

City of Monroe

2025–2029 Five-Year Consolidated Plan



Department of Planning & Urban Development
Community Development Division
1401 Stubbs Ave | Monroe, LA 71201

TABLE OF CONTENTS

City of Monroe Consolidated Plan 2025-2029

TABLE OF CONTENTS

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

Table of Contents	2
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) Goals and Objectives	5
Evaluation of Past Performance	8
PR-05 The Process	11
Table 1: Lead & Responsible Agencies	11
SECTION: Process	
PR-10 Consultation	13
PR-10 Table 2: Organization Participant Chart	14
PR-10 Table 3: Other Local/Regional/State/Federal Planning Efforts	26
PR -15 Table 5: Citizen Participation Efforts	29
SECTION: Needs Assessment.	Pages 35-77
NA-05 Overview Housing Needs Assessment	36
NA-10 Disproportionately Greater Need: Housing Problems	48
NA-15 Disproportionately Greater Need: Severe Housing Problems	51
NA-20 Disproportionately Greater Need: Housing Cost Burden	55
NA-25 Disproportionately Greater Need: Discussion	57
NA-35 Public Housing	59
NA-40 Homeless Needs Assessment	65
NA-45 Non-Homeless Special Needs Assessment	74
NA-50 Non-Housing Community Development Needs	77
SECTION: Market Analysis	Pages 79-122
MA-05 Overview	79
MA-10 Number of Housing Units	81

MA-15 Housing Market Analysis: Cost of Housing.....	86
MA-20 Housing Market Analysis: Condition of Housing	89
MA-25 Public and Assisted Housing	94
MA-30 Homeless Facilities and Services.....	100
MA-35 Special Needs Facilities and Services.....	101
MA-40 Barriers to Affordable Housing	107
MA-45 Non-Housing Community Development Assets.....	108
MA-50 Needs and Market Analysis Discussion.....	116
MA-60 Broadband Needs of Housing Occupied Low-to-Moderate Income Households.....	118
MA-65 Hazard Mitigation	121

Section: Strategic Plan

Pages 124-155

SP-05 Overview	124
SP-10 Geographic Priorities.....	125
SP-25 Priority Needs (Table 2).....	130
SP-30 Influence of Market Conditions (Table 3).....	134
SP-35 Anticipated Resources (Table 4)	135
SP-40 Institutional Delivery Structure	138
SP-45 Goals	141
Table 7 Goals Chart.....	141
SP-48 Goals Summary	141
SP-50 Public Housing Accessibility & Involvement.....	148
SP-55 Barriers to Affordable Housing	148
SP-60 Homeless Strategy	149
SP-65 Lead-based Paint Hazards	153
SP-70 Anti-Poverty Strategy	153
SP-75 Colonias Strategy (N/D)	154

City of Monroe Consolidated Plan 2025-2029

SP-80 Monitoring154

SECTION: Annual Action Plan.....Pages 156-199

AP-05Annual Goals and Objectives.....157

AP-10Agency Consultation163

AP-12Participation.....168

Table 3. Anticipated Resources.....171

AP-15 Expected Resources.....170

AP-20Annual Goals and Objectives.....175

AP-35Projects.....180

AP-50 Geographic Distribution.....185

AP-55AAffordable Housing.....186

AP-60Public Housing.....187

AP-65 Homeless and Other Special Needs.....189

AP-75 Barriers Affordable Housing.....193

AP-85 Other Actions.....194

AP-90 Program Specific Requirements.....197

SECTION: Appendices Pages 201–446

Appendix 1: Con Plan Development Meeting Dates.....201

Appendix 2: NRSA Plan.....202

Appendix 3: Maps of Targeted Neighborhood.....257

Appendix 4: Sign In Sheets for CON Plan Meetings.....264

Appendix 5: Blank Surveys & Survey Summaries.....407

Summary of Community Survey Results.....426

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

1. Introduction

In accordance with federal regulations, the City of Monroe, an entitlement community and participating jurisdiction, must prepare a Five-Year Consolidated Plan and an Annual Action Plan for submission to the U.S. Department of Housing and Urban Development. This designation allows the city to receive formula grant funds for the following programs:

- Community Development Block Grant
- HOME Investment Partnership Program
- Emergency Solutions Grant

The Five-Year Consolidated Plan, for fiscal year 2025 through fiscal year 2029, is a comprehensive document that describes the city's housing market conditions, identifies the need for affordable housing and community development, and offers strategies to address these needs over a five-year period. The plan coordinates several of Monroe's housing, economic development and other plans with public, private, and nonprofit service providers.

Additionally, Monroe produces the required Annual Action Plan, along with the Consolidated Annual Performance and Evaluation Report, to provide specific information on how the funds awarded each year will be used to meet the priority needs identified in the Consolidated Plan. The resulting Consolidated Plan creates a unified vision for community development and housing actions, with the primary goal of improving the lives of low-to-moderate income households in Monroe.

2. Summary of the Goals and objectives identified in the Plan Needs Assessment

Overview

Citizen engagement is a foundational component of the Consolidated Plan process. Monroe Planning and Urban Development Department staffers, their consultant along with local stakeholders actively sought input from residents, nonprofit organizations, housing providers, business leaders, and other stakeholders through public meetings, surveys, and community workshops through attendance at a series of Department-hosted events, stakeholder events and via the use of various on-line and paper-issued community surveys, beginning June 2024 through April 2025. This feedback has helped to ensure the plan reflects the lived experiences and concerns of the community—especially underserved and historically marginalized populations. The City places a strong emphasis on transparency and inclusivity to build trust and foster collaboration throughout the planning process. The Planning and Urban Development Department, City of Monroe, is targeting a total of five neighborhoods that encompass five different census tracts and twelve (12) block groups.

Key statistics play a critical role in shaping the Consolidated Plan. Monroe faces challenges including a high poverty rate, a significant proportion of cost-burdened households, aging housing stock, and disparities in access to economic opportunity. Data from the American Community Survey (ACS), HUD’s Comprehensive Housing Affordability Strategy (CHAS), and local market analyses are used alongside public input to identify priority areas for investment. These combined insights guide strategies to expand affordable housing options, improve neighborhood infrastructure, and enhance access to essential services for Monroe’s most vulnerable residents.

Goals and Objectives

Goal 1: Increase affordable housing units in the city’s housing stock.

Objectives 1.1: Access/evaluate structures that could be repurposed into potential quality housing in the City’s inventory in the targeted areas.

1.2 : Organize financial institutions who host programs assisting eligible residents to qualify as first time home buyers.

1.3 : Build real estate developer capacity to support housing development and home modernization in the targeted neighborhoods.

Goal 2: Provide funding for revitalizing and stabilizing neighborhoods for homeowners, property owners, and renters in targeted areas.

Objectives 2.1: Organize financial institutions who host programs assisting eligible homeowners and landlords in rehabilitating their properties.

2.2: Include property owners who rent to residents in all appropriate activities and initiatives.

2.3: Host the Housing Fair Expo to bring awareness to all Monroe residents opportunities focused on home ownership, financial planning, property management, and city services.

Summary of Public Comments:

- I love to live in a safe neighborhood
- friendly people feeling safe
- children playing in fields, cars being washed in the yards, barbequing and volleyball during the summer, holiday decorations
- better resources for teens, jobs, recreation, better businesses in the city
- A community with working people and families
- 1) safety, 2) well maintained area, clean, 3) friendly neighborhood Nice area close to
- places I need to go daily, low-to no crime, no flood zone, low noise levels
- Being safe home, to repair the flooding area
- safety, no noise
- Safety and a neighborhood that would be closer to places
- Safe areas, cop presence since I am around elementary schools - keep kids protected

6. Summary of Comments or views not accepted

No comments or views were not accepted

7. Summary

In summary, the 2025-2029 Consolidated Plan was well-supported by the City of Monroe Community development staff, stakeholders and the citizens. The plan presented is comprehensive in that it includes a strategic Plan, Program Year (PY) 2025 Annual Action Plan in addition to a Neighborhood Revitalization Stabilization Area Plan that targets five low to moderate income neighborhoods.

3. Evaluation of Past Performance

During the 5-year performance cycle several successes were documented by the City of Monroe's Planning and Urban Development Department (PUD) and its subunits, i.e., the Office of Community Development and Code Enforcement.

- PUD secured a \$4.4 million Lead Hazard Reduction & Healthy Homes Grant.
- Additionally, PUD was awarded \$753,185 in HUD COVID-19 dollars through CARES (The Coronavirus Aid, Relief, and Economic Security) Act funding.
- Over and above HUD direct funding allocations, the City of Monroe partnered with the Louisiana Housing Corporation (LHC) to administer the Lead-Based Paint (LPB) Hazard Control Program (ended in June 2024) to identify, assess, and, mitigate potential hazards in the homes of eligible applicants, existing of children 6 and under and family members. During 2024, through this partnership, the City of Monroe and LHC completed the removal of lead hazards through encapsulation or abatement of 5 homes in Monroe, Louisiana.
- Regarding Housing Services: 21 homes were completed rehabilitated; 7 homes were reconstructed, with 32 homes currently in development to be completed through the federal Lead Hazard Reduction and Healthy Homes Grant.
- Regarding Homeownership Assistance: 178 participants currently enrolled in financial coaching & HUD Certified Counseling; hosted 3 Housing Fairs with over 400 guests annually; established Buydown Costs for first time Homebuyers, Homebuyers Classes, IDA Accounts, Down Payment Assistance and Home in Monroe Programs.
- Regarding Tenant Based Rental Assistance: (TBRA) 20 people currently enrolled and monthly financial skills training.

As the Community Development Division continues to invest in the Monroe community, here is the 5-year snapshot of other important work in partnership with community-based organizations and others:

- Regarding Slum & Blight: Over 200 attendees in the Blight Bootcamp; Code Enforcement Educational Resources placed on the Web-based Site.
- Regarding Public Services: Partnering resulting in job placement services with Goodwill of Northeast La.; housing counseling with Mid City Redevelopment; meals to Seniors with Ouachita Council on Aging; assisting with neighborhood trash pickup with Big Haul; proposal writing for grants for non-profit training.
- Regarding Early Childhood Enrichment: served over 150 children over the course of 2 summers with summer enrichment activities by VISTA AmeriCorps.
- Regarding Public Facilities: purchased equipment and uniforms for Monroe Fire Department and constructed an inclusive playground at Benoit Community Center.
- Regarding COVID 19 Response: Additional funding resulting in 38 rental assistance grants; 7 grants to small businesses; 7 individual mortgage assistance grants; 6 new bus shelters; utility payment assistance; and PPE Supplies for non-profits.

4. Summary of Citizen Participation (Page 13 of Con Plan)

- **5. Summary of Public Comments**

The City of Monroe Community Development Division, was engaged in a lengthy citizen participation process that involved four public hearings and participation in numerous community events held by stakeholders, partner interviews, surveys and various marketing activities from the period June 2024 through June 2025. A list of these events and activities are included in Appendix 1 of the Con Plan as well as outlined in the Process Section under Citizen Participation. While comments involved neighborhood revitalization, the need for business development to increase neighborhood sustainability, more specific comments were obtained from those who attended the June 2024 Housing Expo. When asked, "what things make a neighborhood or would make you feel at home in Monroe?"

THE PROCESS

Consolidated Plan

—PROCESS—



Department of Planning & Urban Development

Community Development Division

1401 Stubbs Ave | Monroe, LA 71201

THE PROCESS

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	City of Monroe	Planning & Urban Development Community Development Division
HOME Administrator	City of Monroe	Planning & Urban Development Community Development Division

Narrative

The City of Monroe, Planning and Urban Development Department, Community Development Division, a HUD entitlement grantee, is the lead agency and administrator in the development, oversight and implementation of the HUD-required Consolidated Plan [which includes the Neighborhood Revitalization Strategy Area Plan], along with the associated Annual Action Plan. The City follows HUD directives in the preparation of these plans in order to receive grant program funds over a five-year period. The lead agency responsible for overseeing the development of these plans and reports is the City's Community Development Division under the Planning & Urban Development Department. The Community Development Director makes funding recommendations to the Monroe City Council based upon input from Monroe residents, public agencies, housing developers, other city departments and the Monroe Housing Authority. The Community Development Division administers the CDBG Programs with assistance from the Finance Department and the Grants Accountant.

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

Introduction

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

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(1)).

The public participation process for developing the City of Monroe, Louisiana's 2025–2029 Consolidated Plan (Con Plan) involved efforts to engage citizens, government agencies, and stakeholders to gather feedback and input, including on the proposed Neighborhood Revitalization Strategy Area (NRSA) Plan. **Due to ongoing federal revisions to Affirmatively Furthering Fair Housing (AFFH) regulations, a separate Analysis of Impediments to Fair Housing Choice will not be included as part of this Plan. Nevertheless, the City of Monroe remains committed to promoting Fair Housing for all residents and continues to support a citizen complaint process.**

The City developed a coordinated outreach effort to maximize input from a large cross-section of stakeholders. Outreach initiatives included public meetings, published meeting notices in the form of flyers placed at community centers and libraries, one-on-one and group interviews, two web-based surveys along with the dissemination and collection of hard copy surveys. The process also involved the distribution of paper surveys at a June 2024 Housing Expo hosted by the City to garner comments from existing and potential homeowners in light of its incorporation of a NRSA Plan as a component of the 2025-2029 Consolidated Plan.

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

Sarah Johnson, Director of the Lead CoC and HMIS Agency for the Monroe/NELA CoC LA-505, was consulted in her role as Lead Continuum of Care and Director of the Home Coalition to assess current needs and market conditions affecting the region's homeless population. She explained that the City of Monroe's CoC operates across a 12-parish area. Within the City of Monroe, local organizations and agencies, responding to homelessness constantly work together to improve their individual services, to work collaboratively with other service providers and to educate the community about the prevalence and impact of homelessness on us all.

The jurisdiction coordinates with the region's Continuum of Care and efforts to address the needs of homeless persons in a number of ways. First and foremost, the jurisdiction provides input to help develop and monitor outcomes for the CoC Strategic Plan to End Homelessness.

PR-10 CONSULTATION (Continued)

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

The jurisdiction coordinates with the region's Continuum of Care LA-505 CoC and efforts to address the needs of homeless persons in a number of ways. First and foremost, the jurisdiction provides input to help develop and monitor outcomes for the CoC's Strategic Plan to End Homelessness. This plan mirrors the goals of the USICH's federal plan to prevent and end homelessness. The CoC region including the jurisdiction are making progress on the regional objectives of increasing PSH and the number of SOAR certified staff to achieve the target goal of ending chronic homelessness by 2030. Functional zero among Veteran homeless has been achieved. Family homelessness is targeted for ending by 2035, while efforts are ongoing to develop a path to prevent and end all homelessness. The primary mechanisms for coordination with the CoC include the jurisdiction's providing input to planning and oversight by Board of Directors participation, opening public facilities as temporary shelters in case of extreme weather or disasters, assigning jurisdiction staff to participate in community planning efforts such as the current planning process for a centralized intake facility, partnering with the CoC to provide services for homeless youth and their families through the jurisdiction's public school system, providing necessary documentation and assistance completing required forms as needed for homeless programs, sharing information about homeless needs brought to the jurisdiction's attention, and supporting Point in Time data collection. Perhaps most impactful, the jurisdiction in recent years has launched new programs to increase available homeless housing options and to prepare renters to bridge the gap to become homeowners. The key programs are Temporary Rental Assistance Program providing rapid rehousing to Monroe residents and Home in Monroe Program to offer education, resources, and support for low income renter households to qualify for and achieve home ownership.

