon the exercise of said option of Vendor, the purchase of such property as has been offered shall be closed, with the delivery of a customary Louisiana Act of Cash Sale, conveying a merchantable title to the property and the payment of the consideration therefor by Vendor, within the greater of forty-five (45) days or such mutually agreeable time after the exercise of said option by Vendor. If the Vendor herein does not accept such offer or execute such tendered contract within the respective periods, then Vendors right herein shall thereupon be null and void, and the Vendee herein or future owner shall be at liberty to sell the premises to the person making the initial bona fide offer to purchase as aforesaid.

(2) The Airport Owner, City of Monroe, Louisiana reserves unto itself, its successors and assigns for the use and benefit of the public its right of flight for the passage of aircraft in the airspace above the surface of the real property herein described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating on the Monroe Municipal Airport.

(3) The Airport Owner, City of Monroe, Louisiana, reserves to itself, its successors and assigns, for the use and benefit of the public, a continuing right and easement over the land conveyed to take any action it deems necessary to prevent the construction, erection, alteration or growth of any structure, tree or other object in the vicinity of the runways at Monroe Municipal Airport which would constitute an obstruction to air navigation according to the criteria or standards prescribed in Subpart C of Part 77 of the Federal Aviation Regulations.

(4) The Grantee expressly agrees for itself, its successors, and assigns to

prevent any use of the real property described herein which would interfere with landing or taking off of aircraft at the Monroe Municipal Airport, or which would otherwise constitute and airport hazard.

(5) In the event the Vendee does not make use of the property as set forth in the Preliminary Proposal for development, it is to be sold back to the Vendor, and the purchase prices paid by the Vendor will be equal to seventy-five (75%) percent of the original purchase price.

(6) Vendee agrees to comply with the provisions of Ordinance No. 9685 of the City of Monroe, La., "An Ordinance Amending Chapter 22, Entitled "Monroe Air-Industrial Park" of the Code of Ordinances of the City of Monroe, Louisiana,

IN TESTIMONY WHEREOF, said Vendor has hereunto signed its name at Monroe, Louisiana, in the presence of the undersigned legal and competent witnesses and of me, the undersigned Notary Public, on the day and date first hereinabove written.

WITNESSES: **CITY OF MONROE, LA.**

_____ By:_____
Print Name: **Friday Ellis, Mayor**

_____
Print Name:

_____
Notary Public# _____

Print Name:_____

STATE OF LOUISIANA
PARISH OF OUACHITA

IN TESTIMONY WHEREOF, said Vendee has hereunto signed its name at Monroe, Louisiana in the presence of the undersigned legal and competent witnesses and of me, the undersigned Notary Public, on the ___ day of _____, 2022.

WITNESSES: **CHENNAULT AVIATION & MILITARY MUSEUM**

_____ By:_____
Print Name:_____ **Nell Calloway**

_____
Print Name:_____

_____
Notary Public #_____
Print Name:_____

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO._____

The following Ordinance was offered by Mr./Ms._____ who moved for its adoption and was seconded by Mr./Ms. _____:

AN ORDINANCE AUTHORIZING THE CITY OF MONROE TO TAKE CORPOREAL POSSESSION OF THE PROPERTY DESCRIBED BELOW AND SELL TO WHITFIELD AND COMPANY LLC ALL RIGHTS, TITLE, AND INTEREST THAT THE CITY MAY HAVE ACQUIRED TO THE LOTS 2 & 3, SQUARE 19, UNIT 4, BOOKER T. WASHINGTON ADDITION, OUACHITA PARISH, 3610 GAYTON ST., MONROE, LA, BY ADJUDICATION AT TAX SALE DATED JULY 30, 2000, AND FURTHER WITH RESPECT THERETO

WHEREAS the property described as follows, to-wit:

Lots 2 & 3, Sq. 19, Unit 4, Booker T. Washington Addition
3610 Gayton St
Ouachita Parish, Monroe, Louisiana
District 3
Parcel #42116 & 42117

was adjudicated to the City of Monroe, Louisiana for non-payment of 2014 Ad Valorem Taxes by Adjudication Deed dated and filed June 24, 2015, in Conveyance Book 2428 at page 497 and 499 of the Records of Ouachita Parish, Louisiana and adjudicated to the City of Monroe, Louisiana. The 2014 Ad Valorem Taxes forming the basis for the described adjudication was validly assessed by the City of Monroe against Lydia Alexander and Louise Alexander Perkins, and

WHEREAS, the City of Monroe has made efforts to contact Lydia Alexander and Louise Alexander Perkins by registered mail and notification published in the News Star with no response, and

WHEREAS, Whitfield and Company LLC, represented herein by Rorre Whitfield, Owner, wishes to purchase said property from the City of Monroe.

WHEREAS, pursuant to the provisions of La. R.S. 47:2238.1 et sec, property adjudicated to the City of Monroe for more than Five (5) years may be sold to a specific named individual who has paid all taxes and other cost associated with the transfer of the property by the City of Monroe to the named entity. Whitfield and Company LLC has paid Four Thousand One Hundred thirty-six and 16/100 ($4,136.16) which includes Two Thousand Nine Hundred Twenty-two and 16/100 ($2,922.16) in City and Parish taxes. The remainder is legal fees for the City of Monroe and the Parish of Ouachita, advertising costs, mailing cost, and filing and recordation of all documents necessary to accomplish the acquisition of the property and then transfer from the City to the new owner.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the hereinafter described property is no longer needed for public purposes; the City of Monroe has made attempts to contact Lydia Alexander and Louise Alexander Perkins by registered mail and publication in the News Star with no response; the City of Monroe desires to sell to Whitfield and Company LLC the property described as follows:

Lots 2 & 3, Sq. 19, Unit 4, Booker T. Washington Addition
3610 Gayton St
Ouachita Parish, Monroe, Louisiana
District 3
Parcel #42116 & 42117

ORDINANCE INTRODUCED on the ____ day of January 2022.