The jurisdiction's coordination to address homelessness among chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth and persons who were recently homeless but now live in permanent housing by CoC Board membership as well as subcommittees of the CoC that shape the processes, minimum standards, and outcomes monitoring. These tasks are carried out via participation in the Coordinated Entry Task Force, Policy Subcommittee, and Assessment Committee. The jurisdiction also provides and accepts referrals to homeless housing and services within the region.

The jurisdiction also coordinates with systems of care that may discharge persons into homelessness (Corrections, foster care, health and mental healthcare) via participation in the CoC and specifically its policy of reporting all state-funded entities that discharge persons into homelessness to the appropriate state dept. The pertinent state department requests CoCs to complete such reports and provides forms for that purpose. The CoC as part of its coordinated entry screening process asks if someone seeking homeless services was recently discharged into homelessness by a system of care.

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

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

The City of Monroe's Planning and Urban Development Department (PUD) consulted with the Northeast Louisiana Continuum of Care (Monroe/NELA COC LA-505) during development of its 2025-2029 Con Plan to determine how it allocates ESG funds, develop performance standards, funding; policies and procedures for the administration of HMIS. The COC was able to provide the PUD with information relative to service gaps for consideration of inclusion in the 2025-2029 Con Plan.

For example: The City of Monroe PUD does not currently administer Emergency Solutions Grant (ESG) funds but plans to apply for a State of Louisiana (Notice of Funding Opportunity) announcing the availability of ESG funds through Louisiana Housing Corporation (LHC). The application deadline is July 25, 2025.

Summary of citizen participation process and consultation process

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

Currently there are no jurisdictions in Region 8 receiving HOPWA funds. The City of Monroe is in Region 8 which includes 12 northern parishes. The 12 northern parishes are Caldwell, East Carroll, Franklin, Jackson, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll. The data from the Louisiana Department of Health documents for 2022, 1,171 people living with AIDS in this Region. At the time of the writing, the number of cases in Monroe was not accessible but, in the research, Monroe does not emerge as one of the cities with a notable number of cases. The CDC HIV Surveillance Report (vol. 35) was released in May 2024. However, according to the Louisiana Department of Health¹, the CDC no longer provides AIDS rankings in the annual report.

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

Table 2: Organization Participant Chart

TABLE 2

Organization Participant Chart		
CITY AGENCIES		
1	Agency/Group/Organization Name	City of Monroe City Council
	Agency/Group/Organization Type	City Government
	What section of the plan was addressed by consultation?	Needs Assessment and Strategic Section of the Plan
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach and workshop meetings. Represent the needs of their constituents.
2	Agency/Group/Organization Name	City of Monroe Community Affairs
	Agency/Group/Organization Type	City Government
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach and workshop meetings to ensure the clients of special subgroups in the community needs are taking into consideration the community needs assessment process regarding impediments to fair housing and community needs.
3	Agency/Group/Organization Name	City of Monroe Engineering Department
	Agency/Group/Organization Type	City Government
	What section of the plan was addressed by consultation?	Citizen Participation
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	

4	Agency/Group/Organization Name	City of Monroe Code Enforcement
	Agency/Group/Organization Type	City Government
	What section of the plan was addressed by consultation?	Needs Assessment Marketing Analysis
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Workgroup Meeting Participation Explained the role of Code Enforcement in the provision of city services at February 7, 2025 Public Hearing.
5	Agency/Group/Organization Name	City of Monroe Fire Department
	Agency/Group/Organization Type	City Government
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Safety Workgroup meeting Discussed public improvement needs and the urgency of equitable public facilities.
CITY AGENCIES: Community Centers		
6	Agency/Group/Organization Name	Emily P Robinson Recreation Center
	Agency/Group/Organization Type	Community Center
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs Anti-Poverty Strategy
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit at center on Jackson Street; secured paper surveys completed by families who completed needs assessment surveys. Attended District 4 Councilman Rodney McFarland's community meeting. The department head participating in a panel discussion centered around community needs and addressed concerns regarding housing issues.
7	Agency/Group/Organization Name	Forsythe Park

8	Agency/Group/Organization Type	Community Recreation Center
	What section of the plan was addressed by consultation?	Designated children’s park with play facilities, sports field, golf course and climbing units.
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit to deliver community meeting posters and conduct outreach to promote surveys and meetings; promoted citizen participation in two community meetings held in February 2025.
9	Agency/Group/Organization Name	Harvey Benoit Recreation Center
	Agency/Group/Organization Type	Community Center
	What section of the plan was addressed by consultation?	Non- Housing Community Development Needs Anti-Poverty strategy
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit to deliver community meeting posters and conduct outreach to promote surveys and meetings. Collaborated with center to conduct February 7, 2025 Con Plan Public Forum.
10	Agency/Group/Organization Name	Chennault Park/Golf Course
	Agency/Group/Organization Type	Community Park and Golf Course
	What section of the plan was addressed by consultation?	The Process Strategic Plan
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visit to deliver community meeting posters and conduct outreach to promote surveys and meetings. Two representatives attended the February 7, 2025 Public Forum. Participated in Workgroup sessions; provided input.
11	Agency/Group/Organization Name	Lillie Marbles Recreation Center
	Agency/Group/Organization Type	Community Center
	What section of the plan was addressed by consultation?	Non-Housing Community Development Needs Anti-Poverty Strategy

	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	
12	Agency/Group/ Organization Name	Saul Adler Recreation Center
	Agency/Group/Organization Type	Services : children, Elderly Persons, & Persons wth disabilities Other Government - Local
	What section of the plan was addressed by consultation?	Non-Community Development Needs Anti-Poverty strategy
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site delivered community meeting posters and conducted outreach to promote surveys and meetings; promotes citizen participation in two community meetings.
State/ Parish Agency: Other		
13	Agency/Group/ Organization Name	Ouachita Council on Aging
	Agency/Group/Organization Type	Quasi-governmental Agency
	What section of the plan was addressed by consultation?	Services- Elderly People Services- Person with early onset of disabilities Frail Elderly
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Supported outreach to senior center attendees to complete Neighborhood and Con Plan surveys with an anticipated outcome of collecting a minimum of 100 surveys from those attending the daily services being provided.
14	Agency/Group/ Organization Name	City of Monroe Housing Authority
	Agency/Group/Organization Type	Public Housing Authority
	What section of the plan was addressed by consultation?	Public Housing Authority Goals and Objectives Number of Housing Units Proposed Plans for New Developments and Targeted Demolition Sites The Process
	How was the agency /group/ organization consulted? What are the anticipated outcomes	Engagement of developing strategies to move renters to home ownership; connection of clients to CDBG funding and projects

	of the consultation or areas for improved coordination?	<p>Public Housing Needs</p> <ul style="list-style-type: none"> Homelessness Needs Assessment Non-Homelessness Special Needs Assessment Market Analysis <p>Outcomes</p> <ul style="list-style-type: none"> Site visit; attendance at outreach and workgroup meetings Engagement in developing strategies to move renters to home ownership; connection of clients to CDBG funding and projects Viabile housing for the elderly; education and training leading to home ownership; neighborhood improvements leading to mixed use development. <p>Encouraged Resident Council participation to engage public housing residents and other low-moderate income residents of targeted revitalization areas in which public housing developments are located.</p> <p>Discussed opportunities to collaborate with Monroe Division of Community Development in support of 2025 action plan activities. Chief Deputy attended February 7, 2025 Public Forum for input.</p>
15	Agency/Group/Organization Name	Ouachita Parish Housing Authority
	Agency/Group/Organization Type	Public Housing Authority (PHA) Housing Service-Fair Housing
	What section of the plan was addressed by consultation?	Public Housing Needs Homeless Needs Assessment Non-Homeless Special Needs Assessment Market Analysis
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community outreach and workgroup meetings Represent the needs of clients. Ensure participation of these special subgroups in the community needs assessment process regarding impediments to fair housing and community needs.
16	Agency/Group/Organization Name	Louisiana Delta Community College
	Agency/Group/Organization Type	State Agency – A part of the Louisiana Community and Technical College System (LCTCS)
	What section of the plan was addressed by consultation?	The Process – Citizen Engagement
	How was the agency /group/ organization consulted? What are the anticipated outcomes	Participated in preliminary Public Forum Workgroup session held on February 7, 2025

	of the consultation or areas for improved coordination?	
17	Agency/Group/ Organization Name	Office of the Public Defender
	Agency/Group/Organization Type	Quasi-governmental
	What section of the plan was addressed by consultation?	Citizen Participation
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended February 7, 2025 Public Forum Participated in Workgroup and general discussions
Community Agencies		
18	Agency/Group/ Organization Name	Goodwill of North Louisiana
	Agency/Group/Organization Type	Community-based NGO (Nonprofit)
	What section of the plan was addressed by consultation?	Children and families, formerly incarcerated persons, elderly, persons with disabilities, unemployed and homeless Employment Economic Development
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness, supportive non-homeless special needs, non-housing community development needs Representing the needs of clients and understanding strategies that would assist their clients to develop financial plans to get out of poverty; provide feedback relative to community needs.
19	Agency/Group/ Organization Name	United Way of Northeast Louisiana
	Agency/Group/Organization Type	Social Services Organization-Affiliated with National Entity
	What section of the plan was addressed by consultation?	Education, Financial Stability, and Health Foster and promote diversity & inclusion Homeless Needs- families with children
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for	Service to children, the elderly, families with wraparound support; Needs assessment Ensure participation of their community partner agencies in the outreach and workshop process to assist in the

	improved coordination?	SWOT analysis and priority of community needs process during community participation meetings; engage their clients to participate in answering surveys
20	Agency/Group/ Organization Name	Ouachita Parish Public Library and Anna Mayer Branch Library
	Agency/Group/Organization Type	Education/Literacy/Government-Other
	What section of the plan was addressed by consultation?	Needs Assessment and Strategic Section of the Plan
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Site visits to deliver community posters and conduct outreach to promote surveys and meetings; promote citizens participation.
21	Agency/Group/ Organization Name	Quest4Success
	Agency/Group/Organization Type	Housing Organization
	What section of the plan was addressed by consultation?	Needs assessment and Strategic Plan
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	CHDO organization dedicated to revitalizing the community through housing revitalization.
22	Agency/Group/ Organization Name	The Community Economic Development Services, Inc.
	Agency/Group/Organization Type	Non-profit
	What section of the plan was addressed by consultation?	The Process-Citizen Participation Lead the Economic Development Workgroup session during the February 7, 2025 session.
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Scope of work involves non-profit housing development
23	Agency/Group/ Organization Name	Wellspring Alliance for Families

	Agency/Group/Organization Type	Non-Profit Social and Human Services Agency
	What section of the plan was addressed by consultation?	The Process-Citizen Participation: Agency participated in February 7, 2025 Public Forum; provided feedback.
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	The Wellspring is a multifaceted organization serving adults and youth of Northeast Louisiana by providing the resources they need to address and solve the problems they're facing today – whether that be homelessness, sexual assault, domestic violence, relational struggles, or life transitions.
24	Agency/Group/ Organization Name	Christopher Youth Center
	Agency/Group/Organization Type	Community-based NGO providing services to homeless youth, ages 18-24
	What section of the plan was addressed by consultation?	The Process-Citizen Participation
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended February 7, 2025 Public Forum Participated in Workgroup and general discussion
25	Agency/Group/ Organization Name	Power Tools for At-Risk Youth, Inc.
	Agency/Group/Organization Type	A non-profit providing various job skills training
	What section of the plan was addressed by consultation?	The Process and Needs Assessment
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Input on the need for youth services Attended February 7, 2025 Public Forum Participated in Workgroup and general discussion
26	Agency/Group/ Organization Name	Ahayah Community Development Corporation
	Agency/Group/Organization Type	CHDO organization dedicated to revitalizing the community through housing revitalization.
	What section of the plan was addressed by consultation?	Needs Assessment and Strategic Plan

	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting and planned partnership to ensure housing needs are addressed.
27	Agency/Group/ Organization Name	LSU Ag Center – Ouachita Parish Healthy Communities Coalition
	Agency/Group/Organization Type	State agency
	What section of the plan was addressed by consultation?	Non-housing community development needs Children and Adult Health
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation regarding agency programs
Governmental Entity: State		
28	Agency/Group/ Organization Name	State Representative District #17
	Agency/Group/Organization Type	Public Official
	What section of the plan was addressed by consultation?	Needs Assessment and Strategic Section of the Plan
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Outreach and workshop meetings. Represent the needs of their constituents.
For Profit Entity		
29	Agency/Group/ Organization Name	LaVelle Entity, LLC
	Agency/Group/Organization Type	Construction/Developer
	What section of the plan was addressed by consultation?	The Process-Citizen Participation Needs Assessment
	How was the agency /group/ organization consulted? What are the anticipated outcomes of the consultation or areas for	Lead Housing Workgroup session

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

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

Table 3: PR-10 Other Local /Regional/ State/ Federal Planning Efforts	
Name of Plan	Monroe, Louisiana: An assessment of socioeconomic and housing market conditions
Lead Organization	Center for Community Progress (<i>National Non-Profit Organization</i>)
How do goals of your Strategic Plan overlap with the goals of each plan?	This plan addressed the issue of blight and vacant properties, particularly with respect to code enforcement and rental property regulations. The document studied economic factors that quantifiably compared census tracts throughout the city of Monroe documenting the consistent economic/marketing weaknesses including racial and LMI statistics. The overlap here with the Strategic Plan are the identification of strategies to positively impact the areas plagued by the same barriers identified in the community outreach.
Name of Plan	Comprehensive Economic Development Strategy
Lead Organization	North Delta Regional Planning & Development District, Inc.
How do goals of your Strategic Plan overlap with the goals of each plan?	The CEDS is a strategy-driven plan for regional economic development, led by the North Delta Regional Planning and Development District that is supported by the US Department of Commerce, Economic Development Administration. This entity was consulted to ensure that economic development strategies, impacting the City of Monroe compliment regional economic development strategies. It is a key component in establishing and maintaining a robust economic ecosystem by helping to build regional capacity (through hard and soft infrastructure) that contributes to individual, firm, and community success. The CEDS provides a vehicle for individuals, organizations, local governments, institutes of learning, and private industry to engage in a meaningful conversation and debate about what capacity building efforts would best serve economic development in the region. Agency also assisted with plan maps other than those located in CPD.
Name of Plan	Continuum of Care
Lead Organization	Home Coalition
How do goals of your Strategic Plan overlap with the goals of each plan?	The Housing First principle is recognized as a best practice by the COC, and as such, is an ultimate goal for those served by the COC and is aligned with the city's CBDG goals. The City of Monroe (PUD), although not receiving ESG or HOWPA funding at this time, participates in COC activities to address the needs of homeless persons in the area. Need to verify this statement as accurate with Ms.

	Hill.
Name of Plan	The State of ALICE in Louisiana: 2025 Update on Financial Hardship
Lead Organization	United Way of Northeast Louisiana
How do goals of your Strategic Plan overlap with the goals of each plan?	ALICE (Asset Limited, Income Constrained, Employed) takes a look at median family households in poverty within the parish. This plan helps shape the foundation for anti-poverty goals and objectives. Addressing poverty in targeted NRSA neighborhoods aligns with the goals of this agency (United Way of Northeast Louisiana)
Name of Plan	The State of ALICE in Louisiana: 2025 Update on Financial Hardship

	Socioeconomic and housing conditions in Louisiana
Lead Organization	Louisiana Housing Corporation
Name of Plan	2024 Annual Report
Lead Organization	United Way of Northeast Louisiana
How do the goals of your Strategic Plan overlap with the goals of each plan?	<p>The 2024 United Way Community Plan mirrors several of the goals and objectives that surfaced during Community Development Division's citizen participation in the SWOT analysis and community meetings that specifically impacted:</p> <ul style="list-style-type: none"> • Community Growth and Economic Development • Need to Address Poverty and Homelessness • Increased Community Involvement and Awareness • Need for a well-educated and workforce ready community • People/organizations work together to strengthen and build a more inclusive community • Children, youth and young adults successful in school and life; • Economic Opportunity to all
Name of Plan: PHA Plan	PHA PLANS: 5 Yr Plan for FYs 2020-2024/Streamlined Annual Plan FY 2024 (March 2024) FY 25 is pending publication.
Lead Organization	Monroe Housing Authority

<p>How do goals of your Strategic Plan overlap with the goals of each plan?</p>	<p>Goals included in the referenced FY 2024 Streamlined Annual Plan for the Monroe Housing Authority mirror two distinct goals or activities listed within the proposed Strategic Plan in addition to the NRSA (Neighborhood Revitalization for the City of Monroe’s Planning and Urban Development Department. These goals include:</p> <p><u>PUD Goal:</u> “Increase affordable housing units in the city’s housing stock”.</p> <p><u>PUD NRSA Activity:</u> “Improve quality of housing stock”.</p> <p><u>Similar MHA Goal:</u> “Increase the availability of decent, safe, and affordable housing”.</p> <p><u>PUD NRSA Goal:</u> “Encourage the reduction of poverty in targeted neighborhoods”.</p> <p><u>Similar MHA Goal:</u> Improve community quality of life and economic vitality by continuing to implement measures to deconcentrate poverty.</p>
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Describe the means of cooperation among the state and any units of general local government in the metropolitan area in the implementation of its Consolidated Plan.

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

- Louisiana Housing Corporation (LHC) who shares a mission & interest similar to the City of Monroe's that includes focusing on blight, affordable housing, and homeownership.
- Mid City Redevelopment Alliance Inc.
- Ouachita Multi Community Action Program (OMCAP)
- City of Monroe Public Housing Authority
- Chase Manhattan Global Philanthropy
- Ochsner Outreach will serve as sponsor for the Housing Expo
- Quest 4 Success
- Ouachita Workforce Investment Board
- Solar for YALL
- LaSalle Community Action Agency
- Landlord Association

- Change Lab Station
- SEED (Southside Economic Development District)

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

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

Citizen Participation

Summary of citizen participation process and consultation process

The citizen participation process for the City of Monroe 2025–2029 HUD Consolidated Plan was designed to ensure inclusive and transparent community engagement, meeting both federal requirements and local priorities. While surveys were disseminated during June 2024 at a Housing Expo as a strategy to collect resident responses for plan inclusion, the official citizen participation process was launched during November 14, 2024 with an on-site Public Forum held at the Monroe Public Safety Training Center. The process followed with a virtual Public Forum held during December 2024 followed by a February 2025 session and the with the launch of a project portal on the PUD website. The Citizen Participation Plan established the framework to actively involve citizens of Baton Rouge through multiple channels and ensure reasonable access to information and meaningful opportunities to participate.

Throughout the process, residents had access to data and direct communication channels with the Planning & Urban Development Department staff and the project consultant team. Citizen participation and consultation with stakeholders was conducted through in-person events, targeted focus work groups, community-wide surveys, verbal announcements at partner events, telephone interviews, and written comments.

Public Hearings –Four public hearings were held in 2024 and 2025 during the course of preparing the Consolidated Plan (Con Plan). The first two were general hearings to solicit input from the public; the next two were meetings of all workgroups which focused on specific areas of concern. All hearings were advertised on the City's website and Facebook page. The date of the last public needs hearing meetings specifically for the Con Plan was April 3, 2025, 2:00 pm to 4:00pm and 6:00pm to 7:30 pm.

Stakeholder Meetings & Interviews - A series of stakeholder interviews and consultations were conducted for the Consolidated Plan between Nov 14, 2024 and May 30, 2025. Over the course of these months a number of organizations and their staff, whose mission involves housing in one of the many facets, services to LMI individuals and families or other type of services, related

to this Con Plan, provided feedback. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, housing developers, community development organizations, economic development groups, faith-based community and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard.

Web-based and Paper Citizen Surveys - The City [PUD] conducted a two-survey campaign: survey one entitled, “Consolidated Plan” survey to record community concerns relevant to the Consolidated Plan development. A second survey, entitled “Neighborhood Assessment” survey” was collected at the June 2024 Housing Expo to determine resident interaction in their neighborhoods in addition to their knowledge of organized neighborhood associations or groups and their purpose; and, a second Neighborhood survey was also posted on the City’s webpage near the Consolidated Plan. All surveys were in two forms, paper and on-line for equal access. Total survey responses, from all surveys, was 308. Questions on the neighborhood surveys focused on housing and community development needs, housing rehabilitation services, homeownership interest, in addition to the need for down payment assistance and closing cost help. The major priorities, according to survey responses, were housing, awareness of resources and services, neighborhood housing stock assessment and access to neighborhood services. A complete summary of the survey results is included in the Citizen Participation Appendix.

Table 5: PR -15 Citizen Participation Efforts

Sort Order & Mode of Outreach	Target of Outreach	Summary of Responses	Summary of comments	Summary of Responses not accepted & Reasons	URL if applicable
1- Marketing Mode: Other-printed fliers, phone calls and emails to email list of community groups; Newspaper Ad	Non-targeted/ broad community including the elderly (48 residents) attended the Public Hearing	Notification of Public Engagement Meetings: Started 11/8/2024 to April 3, 2025 to May 5, 2025	The importance of affordable housing & supportive services; computer labs in the Center	N/A	Google Forms: Docs.google.com/forms//d/1T_pujoh LGimUNESMK 5XCFgCELtjA Kjbcy yIP2Rbu/edit#responses

<p>Public Hearings & Training Summary</p> <p>Three public hearings held: December 14, 2024</p> <p>Public Safety Training: December 12, 2024 Location: Training Center Format: Virtual</p> <p>Additional Session: Date: February 7, 2025 Location: Benoit Community Center</p> <p>Mode: Other</p>	<p>Non- Targeted/ broad community</p>	<p>N/A</p>	<p>offered community meetings to be held at public facilities in the future.</p>	<p>All responses accepted but discretion exercised relevant to issues at hand.</p>	
<p>3 - Stakeholder Interviews, meetings, phone calls</p> <p>Mode: Other</p>	<p>Housing community development, other government agencies, and social service organizations</p>	<p>Most stakeholders responded positively during interviews as they currently received CDBG funding or had collaborated with the Urban Planning Department at some point.</p>	<p>Felt gaps existed in the provision homeless services, absent landlord issues, insufficient housing for returning citizens; lack of positive focus by citizens in supporting community</p>	<p>All comments accepted</p>	
<p>4- Three Workgroup Meetings</p> <p>2/7/2025 2/20/2025 3/17/25</p> <p>Mode: Other</p>	<p>Other: agencies, community and faith- based organizations</p>	<p>Participants from 2/7, 2/20, & 3/17/25 community meetings accepted call to join various workgroups on 2/7/2025</p>	<p>Workgroups were formed of survey results regarding community needs, survey priority areas</p>	<p>All comments recorded and accepted from Housing, Transportation and Economic Development, and Public Service and Neighborhoods.</p> <p>Workgroups.</p> <p>Note: two of the topics were merged to make one workgroup.</p>	

<p>5.Two Surveys Mode: Paper , Virtual (on-line on PUD’s website) using JotForm and Google Forms</p>	<p>Broad community including the elderly, minorities and LMI residents</p>	<p>High Priorities surfaced regarding Affordable Housing, Homebuyer Assistance, rental assistance and owner-occupied housing rehabilitation. Business expansion, infrastructure, Food truck opportunities, support Southside businesses and neighborhood development all received a 9% response rating.</p>	<p>Priority assistance to senior citizens, consider fines for blight including vacant and abandoned houses, more information on code enforcement regulations and how residents could be more responsive</p>	<p>All comments recorded and accepted.</p>	
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Identify any Agency Types not consulted and provide rationale for not consulting.

City staff made every attempt to be inclusive during this process, thus its reasoning for beginning this process during June 2024 followed by a deliberate effort to promote the plan’s development at various City Council events in addition to piggybacking on numerous community events in collaboration with agency organizers. Appendix indicates the total number of events

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

Over the past year, the City has collaborated with numerous local, state and parish government entities, as well as community-based organizations, in developing its plan. This includes agencies affiliated with the local Northeast Louisiana HOME Coalition (Continuum of Care), as detailed in the Process section of the plan. The City will continue to expand its network of stakeholders as the Consolidated Plan and its components are implemented.

Narrative (Optional): The City does not currently have local organizations dedicated to addressing the digital divide. Following the City Council approval in July 2024, the city entered into a Fiber Agreement with AT&T. In 2025, implementation of this initiative began, aiming to deliver high speed internet access to both residential and business locations throughout the city.

The City is responsible for floodplain management and emergency management. The City of Monroe Engineering, and Planning & Urban Development (PUD) share responsibility for floodplain management. Both departments were involved in the development of the City of Monroe Five-Year Development Plan. It is responsible for overseeing management and was involved in the development of the plan.

The Monroe Housing Authority was consulted as part of the public engagement process. They were involved in the workshop meeting and the public forum held on February 7, 2025. Key stakeholders emphasized the importance of Authority involvement in developing strategies to support the transition from renting to homeownership, as well as efforts to connect clients with CDBG-funded programs. Key topics included the need for more housing options for low-and moderate-income households, strategies to promote neighborhood improvements, and fostering mixed-use development.

Ms. Thomas also encouraged Resident Council participation to ensure that public housing residents and other low- to moderate-income individuals are fully represented across the community. Additionally, she highlighted opportunities for continued collaboration with the City of Monroe Division of Community Development in support of the 2025 Action Plan activities.

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NEEDS ASSESSMENT

Consolidated Plan

—Needs Assessment—



Department of Planning & Urban Development

Community Development Division

1401 Stubbs Ave | Monroe, LA 71201

NA-05 Overview

Overview Housing Needs Assessment

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

Information gathered from HUD-provided pre-populated data, community input, along with consultant research has informed this Needs Assessment, offering a clearer understanding of community needs—particularly in relation to housing. This process also enabled the city to identify gaps between current services and anticipated future needs, which will guide support from the Planning & Urban Development Department.

An analysis of this data, along with other community indicators, including a review of resident survey results and public comments from or on behalf of low-to-moderate income individuals and other community members, will provide the City of Monroe's Planning & Urban Development Department, Community Development Division, with a stronger foundation for identifying and understanding resident needs. Race, poverty level and income all impact Housing Cost Burden among various populations within the City.

According to US Census data, the City of Monroe has experienced a decreased population growth of less than three percent since 2020 (See Table 1). However, persons 62 and older appear to be outpacing Large Family Households (See Table 2).

Table 1: Population Growth/Decline	
U.S. Census Population Estimates	Number or Percentage
Population Estimates, July 1, 2024 (v2024)	46,622
Population estimates base, April 1, 2020 (v2024)	47,706
Population, percent change-April 1, 2020 (estimates base) to July 1, 2024(V2024)	-2.3%
Population, Census, April 1, 2020	47,702
Population, Census, April 1, 2020	48,815

Community Needs Assessment Summary

To gather relevant data, consultants from Strategic Community Solutions of Louisiana, LLC (SCSLA, LLC) reviewed figures from several sources, including the U.S. Department of Housing and Urban Development (HUD) [Sources: 2011–2015 ACS (Base Year), 2023 ACS (Most Recent Year)], the Census Bureau’s 2013–2017 and 2016–2020 American Community Survey (ACS) 5-Year Estimates, CHAS 2016-2023 and other relevant reports and plans.

Additionally, SCSLA and the Community Development Division staff also conducted a Community Needs Assessment Survey using the city’s website along with targeted outreach, which included stakeholder interviews, three public meetings held in November 2024, December 2024, and February 2025; in addition to numerous presentations and participation at various community events including those held by members of the City Council. These efforts aimed to encourage citizen input in the Consolidated Planning process. Full survey results and/or summaries are provided in the Appendices section. Following are highlights from several community engagement efforts regarding key issues:

Key Issues Identified:

- **Housing** (e.g., blight elimination, affordable housing, rental assistance)
- **Economic Development** (e.g., workforce development, youth employment)
- **Community Engagement**
- **Infrastructure & Public Services**
- **Education & Training**

During the public meetings, work-groups were formed for each issue. The recommendation was to integrate Community Engagement into the Education & Training workgroup and Transportation with Economic Development.

Brief Survey Summaries:

June 2024 Housing Expo Survey Attendees:

Respondent Breakdown

- 80.7% – Residents
- 14.3% – Internal & External Stakeholders
- 5% – Real Estate Brokers

Neighborhood Survey

- Neighborhoods and Subdivisions Represented: 22 reported
- Time living in perspective neighborhoods: 40 years and longer – 13
20 to 39 years – 8
3 to 19 years – 13
Less than 3 years – 12

Con Plan Survey Participants:

Gender Distribution:

- Female: 36.11%
- Male: 50%
- Prefer Not to Answer: 11.11%

Race Distribution:

- African American/Black: 75%
- White/Caucasian: 5.56%
- Prefer Not to Answer : 19.44%

Housing Situation:

- Own: 40.54%
- Rent: 40.51
- Prefer Not to Answer: 13.51%
- Sheltered (Transitional, friends/family) 2.7%
- Unsheltered: 2.7%

Additionally, SCSLA and the Community Development Division consulted with the Monroe Housing Authority’s Chief Deputy. The Monroe Public Housing Authority’s FY 2024 Annual Plan was reviewed in preparation of the 2025-2029 Consolidated Plan (Con Plan). The inclusion of relevant strategies and data from the PHA Plan are mentioned in the Needs Assessment and Housing Market Analysis sections of the City of Monroe’s Con Plan. For full survey summaries, see Appendix 5.

U.S. Census Population Estimates	Number or Percentage
Population Estimates, July 1, 2024 (v2024)	46,622
Population estimates base, April 1, 2020 (v2024)	47,706
Population, percent change-April 1, 2020 (estimates base) to July 1, 2024(v2024)	-2.3%
Population, Census, April 1, 2020	47,702
Population, Census, April 1, 2020	48,815

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

Summary of Housing Needs

Population Estimates

The City of Monroe experienced a population decline from 49,530 persons in 2009 to 47,905 persons or a -3% change (Table 2). And, July 1, 2024 U.S. Census population estimates (above) sets this decrease as 46,622 persons. The following tables feature 2020 Census tables unless otherwise noted.