NOTICE PUBLISHED on the _____ day of _____, 2022.

This Ordinance having been submitted in writing, introduced, and published, was then submitted to a vote, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on the ____ day of _____, 2022.

_____
CHAIRMAN

_____
CITY CLERK

_____
MAYOR'S APPROVAL

_____
MAYOR'S VETO

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO._____

The following Ordinance was offered by Mr./Ms._____ who moved for its adoption and was seconded by Mr./Ms. _____:

AN ORDINANCE AUTHORIZING THE CITY OF MONROE TO TAKE CORPOREAL POSSESSION OF THE PROPERTY DESCRIBED BELOW AND SELL TO JOSEPH AND MILLENY WALTERS ALL RIGHTS, TITLE, AND INTEREST THAT THE CITY MAY HAVE ACQUIRED TO THE LOT 16, SQUARE 2, BLANKS ADDITION, OUACHITA PARISH, 207 MORTON ST., MONROE, LA, BY ADJUDICATION AT TAX SALE DATED JUNE 13, 2016, AND FURTHER WITH RESPECT THERETO

WHEREAS the property described as follows, to-wit:

Lot 16, Sq. 2, Blanks Addition
207 Morton St.
Ouachita Parish, Monroe, Louisiana
District 3
Parcel #16903

was adjudicated to the City of Monroe, Louisiana for non-payment of 2015 Ad Valorem Taxes by Adjudication Deed dated and filed June 13, 2016, in Conveyance Book 2469 at page 626 of the Records of Ouachita Parish, Louisiana and adjudicated to the City of Monroe, Louisiana. The 2015 Ad Valorem Taxes forming the basis for the described adjudication was validly assessed by the City of Monroe against Linda Gayle Gullette, c/o Linda Baugh, and

WHEREAS, the City of Monroe has made efforts to contact Linda Gayle Gullette c/o Linda Baugh, by registered mail and notification published in the News Star with no response, and

WHEREAS, Joseph and Millenny Walters wish to purchase said property from the City of Monroe.

WHEREAS, pursuant to the provisions of La. R.S. 47:2238.1 et sec, property adjudicated to the City of Monroe for more than Five (5) years may be sold to a specific named individual who has paid all taxes and other cost associated with the transfer of the property by the City of Monroe to the named entity. Joseph and Millenny Walters have paid One Thousand Nine Hundred eighty-five and 63/100 ($1,985.63) which includes One Thousand Three Hundred Seventy-Eight and 63/100 ($1,378.63) in City and Parish taxes. The remainder is legal fees for the City of Monroe and the Parish of Ouachita, advertising costs, mailing cost, and filing and recordation of all documents necessary to accomplish the acquisition of the property and then transfer from the City to the new owner.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the hereinafter described property is no longer needed for public purposes; the City of Monroe has made attempts to contact Linda Gayle Gullette c/o Linda Baugh, by registered mail and publication in the News Star with no response; the City of Monroe desires to sell to Joseph and Millenny Walters the property described as follows:

Lot 16, Sq. 2, Blanks Addition
207 Morton St.
Ouachita Parish, Monroe, Louisiana
District 3
Parcel #16903

ORDINANCE INTRODUCED on the ____ day of January 2022.

NOTICE PUBLISHED on the _____ day of _____, 2022.

This Ordinance having been submitted in writing, introduced, and published, was then submitted to a vote, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on the ____ day of _____, 2022.

_____
CHAIRMAN

_____
CITY CLERK

_____
MAYOR'S APPROVAL

_____
MAYOR'S VETO

EMERGENCY ORDINANCE

STATE OF LOUISIANA

CITY OF MONROE NO._____

The following Ordinance was introduced by Mr./Ms. _____who moved for its adoption and was seconded by Mr./Ms._____:

AN ORDINANCE DECLARING THE CONDITION OF TWO (2) ELECTRIC MOTORS AT THE TEXAS AVENUE PUMP STATION AN EMERGENCY NECESSITATING IMMEDIATE REPAIR AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, two (2) electric motors at the Texas Avenue (high service) Pump Station are in need of emergency repair work;

WHEREAS, the Texas Avenue Pump Station provides service to most of north Monroe, from the Ouachita River to Oliver Road;

WHEREAS, this is a critical emergency because a minimum of three (3) pumps and sometimes four (4) pumps must be operational to prevent sewer backups in the north Monroe area; and

WHEREAS, funds are available through the Sewer Division's Repair and Maintenance account.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the condition of the two (2) electric motors at the Texas Avenue Pump Station is hereby declared an emergency.

BE IT FURTHER ORDAINED that such emergency repairs as are necessary to repair the two (2) motors at the Texas Avenue Pump Station are hereby authorized and approved and Stacey Rowell, the Director of Administration, is authorized to enter into such contracts or task orders as may be necessary to complete the project.

This Ordinance having been submitted in writing and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the ___day of January 2022.

_____
CHAIRMAN

_____
CITY CLERK

_____
MAYOR'S APPROVAL

_____
MAYOR'S VETO