Table 2: Demographics			
Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	49,530	47,905	-3%
Households	18,115	17,160	-5%
Median Income	\$28,268.00	\$31,926.00	13%

Data Source: 2000 Census (Base Year), 2016-2023 ACS (Most Recent Year)

Number of Households Table

Table 3: Number of Households					
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,365	2,440	2,395	1,450	6,510
Small Family Households	955	890	750	550	2,685
Large Family Households	430	215	405	80	320
Household contains at least one person 62-74 years of age	665	640	455	288	1,939
Household contains at least one person age 75 or older	430	405	365	75	585
Households with one or more children 6 years old or younger	845	530	454	223	383

Data Source: 2016-2023 CHAS

Overcrowding and substandard housing are not widespread issues in the City of Monroe, as indicated in Tables 4 and 5. The Department of Planning & Urban Development’s Code Enforcement Division manages concerns such as blight, vacant or abandoned properties, and overcrowding. According to the City’s Code Enforcement Unit, there have been isolated instances of single-family homes illegally converted into multi-family units. However, these cases have been rare and quickly resolved through voluntary compliance. The unit has also responded to reports of “doubling up,” typically involving families temporarily sharing housing during difficult times or emergencies. In summary, city representatives continue to share that over-crowding is not considered a common housing problem in the city.

Table 3 shows that of the 17,160 total households reported (2016-2023 CHAS), 4,365 households are extremely low income (0-30%), while 2,440 households are very low income (30-50%); and 2,395 are lower income (50-80%). Additionally, 7,960 households were moderate income (80-120%). In summary, 9,200 households in Table 3, as defined by HUD, earned up to 80% of the HUD Area Median (HAMFI) and are considered low-to-moderate income.

During the 2020-2024 Plan, 4,080 persons were reported as 0-30% AMI, 2550 as 30-50% AMI and 3,390 50-80% AMI). While 10,020 were reported as moderate income (80-120%). The number of lower income (59-80% AMI) has appeared to increase while other categories have experienced changes in AMI levels.

Not reflected here are HUD Tenant-based Section 8 numbers or numbers derived from the Monroe Housing Authority’s 2024 Action Plan. This information will be discussed in Section NA-35 of this Report.

Housing Needs Summary Tables

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

Table 4: Housing Issues										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard housing - lacking complete plumbing or kitchen facilities	65	4	25	0	94	15	4	0	0	19
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	65	0	45	15	125	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	135	50	65	0	250	0	0	4	4	8

Table 4: Housing Issues										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	1,940	745	65	0	2,750	340	150	40	25	555
Housing cost burden greater than 30% of income (and none of the above problems)	505	770	865	219	2,359	85	125	180	69	459
Zero/negative Income (and none of the above problems)	590	0	0	0	590	120	0	0	0	120

Data Source: 2016-2023 CHAS

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

Table 5: Second Group of Housing Issues										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,205	795	200	15	3,215	350	155	45	29	579

Having none of four housing problems	1,535	995	1,405	880	4,815	270	505	740	540	2,055
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2016-2023 CHAS

3. Cost Burden > 30%

Table 6: Cost Burden > 30%								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	630	690	245	1,565	55	74	34	163
Large Related	250	200	215	665	0	10	74	84
Elderly	480	499	165	1,144	230	72	79	381
Other	1,279	179	335	1,793	140	115	34	289
Total need by income	2,639	1,568	960	5,167	425	271	221	917

4. Cost Burden > 50%

Table 7: Cost Burden > 50%								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	240	240	30	24	0	54
Large Related	0	0	40	40	0	10	0	10
Elderly	320	370	15	705	180	29	25	234
Other	0	1,135	90	1,225	130	0	0	130
Total need by income	320	1,505	385	2,210	340	63	25	428

Data Source: 2016-2023 CHAS

5. Crowding (More than one person per room)

Table 8: Crowding Information 1/2										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	35	60	15	280	0	0	4	0	4
Multiple, unrelated family households	15	14	50	0	79	0	0	0	4	4
Other, non-family households	24	0	0	0	24	0	0	0	0	0
Total need by income	209	49	110	15	383	0	0	4	4	8

Data Source: 2016-2023 CHAS

Table 8: Crowding Information – 2/2								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Data Source
Comments:

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

Table 8: Crowding Information 1/2										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	35	60	15	280	0	0	4	0	4
Multiple, unrelated family households	15	14	50	0	79	0	0	0	4	4
Other, non-family households	24	0	0	0	24	0	0	0	0	0
Total need by income	209	49	110	15	383	0	0	4	4	8

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

According to HUD-provided CHAS data (Table 8: Crowding Information), there are 391 households in the jurisdiction that are experiencing crowding and are in need of housing assistance.

The majority of these households are renters, with only 8 households impacted as owners. Among renters, single-family households make up the largest group in need, impacting 280 households, including 170 extremely low-income earning households at 0–30% AMI (Area Median Income). Smaller numbers of renter households include 35 households at >30–50% AMI (very low-income), 60 households at 50–80% AMI (low-income), and 15 households at 80–100% AMI (moderate-income).

Owner households experiencing crowding are rare, totaling only 8 households. These households are split evenly across low-income (50–80% AMI) and moderate-income (80–100% AMI) categories. This finding supports the conclusion that, as enforced by the City's Code Enforcement unit, the City of Monroe does not experience an "overcrowding situation" among owners.

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

July 1, 2024, CHAS data reports 8.5% of the Monroe population (46,622 estimated), who are under 65 years old have a disability. This would equate to 402 persons. Additionally, the Monroe PHA has reported 180 disabled families. It is difficult to determine the number of victims of domestic violence, dating violence, sexual assault and stalking in Monroe as there are few providers. Those providing services to victims of domestic violence include Wellspring, Family Justice Center and Homeless Services, and Rays of Sunshine.

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

What are the most common housing problems?

Housing Needs Summary – Most Common Housing Problems Reflected by Data

Top 3 Most Prevalent Housing Problems:

1. Severe Housing Cost Burden (>50% of income)
 - Most common issue overall.
 - Affects 2,750 renter households (especially 1,940 in the 0–30% AMI group).
 - Also affects 555 owner households, concentrated in the 0–50% AMI groups.
 - Signifies widespread unaffordability and housing insecurity for extremely low-income renters and low-income owners.
2. General Housing Problems (At least one of 4 issues: substandard housing, overcrowding, or severe cost burden)
 - Total households affected:
 - Renters: 3,215
 - Owners: 579
 - Again, renters in the 0–30% AMI group dominate the category (2,205 affected).
3. Moderate Housing Cost Burden (>30% of income)
 - Renters: 2,359 households
 - Owners: 459 households
 - Occurs across all income bands up to 100% AMI, with particular concentration in the >50–80% AMI range for renters.

Other Notable (but Less Prevalent) Issues

Issue	Renters	Owners	Notes
Substandard housing (no kitchen/plumbing)	94	19	Mostly among very low-income renters (0–30% AMI)
Severe overcrowding (>1.5 persons per room)	125	0	Limited to low-income renter households
Moderate overcrowding (1.01–1.5 persons per room)	250	8	Concentrated in renters earning 0–80% AMI

Issue	Renters	Owners	Notes
Zero/Negative income (w/o other problems)	590	120	Indicates extremely vulnerable population segment

Key Takeaways

- The primary housing issue in the community is affordability, particularly for renters with incomes under 50% AMI.
- Severe housing problems are heavily concentrated in the lowest income brackets, with renters experiencing more significant burdens than owners.
- Issues like substandard housing and overcrowding, while present, are far less prevalent than cost-related problems.

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

Yes. Renters in the 0-30% AMI appear to experience the most severe housing cost burden.

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

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

Of the 17,160 at risk households in Monroe, 4,365 are extremely low households, are most likely to be at risk of becoming unsheltered or at imminent risk of residing in a shelter. Data (Table 3) shows there 4,365 households in Monroe that are at or below 30 percent of HUD Area Median Family Income (HAMFI) and/or are severely cost-burdened. Of this total: 955 represent small family households and 430 are large family households.

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

Does not apply. The jurisdiction makes referrals to the Northeast Louisiana Continuum of Care to Provide services to "at risk" populations.

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

Based on information from the National Alliance to End Homelessness and related sources, several

housing characteristics are strongly linked to housing instability and a heightened risk of homelessness. These include:

- Unaffordable housing:
 - Rising rents that outpace stagnant wages, particularly for low-income households, create a situation where paying for housing consumes an excessive portion of income.
 - Spending more than 30% of income on housing is considered "cost-burdened," and over 50% is "severely cost-burdened." This leaves little room for other necessities and makes households vulnerable to financial shocks that can lead to eviction.
- Limited availability of deeply affordable housing:
 - There's a nationwide shortage of housing that is truly affordable for people with very low incomes.
 - Restrictive zoning laws and other barriers to building affordable housing exacerbate this shortage.
- Substandard housing conditions:
 - Poor quality housing, including issues like inadequate insulation, heating/cooling, pests, mold, and leaks, can negatively impact health and increase housing instability.
 - Dangerous conditions can also lead to injuries or create situations that force people to move.
- Overcrowding:
 - When affordable housing options are scarce, families may be forced to live in overcrowded conditions.
 - Overcrowding can be detrimental to mental and physical health and may contribute to housing instability.
- Risk of Eviction and Foreclosure:
 - Inability to afford housing or pay for necessary repairs can lead to eviction or foreclosure, further destabilizing households and creating lasting negative consequences.
 - Eviction can damage credit and rental history, making it even harder to secure future housing.

In essence, a combination of economic hardship, limited affordable housing options, poor housing quality, and insufficient support systems creates a challenging landscape for housing stability, putting individuals and families at greater risk of homelessness.

Discussion

The Monroe city population has decreased from 49,530 in 2009 to 47,905 during 2020. Additionally, household population has seen a decrease of -5% from 18,115 in 2009 to 17,160 in 2020, according to 2016-2023 ACS data. However, the median income has increased by 13%. And, of the 17,160 total households reported (2016-2023 CHAS), 4,365 households are extremely low income (0-30%).

Renters:

Total severely Cost-Burdened Renters amounted to 2,750 households. The largest group is "Other" renters (non-family or non-elderly households) with 1,225 households, mostly in the >30-50% AMI range. Elderly renters account for 705 households, with most in the 0–50% AMI categories. Small related households (e.g., couples with children) represent 240 households, all

in the >50-80% AMI range. Large related households (larger families) account for 40 households.

Owners:

Total severely Cost-Burdened Owners amounted to 428 households. Elderly owners represent the largest group at 234 households, mostly in the 0–30% AMI range. Small related owners account for 54 households, mainly in the lower income brackets. Large related and Other owners each represent 10 and 130 households, respectively.

Severe cost burden affects renters (2,210) far more than owners (428) noting over 5 times as many. The 0–50% AMI range represents the majority of severe cost burden across both renters and owners. Elderly households (both renters and owners) are a significant group facing housing cost strain.

Economic factors that contribute to instability and the increased risk of homelessness include severe Cost Burden and unemployment or being underemployed.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205

(b)(2)

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

Introduction

When a racial or ethnic group experiences housing problems at a rate 10 percentage points or higher than the average for their corresponding income level, the U.S. Department of Housing and Urban Development (HUD) classifies this as a "disproportionately greater housing need."

HUD defines housing problems as any of the following:

- Housing units without complete kitchen and/or plumbing facilities
- Overcrowded living conditions (more than one person per room)
- Housing costs exceeding 30% of household income, which is considered "cost burdened"

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,140	1,215	0
White	665	185	0

Black / African American	2,435	974	0
Asian	15	15	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	18	34	0

Data Source: 2016-2023 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Table 10: Disproportionally Greater Need 30 - 50% AMI			
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,845	600	0
White	275	195	0
Black / African American	1,445	405	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	0	0

Data Source: 2016-2023 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Table 11: Disproportionally Greater Need 50 - 80% AMI			
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,295	1,095	0
White	255	265	0

Black / African American	944	800	0
Asian	0	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	30	14	0

Data Source: 2016-2023 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Table 12: Disproportionally Greater Need 80 - 100% AMI			
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	323	1,130	0
White	160	360	0
Black / African American	42	770	0

Table 12: Disproportionally Greater Need 80 - 100% AMI			
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	120	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Data Source: 2016-2023 CHAS

*The four housing problems are:

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

Discussion

Our analysis shows that as household income increases, the prevalence of housing problems tends to decrease. Conversely, when household income is extremely low or nonexistent, housing problems become more common.

A household is considered cost burdened if it spends 30% or more of its gross income on housing. When housing expenses consume 50% or more of gross income, the household is considered severely cost burdened.

Based on HUD's definition of housing problems, the following findings from the tables below highlight key disparities in Monroe:

- **Table 9:** Three racial/ethnic groups—White, Black, and Hispanic—earning 0–30% of Area Median Income (AMI), are facing one or more housing problems and spending a disproportionate share of their income on housing.
- **Table 10:** Three groups—White, Black, and Asian—earning 30–50% AMI are also experiencing one or more housing problems with significant housing cost burdens.
- **Table 11:** Four groups—White, Black, Asian, and American Indian—earning 50–80% AMI are similarly affected, facing one or more housing problems and high housing costs.
- **Table 12:** Three groups- White, Black, and Asian – earning 80%-100% AMI has one or more housing problems while a percentage of White and Blacks has none of the four housing problems.

These trends illustrate that even among moderate-income households (50–80% AMI), housing issues persist, particularly among certain racial and ethnic groups.

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

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

Introduction

0%-30% of Area Median Income

Table 13: Severe Housing Problems 0 - 30% AMI			
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,555	1,805	0
White	530	324	0
Black / African American	1,990	1,424	0
Asian	15	15	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0

Hispanic	18	34	0
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Data Source: 2016-2023 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Table 14: Severe Housing Problems 30 - 50% AMI			
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	950	1,500	0

Table 14: Severe Housing Problems 30 - 50% AMI			
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	120	350	0
Black / African American	755	1,100	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	0	0

Data Source: 2016-2023 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Table 15: Severe Housing Problems 50 - 80% AMI			
--	--	--	--

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	245	2,145	0
White	0	535	0
Black / African American	195	1,545	0
Asian	0	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	0	45	0

Data Source: 2016-2023 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Table 16: Severe Housing Problems 80 - 100% AMI			
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	44	1,420	0
White	25	490	0
Black / African American	15	804	0
Asian	0	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Data Source: 2016-2023 CHAS

*The four severe housing problems are:

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

Discussion

The four severe housing problems are:

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

The above data (Table 13) reflects that 1,990 of Black/African American households in the 0 to 30% range (as compared to 22% of the whole jurisdiction) are impacted by one or more of the four HUD-defined housing problems; whereas 64 % Black/African American households, 29% White, and 6% Hispanic in the 80 to 100% AMI category has one or more of the four housing problems.

Additionally, during the 2020–2024 Consolidated Plan citizen engagement meeting, the CityStart Initiative, supported by Bloomberg Philanthropies noted that a Monroe Housing Authority staffer mentioned "the electrical wiring is aged [in many of the units] and not compatible with modern technology; new wiring is needed in many of the units."

Also, Monroe residents pointed out during 2024 engagement meetings that “citizens expressed difficulties in understanding the permitting and zoning processes.” In response to this challenge, the city consolidated the Zoning and Permitting Divisions into the Engineering Department. The city has also established a One Stop Shop where real estate developers and other citizens could travel to one location to address permitting, zoning possess fines and fees.

Finally, during resident engagement through the development of the 2025-2029 Consolidated Plan, residents made additional suggestions that addressed blighted rental properties, poor living conditions, and landlord tenant matters.

Introduction:

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

Housing Cost Burden

Table 17 : Greater Need: Housing Cost Burdens AMI				
Housing Cost Burden	<=30%	30-50%	>50%	No/ negative income (not computed)
Jurisdiction as a whole	9,610	3,260	3,510	785
White	4,535	904	705	165
Black/ African American	54,845	2,080	2,660	575
Asian	64	154	40	15

American Indian, Alaska Native	23	0	15	0
Pacific Islander	0	0	0	0
Hispanic	130	65	48	30

Data Source 2016-2023 CHAS

Discussion:

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

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

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

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

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

Introduction:

Housing Cost Burden

Table 18: Greater Need: Housing Cost Burdens AMI				
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,610	3,260	3,510	785
White	4,535	904	705	165
Black / African American	4,845	2,080	2,660	575
Asian	64	154	40	15
American Indian, Alaska Native	23	0	15	0
Pacific Islander	0	0	0	0
Hispanic	130	65	48	30

Table 1 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

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

According to Table 18 above, Here is a summary of the **Housing Cost Burden** data from Table 18 (based on 2016–2020 CHAS data):

- **Total Households:**
 - ≤30% of income spent on housing: **9,610** households
 - 30–50%: **3,260** households
 - 50% (severely cost-burdened): **3,510** households
 - No or negative income (not computed): **785** households

Racial/Ethnic Breakdown

White Households:

- ≤30% burden: **4,535**
- 30–50%: **904**
- 50%: **705**
- No/negative income: **165**

Black/African American Households:

- ≤30% burden: **4,845**
- 30–50%: **2,080**
- 50%: **2,660**
- No/negative income: **575**

Asian Households:

- ≤30% burden: **64**
- 30–50%: **154**
- 50%: **40**
- No/negative income: **15**

American Indian/Alaska Native:

- ≤30% burden: **23**

- 30–50%: **0**
- 50%: **15**
- No/negative income: **0**

Pacific Islander:

- All values: **0**

Hispanic Households (any race):

- ≤30% burden: **130**
- 30–50%: **65**
- 50%: **48**
- No/negative income: **30**

Overall Jurisdiction Summary

- **Black households** experience the highest levels of severe housing cost burden (>50%) with **2,660 households**, which is over **75%** of the jurisdiction's total severe burden cases.
- **White households** make up a majority of those with **lower burden (≤30%)**, but a much smaller share of the severely burdened group.
- **Asian and Hispanic** households are relatively small in number but still show signs of cost burden, particularly in the 30–50% range.
- **785 households** reported **no or negative income**, with the majority being **Black households (575)**.

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

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

Yes. Looking at Section NA-15, Blacks/African Americans appear to be impacted disproportionately in the 0-30%, 30-50% and 80-100% income categories (Tables 9, 10 and 12). Also, Figure I display total Monroe PHA residents across all properties (See Figure I, pg. 26). There are approximately 10,610 Blacks/African Americans served by the PHA. Additionally, this ethnic group receives the largest number of public housing and tenant-based vouchers (see Table 20).

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

No other needs are identified.

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

your community?

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

Consultants representing Strategic Community Solutions of Louisiana added another column to reflect the 5 I% LMI census tracts and block groups that HUD allows for entire "area benefit" projects.

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

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

Consultants representing Strategic Community Solutions of Louisiana added another column to reflect the 51% LMI census tracts and block groups that HUD allows for entire "area benefit" projects. *See Table 10: Presence of High LMI Census Tracts in NRSA attachment.*

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

Of particular note, are the neighborhoods comprising the NRSA Plan target area, e.g., Booker T. Washington, Ouachita Cotton Mills, Renwick, New Town and Sherrouse neighborhoods have the highest racial composition of on-race groups.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the City of [Monroe Housing Authority] is the HUD-designated public housing entity for the City of Monroe, Louisiana, providing affordable housing to low-income individuals and families city-wide

The Housing Authority reports it “has been recognized by the HUD as having one of the most successful development and management programs in the Southwest United States” and has been consistently awarded a “High Performer” award by HUD from 1992 (the awards conception) until presently.

The MHA According to this source, the number of public housing units total 1,436; Housing Choice vouchers issued totaled 1,447 for a total number of 2,883 (Table 19). In its 2024 Annual Plan, the PHA analyzed the housing needs of low-income and very-low families on its public housing and Section 8 waiting lists. This analysis revealed needs separately -among extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups. For example, there are 10,483 individuals with income less than or equal to the American Median Income (AMI). Yet, there are 3,435 tenants with income greater than 30% but less than 50% of the AMI. Of those with incomes greater than 50% but less than 80% of the AMI, there were 3,570 persons. Of these numbers, 687 persons were elderly, 6,989 were White, 195 were Hispanic, 88 Asian while 10,610 persons were Black.

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

Based on the number of occupied public housing units and Housing Choice vouchers issued as compared to the number of persons identified on the Public Housing Waiting Lists, supply does not meet the demand.

Totals in Use

Table 19: Public Housing by Program Type

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

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 20: Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	15,762	0	10,406	0	0	0
Average length of stay	0	0	5	0	4	0	0	0
Average Household size	0	0	2	0	2	0	0	0
# Homeless at admission	0	0	4	0	27	0	0	0

Table 20: Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant-based	Special Purpose Voucher	
				Total	Project-based	Project-based		Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	318	197	0	197	0	0	0
# of Disabled Families	0	0	182	458	0	458	0	0	0
# of Families requesting accessibility features	0	0	1,436	1,447	0	1,447	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 21: Race of Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant-based	Special Purpose Voucher	
				Total	Project-based	Project-based		Veterans Affairs Supportive Housing	Family Unification Program
White	0	0	181	132	0	132	0	0	0
Black/African American	0	0	1,253	1,313	0	1,313	0	0	0

Table 21: Race of Public Housing Residents by Program Type

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

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 22: Ethnicity of Public Housing Residents by Program Type

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

Data Source: PIC (PIH Information Center)

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

While the MHA maintains a list of persons with disabilities, per PHA site, there were no indications of the detailed needs specificity of persons awaiting accessible units on its waiting lists. However, of the needs specified in its 2024 Annual Report state, “the identification of housing needs to take into account issues of affordability, supply, quality, accessibility, size of units and location”.

The MHA continues to utilize strategies and policy to adhere to Section 504 compliance, including:

- Pursuing the availability of funding for special-purpose vouchers that target families with disabilities
- Marketing affirmatively to local community-based agencies and non-profit partners to assist families with disabilities.

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

In its 2024 Annual Plan, the PHA stated it analyzed the needs of low-income and very low-income families on the PHA’s public housing and Section 8 waiting lists. The analysis included researching the housing needs of extremely low-income families, elderly, families with disabilities, and households of various races and ethnic groups appearing on the PHA’s waiting lists.

Most immediate needs included:

- Supply of Housing resources
- Quality of Available housing
- Accessibility
- Lack of PHA Resources

Additionally, strategies to address these needs included:

- Over the next year, focus on addressing “Affordability” and “Supply of housing resources”
- Respond to HUD Notices of Funding Availability for additional funds

³ Monroe Housing Authority, 2024 Streamlined Annual Plan, page a-16

- Apply for additional Section 8 Vouchers;
- Develop partnerships with public and/or private partnerships, such as real estate developers and capital housing markets
- Develop additional mixed finance, tax credit and other type financing (including the possibility of HOPE VI public housing units).
- Develop partnerships with nonprofit homeless shelters, transitional housing providers, and affordable housing providers.

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

More than 50% of the City's population are renters. At the June 2024 Expo, more than 50% of persons were also renters and most were renters for more than 15 years. The Monroe Housing Authority has waiting lists for vouchers and housing. While the Planning and Urban Development contracts with eligible housing counseling agencies to offer first time homebuyer options, the Monroe Housing Authority offers monthly housing assistance for eligible residents who wish to purchase qualified units through Housing Choice Vouchers.

It appears that two of the most immediate needs are to 1) reduce the size of the MHA Waiting Lists and to maintain a listing of those who are on the list who require accessible units.

There appears to be more vacant units available in private developments versus public housing. This feature is monitored when funded by federal dollars relevant to the ratio of subsidized units per development versus non-subsidized units.

Discussion

During the 2020–2024 Consolidated Plan citizen engagement meeting, the CityStart Initiative, referenced that the Monroe Housing Authority noted that "the electrical wiring is aged [in many of the units] and not compatible with modern technology; new wiring is needed in many of the units."

NA-40 Homeless Needs Assessment

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

INTRODUCTION

In the City of Monroe, an estimated 130 persons experience homelessness on any given day, according to the latest Point in Time Count (Monroe/Northeast LA CoC, Jan. 2025). Based on HUD reports listed on the next page as well as HUD-based estimation methods, the number of homeless each year consistently averages 10 times the PIT count, or 1,300. (AHAR, 2024, CE & DV CE APRs 2024). The estimated number that become homeless each year is 1,120, according to the region's System Performance Measures that track homeless outcomes based on Homeless Management Information System (HMIS) data reports for 2024 (most current available). According to data from the CoC's HMIS system and reports from HUD-funded service providers, the number of persons who exit homelessness each year is currently estimated at 1,072. The number of days persons experience homelessness is an average of 30 days at present for all but persons experiencing chronic homelessness who are homeless in any given homeless episode an estimated 85 days.

HOMELESS NEEDS TABLE	Homeless on a given night		Sum	Est nbr exp homelessness in a yr	Nbr who lose housing & become homeless each yr	Nbr exiting homelessness each year	Number of days persons experience homelessness
	Unsheltered	Sheltered					
Persons in Hseholds with Adults and Children	3	17	20	250	200	200	30
Persons in Hseholds with only Children	5	4	9	90	70	72	30
Persons in Hseholds with only Adults	39	61	100	1000	850	800	30
Chronically Homeless Individuals	10	7	17	170	60	40	85
CH Families	0	0	0		N/A	N/A	N/A
Veterans	6	1	7	70	50	70	30
Unaccompanied youth	5	4	9	90	70	65	30
Persons with HIV	0	1	1	10	10	10	30

SOURCES: Monroe/Northeast La. CoC LA-505 Point in Time Count 2025 and Housing Inventory Count 2025, HDX Competition Report 2024, Coordinated Entry APR 2024 & DV Coordinated Entry APR 2024, AHAR 2024

RURAL HOMELESSNESS - None

There are no rural areas in the jurisdiction, so no rural homelessness can be reported. In the region as a whole, in 2025, an average of 45% of persons experiencing homelessness come from rural parishes.

HOMELESSNESS BY RACIAL AND ETHNIC GROUP

	Percent of Sheltered	Percent of Unsheltered
White	27.5%	32.8%
Af Am	72.5%	65.2%
Asian	0%	0%
Am Ind	0%	2%
Native Haw	0%	0%
Multiple		
Hisp	0%	0%
Not Hisp		100%

ADDITIONAL NARRATIVE

The number and type of families with children in need of housing assistance are as follows: Homeless families based on the 2025 Point in Time count comprise 15.5% of the area's homeless, compared to 33.6% nationally (AHAR 2024). However, a more realistic prevalence is shown in the 12-month period ended Aug. 31, 2024, of persons homeless were families with children or children alone). Projecting the total number of families with children using that percentage applied to the projected number of persons experiencing homelessness in a year, a projected 606 persons comprising families with children would need homeless assistance.

Homeless families with children are largely female (65%) and African-American. The average household size is 2.5 persons including one adult and one or two children under 18. Of homeless persons in families, an average of 66% are children under 18. The jurisdiction's greatest challenge is lack of homeless housing and services for the general homeless -- those who do not fit into one of the nationally recognized subgroups of homeless (i.e., domestic violence victims, those with serious mental illness or substance abuse issues, Veterans, the chronically homeless).

The number and type of families of Veterans in need of housing assistance are as follows: Homeless Veterans and their family members comprise 4% of the jurisdiction's homeless compared to 5.3% nationally (AHAR 2024). In the jurisdiction, 0% of homeless Vets are persons in families while 100% are individuals. All homeless Vets identified in the 2025 PIT count are female while annually the percentage female average 20%. Racially, 72% are African American while 14% are White and 14% American Indian. A projected 70 of Veterans become homeless each year. The jurisdiction has achieved the numeric indicia of functional zero homeless Vets

(i.e., match available Veteran homeless housing with the number of Veterans who become homeless each month).

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

In the jurisdiction, the most recent Point in Time count (2025) documented 33.5% of persons unsheltered vs. 66.5% sheltered compared to 35.5% nationally (AHAR 2024). There was one unsheltered family (one adult and two children) vs. 95% individuals. The jurisdiction through its homeless housing and service providers maintains a stock of homeless housing structured to match the needs of the homeless with shelter types. The percentage of unsheltered persons indicates there are still adjustments in the dispersion among the stock of homeless housing needed most ideally match the needs of the homeless populations. Unsheltered persons are more likely to be the chronically homeless as well as those with serious mental illness and substance abuse issues. The sheltered homeless typically fall into one of the nationally recognized subpopulations including the chronically homeless, victims of domestic violence, those dealing with serious mental illness or substance abuse, Veterans, or homeless youth. (PiT 2025) The jurisdiction includes no rural areas so no rural homeless are included in this report.

In the City of Monroe, an estimated 130 persons experience homelessness on any given day, according to the latest Point in Time Count (Monroe/Northeast LA CoC, Jan. 2025). Based on HUD reports listed on the next page as well as HUD-based estimation methods, the number of homeless each year consistently averages 10 times the PIT count, or 1,300. (AHAR, 2024, CE & DV CE APRs 2024). The estimated number that become homeless each year is 1,120, Number of days that person's experience homelessness: City according to the region's System Performance Measures that track homeless outcomes based on Homeless of Monroe 52 Management Information System (HMIS) data reports for 2024 (most current available). According to data from the In the City of Monroe, 100 or more persons experience CoC's HMIS system and reports from HUD-funded service providers, the number of persons who exit homelessness homelessness on any given day, according to the latest Point in Time Co each year is currently estimated at 1,072. The number of days persons experience homelessness is an average of 30 unt

Special Populations Housing and Supportive Service Needs

The identified housing and supportive service needs for special populations, in order of priority, include:

Mental health services (Severe)

1. Substance abuse services (Chronic)
2. Services for the elderly
3. Domestic violence services
4. Services for youth and adults affected by sexual trauma
5. Services for Veterans
6. Services for individuals with disabilities
7. Homeless services

Methods for Determining Priorities
Priorities

Special Populations Housing and Supportive Service Needs

The identified housing and supportive service needs for special populations, in order of priority, include:

1. Mental health services (Severe)
2. Substance abuse services (Chronic)
3. Services for the elderly
4. Domestic violence services
5. Services for youth and adults affected by sexual trauma
6. Services for Veterans
7. Services for individuals with disabilities
8. Homeless services

Methods for Determining Priorities (Stakeholder input using surveys, interviews and public input process)

Method One: Stakeholder Input via interviews or PUD team visits

Method Two:

Community Needs Assessments conducted both online and in person to gather input from residents.

Method Three:

Community meetings held to facilitate a HUD-required SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats) and timeline over the past five years. Attendees listed and discussed these items using flipcharts and paper placed on the wall, then prioritized needs based on eligible activities.

Following the identification of priority areas, consultants and staff from the Department of Planning & Urban Development shared and compared survey results with in-person findings. Workgroups were then formed, allowing residents to sign up according to their areas of interest and assist in setting goals during future sessions.

To ensure accurate understanding of CDBG (Community Development Block Grant) funding guidelines, Ms. Hill, Director of the Department of Planning & Urban Development for the City of Monroe, explained eligible HUD-funded activities to participants attending the meetings. Both consultants and department staff agree on the importance of aligning priorities with eligible CDBG activities and available funding, especially in relation to the 2020 Annual Plan strategies. A two-page Five-Year Report card of eligible projects funded by all HUD dollars received by the participating jurisdiction during the 2020-2024 Plan period was shared with Public Forum attendees.

Focus on the Elderly and Frail Elderly

Frail elderly individuals (age 62 and older) often require support with daily activities such as bathing, walking, light housekeeping, and medication management. The Division of Community Development has historically allocated CDBG funds to the Ouachita Council on Aging to provide services such as:

- in-home support
- Congregate meals at senior centers
- Home-delivered meals for homebound seniors

According to the Council, many elderly individuals (especially those 65+) live on fixed incomes, covering essentials like rent, utilities, and medication. They often lack affordable and accessible transportation and may need help with appointments and errands due to their inability to drive or rely on unavailable family members.

Many seniors and disabled individuals live independently but depend on services such as Meals on Wheels, caregiver programs, CHORE assistance, and personal aides. Without these supports, limited incomes may force them into nursing homes, assisted living, or other institutional care settings.

Persons with Disabilities and Substance Use Disorders

Rays of Sonshine supports women recovering from substance use disorders or mental health challenges—along with their children—by providing lodging and wraparound services. Needs identified through:

1. National ASI screening assessments
2. Phone and on-site interviews
3. Over two decades of hands-on experience with this population
4. Case management evaluations
5. Educational assessments and individualized development plans

The Wellspring, an ESG grant recipient, also provides community support services to individuals with special needs; the participating jurisdictions has provided funds to Wellspring to provide Emergency Rental Assistance Payments (ERAP), awarded by the US Treasury and/or American Rescue Plan funding to eligible persons/families.

The Department of Planning & Urban Development remains committed to ongoing monitoring and assessment of the housing and service needs of non-homeless special needs populations.

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

According to 2023 and 2024 data, exits by house household include 73 Households; in addition to 38 households comprised of adults and children (families with children) within the City of Monroe; and, 22 child only households(unaccompanied youth). During 2024, NELA (the region) serviced five (5) veterans who were homeless.

Impacted Homeless Population	Number Served
Number of Homeless youth under age 18	23 (unchanged from 2023)
Number of Homeless individuals (alone)	111 (up 29 from 2023)
Number of Youth under Age 25	31 (virtually unchanged since 2023)
Number of Youth under 25 without an adult	8
Number of Homeless Veterans	5 (up from 4 during 2023)
Number of Homeless Families	16
Number living in temporary housing	96 (down from 105 in 2023)
Number living on the streets	46 (350% of 13 in 2023)
Domestic Violence	13 adults (11% of homeless population)
Persons in temporary housing programs due to Domestic Violence	36 or 25% of homeless population
Chronic Substance Abuse	20 (up from 10 in 2023; 16.8% of adult homeless population)
Severe mental health illness	19 (up from 24 in 2023) 33% of total adult homeless population

Sources: Northeast LA Housing and Supportive Services Corp./HOME Coalition/Monroe-Northeast LA Cos-Monroe/Northeast LA CoC Point-in-Time (PIT survey of temporarily sheltered and street homeless conducted Feb. 19, 2024; 2023 AHAR Report to Congress (Dec. 2023) by U.S. Housing and Urban Development at <https://www.huduser/datasets/ahar/2023-ahar-part-1-pit-estimates-of-homelessness-in-the-us.html>.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	27.5%	32.8%
Black or African American	72.5%	65.2%
Asian	0	0
American Indian or Alaska Native	0	2%
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional) 100%

Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

Based on prior year feedback from the HOME Coalition, an estimated 30 families and 10 Veterans will require housing assistance over the next year. This raises the number of families from 16 actually served to 5 additional families; and 5 veterans to 10.

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

This information was not available at the time of this publication.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The nature and extent of unsheltered and sheltered homelessness can be described through several key dimensions: living situations, demographic characteristics, duration of homelessness, contributing factors, and service access. Sheltered Homelessness are individuals or families staying in emergency shelters, transitional housing, or safe havens. Unsheltered homelessness are individuals or families whose primary nighttime residence is a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings or underbridges. The HOME Coalition of Northeast LA has reported PIT Count data that includes Sheltered and Unsheltered numbers in its count from 2019 through 2024. For example (2023 and 2024 only): In the City of Monroe, an estimated 130 persons experience homelessness on any given day, according to the latest Point in Time Count (monroe/Northeast LA COC, Jan 2025). Based on HUD reports listed on the next page as well as HUD-based estimation methods, the number of homeless each year consistently averages 10 times PIT count, or 1,300. (AHAR, 2024, CE & DV CE APRs 2024). The estimated number that become homeless each year is 1,120 according to the sheltered and unsheltered data regio's System Performance Measures that track homeless outcomes appearing separately, per facility. The information was also shared collectively for the 12 parishes (HMIS data reports for 2024- most current available). Therefore, data had to be extracted relative to the number of persons served and/or benefitting from various services.

According to the data from the COC's HMIS system and reports from HUD-funded service providers, the number of persons who exit homelessness each year is currently estimated at 1,072. The number of days persons experience homelessness is an average of 30 days at present for all persons experiencing chronic homelessness who are homeless in any given homeless episode an estimated 85 days.

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

Introduction:

Special needs audiences, who are homeless, have been described elsewhere in this section to pertain to persons who are experiencing chronic or severe mental health issues, persons experiencing domestic violence, homeless families, Veterans and those who are chronically homeless over long periods of time along with other characteristics.

Describe the characteristics of special needs populations in your community:

This section considers special needs households to include individuals with cognitive, developmental, or physical disabilities; at-risk youth, elderly or frail elderly persons; individuals with substance use disorders or mental health conditions; and persons living with HIV/AIDS and victims of Domestic violence,

Many individuals in these groups rely on fixed incomes, such as Social Security Income (SSI) or Social Security, and are typically classified as extremely low income. In addition to financial challenges, they often depend on family members or caregivers for daily support, making access to community resources and supportive services essential.

Public and private funding sources frequently struggle to meet the demand for affordable and supportive housing for these populations. Consequently, numerous people end up on lengthy waiting lists or must accept housing that falls short of their requirements.

Special needs populations are often non-homeless but still require supportive or specialized housing due to challenges such as high housing cost burdens, inadequate transportation options, or substandard living conditions. These subpopulations include the elderly, individuals with mental or physical disabilities, and those living with HIV/AIDS.

The City's special populations include individuals with disabilities, people living with HIV/AIDS, at-risk youth, older adults, and those experiencing substance use disorders.

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

Needs continue to exist to provide housing for persons with HIV/AIDS or to assist with rental assistance as well as the general population who are experiencing financial strains and require emergency rental assistance. Additionally, the HOME Coalition has reported the need to provide domestic violence support services as well as support for persons experiencing substance misuse, mental illness and those who require transitional or temporary housing. These needs were determined as evidenced by service needs of patrons. These needs were also voiced

During public hearing and survey feedback by area service providers, stakeholders and citizens during the City of Monroe's Planning and Urban Development Department.

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

According to the Louisiana Department of Health, there are 1,297 HIV cases in Region 8—Northeast Louisiana—as of March 2024. Persons living with HIV and AIDS, who remain eligible for HUD and other subsidized housing can benefit from specially designated dollars through HOPWA (Housing for Persons living With AIDS) but these dollars may be in jeopardy of being eliminated as the consensus is more people of living longer despite an HIV/AIDS diagnosis.

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

Discussion:

The City (PJ) has an established TBRA program funded by the HOME American Rescue Plan funds. Plan was approved by HUD in 2023. Monies were awarded to Wellspring to serve as its emergency rental assistance provider for citizens who are homeless (that is living in places other than with a friend or family member, etc.) but those who are living in their cars, on the street, etc.; and, those who have been issued Eviction numbers. Wellspring provides services to these special populations.

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

Describe the jurisdiction’s need for Public Facilities:

Public input from residents and city and state employees gathered during in-person meetings and through the Con Plan survey, led to shared priorities for public facilities in the city. Priorities included youth facilities including job placement and training sites, rehabilitation and updating of community centers, development of Veteran facilities, homeless, senior services and mental health facilities.

How were these needs determined?

As stated previously, survey and public input provided these priorities.

Describe the jurisdiction’s need for Public Improvements:

Citizens voiced the need for public facilities and emphasized infrastructure enhancements, such as improved lighting, better sidewalks, and the transformation of neighborhood lots into community spaces or recreational areas, during public forums and surveys.

How were these needs determined?

Via public input at public meetings and via on-line or paper copies of distributed surveys.

Describe the jurisdiction’s need for Public Services:

Based on public input and community engagement, the jurisdiction's priorities include public facilities serving youth, the elderly, and Veterans (in that order of importance), along with enhanced street lighting, job training programs, sidewalk upgrades, and park improvements. Residents also expressed interest in first-time homebuyer education, down payment assistance, and additional education and training—especially related to city services at the neighborhood level.

How were these needs determined?

These needs were determined via citizen engagement and public input.

MARKETING ANALYSIS

Consolidated Plan

—Market Analysis—



Department of Planning & Urban Development

Community Development Division

1401 Stubbs Avenue | Monroe, LA 71201

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

CDBG-Disaster Recovery (DR) Grantees - Does Not Apply

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

The City of Monroe is not a current HUD CDBR-DR grantee.

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

allocation and program income for Public Services during a program year. Public services include those services provided for people experiencing homelessness or elderly people, and services related to employment, health, crime prevention, childcare, drug abuse, education, fair housing counseling, energy conservation, some infrastructure and various public safety matrix codes.

Housing Market Analysis Overview:

This Housing Market Analysis, along with information contained in the Needs Assessment and citizen participation, informs the basis for the City of Monroe's Strategic Plan and Annual Plan activities to be administered during the 2025-2029 Monroe Consolidated Plan period as it relates to current housing stock, aging housing and other factors that impact the housing market in addition to housing affordability.

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

According to 2016-2023 CHAS data, there are approximately 20,805 housing units, of various types, within the City of Monroe. This total includes manufactured housing. Of this number, 7,310 are owner-occupied units and 9,838 are renter-occupied units.

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

housing stock (owner and renter) was built between 1980-1999 while 14 % of the homes were built before 1950 and 12% of the rental units were built after 1950.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,925	67%
1-unit, attached structure	685	3%
2-4 units	2,800	13%
5-19 units	1,825	9%
20 or more units	1,335	6%
Mobile Home, boat, RV, van, etc.	235	1%
Total	20,805	100%

Table 2 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	350	4%
1 bedroom	35	0%	2,050	21%
2 bedrooms	950	13%	3,335	34%
3 or more bedrooms	6,325	87%	4,103	42%
Total	7,310	100%	9,838	101%

Table 3 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

Over the last five years, the Community Development Division has supported low-to-moderate-income individuals and families through various programs such as housing rehabilitation, new construction of single-family homes, rental, and mortgage emergency assistance including Lead Production. employment for youth. All of these services are lucrative to the housing and urban development need and goes to HUD's National Objectives. Our data over the last five years have

shown the need for housing services, as 33 families (units/single family homes) have been assisted under housing rehab, 147 youth (ages 16-21) were provided with summer employment, and 273 individuals have received a direct benefit from one of our supporting non-profit agencies.

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

The MHA also operates the Housing Choice Voucher (HCV) Program, a program to provide decent, safe, and sanitary housing in the private sector market. Through HCV, MHA issues 1,561 vouchers to eligible extremely-low, very-low income, elderly and disabled individuals. Between both MHA run programs, 3,083 units are provided to eligible parties.

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

According to information provided in the MHA 2025-2026 Annual Plan, no units are to be lost through demolition or other means over the next 2 years.

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

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

- o More than 5,750 renter-occupied units and owner-occupied units experience 1 or more of four severe housing problems (1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%);
- o More than 38 percent of households' experience rent stress (i.e., expends more than 30% (11%) and expends more than 50% (26%) of their income on rent) paying between \$500-\$999 per month where the most recent median contract rent is \$522 (2016-2020 ACS (Base Year); 2020 ACE (Most Recent Year));
- o With the median income (2023) reported as \$36,521.00 and 62% of households earning less than 80% of the HUD Adjusted Median Income, these figures support the premise that Monroe is a "renter's city" thereby resulting in a need for more affordable housing programs so that renters may transition from renting to homeownership or require assistance in reducing housing costs. For those not interested in owning, there appears to be a need to provide assistance to maintain rental units and reduce cost burden.

- o More than 38% households experience extreme rent stress (i.e., expends more than 50% of their income on rent); and
- o More than 14% owner-occupied (1,105) and 12% renter-occupied units (1,230) of the City of Monroe's population is more than 70 years old (impacted by aging housing stock built before 1950).
- o There are considerable numbers of persons on the MHA waiting lists for tenant-rental assisted units.

Describe the need for specific types of housing:

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

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

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

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

Additionally, there are 663 persons with a need for Section 8 tenant-based assistance. Of this number 93.96% (623) persons are extremely low income, 6.03% are very low income, 67.42 (447) are families with children, 5.58% (37) are elderly families, 13.42% (89) are families with Disabilities, 637 (or 96.08% are Black), 3.32% (22 persons), .45% (3) are other and .15% (1) are Asian. Forty percent of these populations are awaiting 2 bedrooms while 120 (29.2 % are awaiting one-bedrooms and 26.28 percent (108) are awaiting 3-bedroom units. Thus, the total MHA waiting list [form the totals provided] equals: 6,552.

Statement of PHA Housing Needs:

The PHA analyzed the housing needs of low-income and very low-income families who reside in the PHA's jurisdiction and published this information in their Streamlined Annual Plan for Fiscal Year 2022.

According to 2017-2020 American Community Survey 5-Year Estimates, there are 34.9% of persons living in poverty in Monroe. Based on the percentage of renters and homeowners, along with the type of persons-by income-on the MHA waiting lists as well as the aging housing stock in Monroe, it would appear that:

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

MHA Strategies to Address Shortage of Affordable Housing/or All Eligible Populations:

"Employ effective maintenance and management policies to minimize the number of public housing units off-line"

"Reduce turnover time for vacated public housing units"

"Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction"

"Undertake measures to ensure access to affordability housing among families assisted by the PHA, regardless of unit size required"

"Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program"

"Participate in the Consolidated Plan development process to ensure coordination with broader community strategies" "Apply for additional Section 8 units should they become available"

"Leverage affordable housing resources in the community through creation of mixed-finance housing" "Pursue housing resources other than public or Section 8 tenant-based assistance"

Families at or below 30% AMI:

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

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

"Adopt rent policies to support and encourage work"

"Employ admissions preferences aimed at families who are working" "Adopt rent policies that support and encourage work"

Specific Family Types - Races or ethnicities with disproportionate housing needs

Families at or below 50% of AMI

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

"Employ admissions preferences aimed at families who are working" "Adopt rent policies to support and encourage work"

Specific Family Types: Elderly

Strategy 1: Target available assistance to the elderly

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

Specific Family Types - Families with Disabilities

Apply for special-purpose vouchers targeted to the elderly, should they become available"

Affirmatively market to local non-profit agencies that assist families with disabilities"

Specific Family Types - Races or ethnicities with disproportionate housing needs

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

"Affirmatively market to races/ethnicities shown to have disproportionate housing needs"

Strategy 2: Conduct activities to affirmatively further fair housing

"Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units"

"Market the Section 8 program to owners outside of areas of poverty/minority concentrations"

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

Funding constraints Staffing constraints

Evidence of housing needs as demonstrated by the Consolidated Plan and other information available to the PHA Community priorities regarding housing assistance

Results of consultation with local or state government

Results of consultation with resident and the Resident Advisory Board

Discussion

Through citizen feedback, along with stakeholder involvement, the Monroe Housing Authority purposes to continue to address the above strategies in the recruitment and support of its tenants while fulfilling the stated strategies included in its 2024 Annual Plan.

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

Introduction:

According to data listed herein, there 20,805 various type housing units located within the city. Yet there are 17,160 at risk households in Monroe. Of this number, 4,365 are extremely low households, Are most likely to be at risk of becoming unsheltered or at imminent risk of residing in a shelter. Data (Table 3 Needs Assessment) reveals there 4,365 households in Monroe that are at or below 30 percent of HUD Area Median Family Income (HAMFI) and/or are severely cost-burdened. Of this total: 955 represent small family households and 430 are large family households.

Cost of Housing

The Needs Assessment points out that the current housing stock in Monroe may not be meeting the needs of residents as there are far more renters than homeowners and while the median income has slightly increased, the median value of homes as increased by 21% in addition there is a substantial number of residents who are Cost Burdened and definitely require alternative affordable housing options.

Median Home Value versus Median Family income are only a few factors impacting today’s housing market in Monroe. Rents paid may preclude residents from transitioning from renting to homeownership; and, the cost of building materials, the threat of tariffs on various industries and the costs associated with Permitting and Planning and Zoning matters are all factors to consider.

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	123,500	150,000	21%
Median Contract Rent	437	522	19%

Table 4 - Cost of Housing

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

Rent Paid	Number	%
Less than \$500	4,878	49.5%
\$500-999	4,589	46.6%
\$1,000-1,499	280	2.8%
\$1,500-1,999	45	0.5%
\$2,000 or more	50	0.5%
Total	9,842	99.9%

Table 5 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,360	No Data
50% HAMFI	3,215	783
80% HAMFI	7,335	1,465
100% HAMFI	No Data	2,092
Total	11,910	4,340

Table 6 - Housing Affordability

Data 2016 – 2023 CHAS
Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	665	669	881	1,093	1,184
High HOME Rent	575	579	741	948	1,002
Low HOME Rent	461	493	592	684	763

Table 7 – Monthly Rent

Data HUD FMR and HOME Rents
Source:

Is there sufficient housing for households at all income levels

No, there is not sufficient housing and housing types of all income levels. According to both 2016 - 2023 HUD-provided CHAS data and the Louisiana Housing Corporations 2022 Housing Needs Assessment, there are:

- 4,575 renter-occupied households making less than 80% AMI having 1 or more of four housing problems; and, 783 owner- occupied making less than 80% AMI having 1 or more of four housing problems.
- More than 1,360 households experience rent stress (expends more than 30% of their income on rent);
- More than 3,215 households experience extreme rent stress (expends more than 50% of their income on housing)
- Both renter-occupied and owner-occupied units are impacted by aging housing stock more than 50 years old.

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

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

to job lay-offs and unemployment.

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

Both owner and renter affordability continue to be an issue in Monroe due to population increases and the concept of "supply and demand". With the median income in Monroe under \$40,000, there is a challenge to ensure that any new construction would be leveraged by affordability issues of those earning \$50,000 to \$100,000 (only 21% of the population). (ACS 2023) However, there are housing option considerations for development of future construction or rehabilitation of housing types to accommodate both renters and owner-occupants.

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

The median rent in Monroe is \$522, according to CHAS data. The median rent falls somewhere between the HOME/CDBG fair market rent for a one-bedroom and two-bedroom unit. These rents provide opportunities for future affordable housing and rental developments within the city.

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

Introduction

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

2023, 30 percent of workers in Louisiana’s 20 most common jobs lived in households that couldn’t afford basics, according to new data from United Way of Northeast Louisiana and its research partner United For ALICE. These workers—the backbone of every community—include personal care aides, janitors, cashiers, and waiters and waitresses.

The State of ALICE in Louisiana reveals that traditional measures of poverty have severely undercounted the number of households in Louisiana that are living in financial hardship. While 19 percent of all households in Louisiana lived in poverty in 2023, the new research shows that 30.5 percent—more than twice as many—were ALICE (Asset Limited, Income Constrained, Employed).

Combined, nearly 50 percent of Louisiana’s households fell below the ALICE Threshold of Financial Survival in 2023, which has decreased since 2021. In northeastern Louisiana in 2023, out of 147,803 households, there were 37,134 (25 percent) in poverty plus 44,044 (30 percent) that were ALICE, totaling 81,178 (56 percent) below the ALICE Threshold, which is rounded to

56 percent in this report.

Retrieved June 20, 2025:

https://www.hannapub.com/ouachitacitizen/news/local_state_headlines/2025-alice-data-reveals-financial-struggles-across-louisiana/article_04808f74-2504-4772-a2f7-6905258c18c4.html/June 2, 2025.

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

On the other hand, approximately 17% of owner-occupied units possess at least one of the four housing problems as compared to 55% of renter units. The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30% .

The renter-occupied housing supply appears to be in need of monitoring for rental rehabilitation options, particularly as Table 8 reveals that 52% of these tenants reside in dwellings built between 1950-1979 and 11% in dwellings built before 1950. Of equal importance, 60% of owners reside in dwellings built between 1950-1979 and 10% reside in dwellings built before 1950.

Discussion:

Renter-occupied units are significantly more likely than owner-occupied units to have at least one housing deficiency.

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

Introduction

Summary of Table 8 – Condition of Units (2016–2020 ACS):

This table shows the condition of housing units by occupancy type (owner-occupied vs. renter-occupied) based on the number of selected housing deficiencies (e.g., lacking plumbing, kitchen, or having structural problems).

- Owner-Occupied Units:
 - 17% (1,265 units) have one selected condition.
 - Less than 1% (8 units) have two conditions.

- No units have three or four conditions.
- A large majority, 82% (6,030 units), have no selected conditions.
- Renter-Occupied Units:
 - 55% (5,460 units) have one condition.
 - 3% (280 units) have two conditions.
 - Less than 1% (10 units) have three conditions.
 - No units have four conditions.
 - 42% (4,100 units) have no selected conditions.

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

Definitions of “Standard Condition” and “Substandard Condition but Suitable for Rehabilitation. A substandard condition but suitable for rehabilitation is a unit that is determined to be less than 60% deteriorated or one that if rehabilitated, does not exceed the after-market value to rehabilitate. A substandard condition is defined for this purpose as a combination of missing windows or exterior doors, HVAC systems, holes in floors or walls, comprised or substandard roofing, outdated electrical components, incomplete kitchens, including plumbing and/or structural or foundation problems or any other condition that may threaten its livability or habitability. Despite these conditions, a unit may be suitable for rehabilitation dependent upon structural, electrical and/or plumbing factors and the suitability to bring the unit up to building code requirements and does not negatively impact the jurisdiction’s investment.

The following section describes the condition of housing units within the City of Monroe. Specifically, Table 8 displays the condition of units based on 2016-2020 American Community Survey (ACS) data. This table reveals an estimated 17 percent of owner-occupied units include one selected condition.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,265	17%	5,460	55%
With two selected Conditions	8	0%	280	3%
With three selected Conditions	0	0%	10	0%

With four selected Conditions	0	0%	0	0%
No selected Conditions	6,030	82%	4,100	42%
Total	7,303	99%	9,850	100%

Table 8 - Condition of Units

Data 2016-2020 ACS
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	740	10%	1,304	13%
1980-1999	1,455	20%	2,370	24%
1950-1979	4,375	60%	5,150	52%
Before 1950	755	10%	1,035	11%
Total	7,325	100%	9,859	100%

Table 9 – Year Unit Built

Data 2016-2020 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,130	70%	6,185	63%
Housing Units build before 1980 with children present	1,102	15%	258	3%

Table 10 – Risk of Lead-Based Paint

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

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,643*	Undetermined	0
Abandoned Vacant Units	900 Adjudicated*	Undetermined	0
REO Properties	65*	Undetermined	0
Abandoned REO Properties	Undetermined	Undetermined	0

Table 11 - Vacant Units

Data 2005-2009 CHAS
Source:

- Last reported numbers by Code Enforcement.

Need for Owner and Rental Rehabilitation

Based on public input and housing data, there is a high need for rehabilitation programs.

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

HUD requires that entitlement grantees estimate the number of housing units containing lead-based paint hazards using the number of units built before 1980 [with children as a baseline] as the use of lead-based paint was banned by HUD in 1978. When estimating these unit numbers, it is also a HUD requirement that the number of units occupied by extremely low-income, low-income, and moderate-income families be factored into these lead-based unit estimates. According to data obtained from the Louisiana Department of Health (LDH), approximately two-thirds of homes in Monroe were built before 1978. Nonetheless, Louisiana Healthy Homes and Childhood Lead Poisoning Prevention Program data from 2013 reports 11 homes being identified as "lead hazards" in the City of Monroe. However, according to the 2016 -2023 CHAS Data in Tables 8 and 9 above, 60% of owner-occupied units were built before 1980, and 15% of these units had children present, while 63% of renter-occupied units were built before 1980, with 3% of children present. This data is extremely important and supports the need for owner and rental rehabilitation as it relates to "lead abatement" because many of the homes were built before "lead material" was banned.

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

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

Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with LBP Hazards. Since the housing stock in Monroe is much older, and most homes were constructed before 1978, the office of Community Development estimates that the number of houses with lead is high. By establishing a rental registry and rental rehabilitation program, this would assist in the eradication process of lead in homes, as well as an inspection process for these homes. The rental registry would enable the City of Monroe's Community Development Division to track

and monitor all rental properties, while also allowing us to closely monitor those homes built before 1978. The City of Monroe recognizes that this could be a potential issue and will make future plans to apply for the HUD Healthy Homes Grant.

Discussion

Lead-based paint issues are of interest and a priority to be addressed by the Planning and Urban Development Department, Community Development Division, particularly due to the aging housing stock and the number of units impacted within the City of Monroe. Strategies were addressed in the 2024 Annual Plan, including plans to apply for the FY 2020 HUD Healthy Homes Grant, which was successfully received to support this community need. Additionally, a second lead grant award was awarded to the City of Monroe in 2023.

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

Introduction:

Totals Number of Units

	Program Type								
	Certificate Section 8	Mod-Rehab	Public Housing	Total	Vouchers				Disabled *
					Project-based	Tenant-based (Protection)	Veterans Affairs Supportive Housing	Family Unification Program	
# of units vouchers available	1,526		1,522	1,545	13	6	15	0	0
# of accessible units			Not Reported						

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

Table 12 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

The Housing Authority of the City of Monroe is a public agency that provides decent, safe and affordable housing to low-income individuals and families throughout the city. The Monroe Housing Authority (MHA) presently owns and operates 1,522 units of public housing and 1,561 Section 8 Housing Voucher units, (includes 15 V ASH, and 13 PBV, there are also 6 tenant protection vouchers and 1 DHAP Ike voucher).

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

Totals Number of Units

Consolidated Plan

MONROE

Workforce Development Boards and Job Centers: The Ouachita American Job Center offers a one-stop shop for job training, interest and aptitude assessment, job readiness workshops, apprenticeships, referrals for professional certifications, occupational information, career development, job placement, and more. Special programs are offered for Veterans.

Goodwill Industries offers job training and placement for those with developmental disabilities.

Continuum of care and mainstream service integration:

The Continuum of Care (CoC) model for regional homeless services coordination in Monroe is spearheaded by the HOME Coalition (LA-505 CoC), which facilitates coordination and integration of homeless services with mainstream resources. HOME Coalition can be reached at homecoalition@gmail.com or www.nelahomecoalition.org. This CoC approach aims to:

- Promote community-wide planning and resource utilization to effectively address homelessness.
- Improve data collection and performance measurement to evaluate the effectiveness of programs and services.
- Tailor programs to specific community needs and strengths within Louisiana’s diverse regions.
- Streamline access to services through Coordinated Entry, allowing individuals experiencing or at risk of homelessness to be assessed and referred to appropriate housing and mainstream services more efficiently.

By leveraging the resources and expertise of mainstream health, mental health, and employment services in conjunction with targeted homeless services, the region strives to create a holistic and integrated system that effectively addresses the complex needs of individuals experiencing homelessness and empowers them to achieve long-term housing stability and self-sufficiency. Facilities and Services (Outreach, etc.)

Outreach is conducted by trained professionals who go regularly to known locations and service sites to establish relationships and trust with the chronically homeless. Peer support and street outreach are provided by a centrally located soup kitchen and day center facility.

Complementary services needed but available in insufficient capacity to meet the local need include indigent legal services, utilities assistance, rental assistance, and transportation as needed for day to day living such as medical care, mainstream benefit appointments, etc. Facilities currently needed include 40 additional permanent supportive housing beds.

Families with children are provided services in the Homeless Services Table. The services are largely provided by the homeless service providers to families who seek services. Facilities to serve this population include service offices and sites as well as 39 beds of emergency shelter, no beds of transitional housing, and capacity to serve an average of 55 persons with prevention and rapid rehousing assistance on any given day.

Services especially needed and responsive to this population include rental and utility assistance, food, basic needs, gas, child care, education, employment training, life skills such as parenting and budgeting, and transportation. Services are provided by professionals with specialized training in serving this population. Access to services is eased by program outreach, United Way 211 referrals, and coordinated assessment.

Outreach includes attending health fairs and speaking to churches and community groups as well as by seeking referrals from mainstream service providers and churches. Complementary services needed but available in insufficient capacity to meet the local need include legal services, mortgage assistance, utilities assistance, rental assistance, alcohol and drug abuse, child care. Facilities needed include the following beds/units of services for families with children: 50 prevention, 24 emergency shelter, and 20 rapid rehousing.

Veterans and their families are provided services in the Homeless Services Table. The services are largely provided by the homeless service providers to Veterans and their families who seek services.

Facilities to serve this population include service offices and sites as well as capacity to serve 150 families per year with prevention and rapid rehousing assistance, 20 VASH vouchers dedicated to the region, and a number of permanent supportive housing beds with preference for Veterans.

Services especially needed and responsive to this population include referral to VA medical and mental health services, assistance applying for VA benefits, rental and utility assistance, housing location, food, basic needs, gas, child care, education, employment training, life skills such as parenting and budgeting, and transportation.

Services are provided by professionals with specialized training in serving this population. Outreach is conducted by professional staff at public gathering locations as well as by seeking referrals from Veterans organizations and service offices.

Facilities and Services (Youth/Persons With HIV)

Unaccompanied youth in the jurisdiction are provided services in the Homeless Services Table. The services are largely provided by the homeless service providers to youth who are identified as homeless and will accept services. Facilities to serve this population include service offices and sites as well as 4 beds of emergency shelter and 4 beds of transitional housing.

Services especially needed and responsive to this population include case management, rental and utilities assistance, child care, education, employment training, healthcare, life skills such as parenting, budgeting and expectations of tenants, mental health counseling, transportation, and basic needs. Services are provided by professionals with specialized training in serving this population.

Outreach is conducted by trained professionals who go regularly to known locations and service sites as well as by requests for referrals from homeless liaisons staff at public school systems.

Complementary services needed but available in insufficient capacity to meet the local need include legal services, utilities assistance, rental assistance, alcohol and drug abuse, child care, education, employment training, and mental health counseling.

Persons with HIV are provided services in the Homeless Services Table. The services are largely provided by the homeless service providers to persons with HIV who are identified as homeless and will accept services as well as by the region's HIV/AIDS service provider Pinnacle Family Health (formerly GOCARE).

Services especially needed and responsive to this population include case management, rental and utilities assistance, child care, education, employment training, HIV services, healthcare, life skills such as parenting, budgeting and expectations of tenants, mental health counseling, transportation, and basic needs.

Services are provided by professionals with specialized training in serving this population. Outreach is conducted by trained professionals who go regularly to known locations and service sites as well as by requests for referrals from GOCARE and medical health providers.

Complementary services needed but available in insufficient capacity to meet the local need include legal services, mortgage assistance, utilities assistance, rental assistance, alcohol and drug abuse, and child care.

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

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

Services listed on screen SP-40 are provided to meet the needs of the homeless. Facilities to serve the homeless include service offices and sites as well as housing specifically for the homeless including emergency shelter (78 beds), transitional housing (18 beds), prevention and rapid rehousing capacity to serve 60+ persons on any given day, and permanent supportive housing (65). Homeless prevention and supportive services in the Homeless Services Table are provided to the homeless and those at imminent risk of homelessness primarily by homeless service providers listed on the Continuum of Care Housing Inventory Chart.

The services are largely provided by the homeless service providers to persons who identify as homeless seeking services. Offices providing services are strategically located throughout the jurisdiction, typically on public transportation routes. Many service providers also provide services at other locations convenient to the homeless such as soup kitchens, known gathering locations, health fairs, etc.

Outreach is conducted weekly and is sustained year round by the professionally trained homeless housing providers and law enforcement who attempt to check on, engage, and occasionally transport street homeless to service providers. United Way 211 phone resource line also provides 24/7 outreach by advertising its readily accessible, free services. Prevention and homeless assistance services are provided based on assessment using an objective screening tool administered by trained professional staff. CoC policies determine consistent provision of services.

Services are provided only to the extent needed to assist the individual or family overcome the immediate problem that led to their homelessness. Assistance is provided only for the period when it is needed and is not continued for a specified period of time. Services are those that are identified by national best practices as most effective in preventing or ending homelessness.

Supportive services provided are typically based on client goals developed with support from professional case managers. Services are those that are identified by national best practices as most effective in preventing or ending homelessness. These typically include case management, basic needs (food, clothing, toiletries, etc.), child care, life skills training, counseling and support groups, housing search and counseling, assistance applying for mainstream benefits, advocacy, and transportation. Services provided by referral include education services, job assistance and training, legal services, mental health services, substance abuse treatment, and dental care.

Clients are empowered to identify and prioritize services to supplement their own resources and as needed to move toward housing and stability. Complementary services needed but available in insufficient capacity to meet the local need include legal services, mortgage assistance, utilities assistance, and rental assistance.

The chronically homeless are provided services in the Homeless Services Table. The services are largely provided by the homeless service providers to the chronically homeless who seek services. Facilities to serve this population include service offices and sites as well as 65 units of permanent supportive housing.

Services especially needed and responsive to the chronically homeless include case management, advocacy, rental and utility assistance, life skills such as budgeting and expectations of tenants, assistance applying for mainstream benefits and disability income, alcohol and drug abuse treatment, healthcare, mental health counseling, transportation, and ID assistance.

Services are provided by professionals with specialized training in serving this population.

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

Introduction

Data was provided by the HOME Coalition of Northeast Louisiana to cover the 12-parish region. However, an average of 80% pertains to persons served within the City of Monroe.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	31	8	0	0	
Households with Only Adults	29	8			
Chronically Homeless Households	0		14	32	
Veterans	0			33	
Unaccompanied Youth	4		4		

Table 14 - Facilities and Housing Targeted to Homeless Households

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

Introduction

The City of Monroe recognizes the vital importance of ensuring that all residents, particularly those with special needs, have access to essential services, safe housing, and supportive community resources. This section focuses specifically on the facilities and services available to individuals and families who may require additional assistance, including but not limited to the elderly, persons with disabilities, individuals experiencing homelessness, persons with mental illness, victims of domestic violence, and those living with HIV/AIDS.

Monroe, like many communities, faces challenges in meeting the diverse and complex needs of these vulnerable populations. Limited financial resources, gaps in service delivery, and coordination can cause challenges to meet certain goals.

This section provides an overview of existing special needs services in Monroe, highlights current partnerships and resources, and identifies opportunities to enhance access and quality of care. It forms a critical foundation for future planning, funding allocation, and strategic collaboration across public and private sectors.

The City of Monroe is fortunate to have agencies operating collaboratively as a safety net to provide various services through Special Needs Facilities such as the Salvation Army, Wellspring, Rays of Sunshine. The HOME Coalition serves as the point of entry for many of these services.

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

The City of Monroe is committed to addressing the diverse needs of its most vulnerable residents by identifying and supporting individuals and families who require specialized services and housing. This section focuses on the facilities and services available to persons with special needs, including:

1. **Elderly & Frail Elderly:** Monroe's aging population often requires housing options that are physically accessible and located near healthcare services, transportation, and social supports. Frail elderly individuals may also need in-home care, assisted living services, or nursing facilities to ensure safety and well-being. Partnerships with Monroe Housing Authority (MHA) will help the City better align affordable housing and supportive services that promote aging in place, independence, and improved quality of life for seniors.
2. **Persons with Disabilities (Physical, Mental, Developmental):** Accessible housing units are limited in the city, creating barriers for persons with mobility, sensory, or cognitive impairments.

3. Persons with Substance Use Disorders: Individuals recovering from substance use disorders often require transitional housing combined with intensive support services, including counseling, relapse prevention, peer support, and vocational training. Without stable housing, these individuals face increased risk of homelessness and recidivism.

4. Persons with HIV/AIDS and Their Families: Residents living with HIV/AIDS may face stigma, discrimination, and health-related barriers that make accessing and maintaining housing difficult. Supportive housing options should provide not only shelter but also access to medical care, mental health services, and case management tailored to their needs.

5. Public Housing Residents: Many residents of Monroe's public housing developments also fall into one or more of the special needs categories listed above. It is essential that supportive services are integrated into public housing communities to address issues such as poverty, unemployment, poor health outcomes, and limited mobility. Continued support from the Monroe Housing Authority will accommodate affordable housing options for those individuals who require subsidized housing.

6. Other At-Risk Populations:

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

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

The PJ will solicit NOFO to provide Public Services. These services are definitely eligible options to support.

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

The total number of units reported as owned by the Housing Authority of the City of Monroe totals 3,083. This number includes units at McKeen Plaza I, Frances Tower, Miller Square, Robinson Place, Bourg Jones Lane, Foster Heights, Johnson Carver Terrace, Group Homes, Louis Locke Homes and River Park/Greenwood.

According to HUD data from the period 06-30-2022 through 03-29-2023, the Housing Authority of Monroe, a High Performer, had an average inspection score of 91.

HUD's PHAS overall program score for the Housing Authority of Monroe shows a High Performer designation with an overall score of 91 as of June 30, 2022, published March 29, 2023 (hud.gov).

There is no available information since June 30, 2022. The Monroe Housing Authority was contacted but no new information was provided. However, the below scores reflect information provided to the City of Monroe.

Public Housing Development listed along with their average inspection score:

Foster Heights - 90	Louis Lacke Homes - 96	Bourg Jones Lane - 92	Robinson Place - 94
Johnson Carver Terrace - 98	River Park/Greenwood - 99	Group Homes - 99	McKeen Plaza I - 99
Miller Square - 85	Frances Tower - 97		

Physical condition of public housing units

The Monroe Housing Authority has stated its recognition by the Department of Housing and Urban Development as having one of the most successful development and management programs in the Southwest United States. The Monroe Housing Authority has consistently been awarded a "High Performer" award by the Department of Housing and Urban Development from the implementation of the award in 1992 until the present. Previously reported Housing Condition Scores (from the PUD 2020-2024 Con Plan) shared an average of 98 points (Johnson Carver Terrace complex) on the high end to 85 (Miller Square) on the low end.

During a February 2025 Public Forum, the MHA Deputy, shared most public housing units needed updated electrical work due to the age of these units. However, over the past five years, millions of dollars have been expended to cover interior and exterior renovations, drainage improvements (joint venture with the City of Monroe), common area and office renovation and expansions in addition to HVAC conversions and renovations and one storage building renovation as most units were built during the period 1950-1971.

Public Housing Condition

Public Housing Development	Average Inspection Score
10 facilities	94.9

Table 13 - Public Housing Condition

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

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

1. Parking - additional parking spaces are needed at several locations.
2. HVAC - Relocate the air handler units. The air handler unit is housed in the attic space in most of the units. This causes issues with leaks and improper servicing of the units.
3. Wiring- Electrical wiring is aged. New wiring is needed throughout the units at several locations. CATV wiring is outdated and incompatible with modern technology; new wiring is required in many of the units.
4. Sewer and Plumbing - old clay and cast-iron wastewater pipes are deteriorating and in urgent need of replacement and upgrade to PVC.
5. Capital Improvements, began July 1, 2024, and will continue dependent upon funding.

Source: MHA

Discussion:

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

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

Within its 2024-2029 Five Year Action Plan, the agency describes its focus to examine: trends identified through work orders and preventative maintenance programs, inspection reports completed on all public housing units during the last 12-month period, conduct an analysis of Engineering reports prepared by an independent consultant for the housing authority while examining recommendations and requests received from residents of public housing units to improve the living environments of low-moderate-income families who reside in public housing.

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

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

The City of Monroe is fortunate to long-standing community-based organizations who meet the emotional, social and basic needs of homeless persons, particularly those chronically homeless individuals and families, veterans, unaccompanied youth and those impacted by domestic violence. The PJ has supported and collaborated with several of these entities over the years.

Summary Table of Monroe, LA Agencies Meeting the Needs of Homeless Persons or Families

<u>Agency / Program</u>	<u>Target</u>	<u>Key Services</u>
Wellspring Alliance	Individuals & families	Emergency housing, case management, utilities, financial education, referrals
Renewal Center	Primarily men (some overnight spots)	Day shelter, meals, showers/laundry, clothing, ID/paperwork assistance, referrals
Salvation Army (Center of Hope)	Men, women & children	Night shelter, meals, food pantry, rent/utilities help, social services
Family Promise (Ouachita Parish)	Families with children	Rotational shelter, day center, literacy & life-skills training, transport, case planning
OMCAP & Housing Authorities	Low-income individuals/families	Rent, utilities, Medicaid, food vouchers, long-term housing support
Soup Kitchens & Ministries	Including homeless individuals	Meals, clothing, hygiene supplies
Christopher Youth Center	Homeless or runaway youth	Emergency youth shelter, counseling, tutoring, clothing, transportation
Rays of Sunshine	Women and their children	Provides residential addiction recovery services for women, including those with children. They offer a variety of programs, including supportive housing, intensive inpatient treatment, and adult education. Rays of Sunshine is dedicated to rebuilding lives and offers a safe place for women to recover from addiction and reunite with their families.

Coordinated Entry: through Louisiana’s statewide Continuum of Care system, individuals can access shelter and supportive services via organizations listed at LAHousingSearch.com or laboscoc.org.

services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The PJ will solicit NOFO to provide Public Services. These services are definitely eligible options to support.

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

The PJ will announce a CDBG NOFO to provide eligible Public Services. These services are definitely eligible options to support. There is a goal within the PY 25 Annual Action Plan that would fit this requirement. See page 164.

Quoted from Page 164 of Program Year 2025 Annual Action Plan:

"The City will fund several eligible agencies that deliver homelessness prevention assistance from ESG and other federal and state grants to provide these at imminent risk of homelessness rental and utility assistance, security deposits, moving assistance, mediation, and supportive services. Preventing homelessness protects vulnerable persons from ever experiencing the trauma of homelessness. of NELA 211 resource line refer and connects families to providers with the immediate help Prevention services quickly stabilize such persons in housing and help them address that issues that led to their housing instability. In addition to these services, the area's coordinated access system and United Way of NELA 211 resource line refer and connects families to providers with immediate help and mainstream resources. As part of the planning process for community wide coordination of ESG implementation, the CoC is collaborating with local ESG recipient and sub-recipients as well as the state to develop consistent policies for prevention eligibility to target those most at-risk of becoming homeless. This policy will direct available prevention services on a priority basis to those most in need.

The homeless service providers in the region will continue to maintain formal MOU partnerships and/or informal; referral networks to refer persons receiving mainstream services at imminent risk of homelessness to programs providing prevention.

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

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

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

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

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

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

Quoted from Page 164 of Program Year 2025 Annual Action Plan:

“The City will fund several eligible agencies that deliver homelessness prevention assistance from ESG and other federal and state grants to provide those at imminent risk of homelessness rental and utility assistance, security deposits, moving assistance, mediation, and supportive services. Preventing homelessness protects vulnerable persons from ever experiencing the trauma of homelessness. Prevention services quickly stabilize such persons in housing and help them address that issues that led to their housing instability. In addition to these services, the area’s coordinated access system and United Way of NELA 211 resource line refer and connects families to providers with immediate help and mainstream resources. As part of the planning process for community-wide coordination of ESG implementation, the CoC is collaborating with local ESG recipients and sub-recipients as well as the state to develop consistent policies for prevention eligibility to target those most at-risk of becoming homeless. This policy will direct available prevention services on a priority basis to those most in need.

The homeless service providers in the region will continue to maintain formal MOU partnerships and/or informal referral networks to refer persons receiving mainstream services at imminent risk of homelessness to programs providing prevention.”

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

Introduction

The tables below present the Economic Market Analysis for the City of Monroe, LA, based on data from the Bureau of Economic Analysis (BEA), Bureau of Labor Statistics (BLS), and the 2016–2020 American Community Survey (ACS).
Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	198	97	1	0	-1
Arts, Entertainment, Accommodations	2,504	4,589	15	12	-3
Construction	603	595	4	2	-2
Education and Health Care Services	4,238	10,394	26	28	2
Finance, Insurance, and Real Estate	976	2,833	6	8	2
Information	381	1,215	2	3	1
Manufacturing	1,034	1,556	6	4	-2
Other Services	428	1,070	3	3	0
Professional, Scientific, Management Services	939	3,259	6	9	3
Public Administration	0	0	0	0	0
Retail Trade	2,499	5,692	15	15	0
Transportation and Warehousing	497	736	3	2	-1
Wholesale Trade	502	1,046	3	3	0
Total	14,799	33,082	--	--	--

Table 15 - Business Activity

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

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Labor Force

Total Population in the Civilian Labor Force	19,922
Civilian Employed Population 16 years and over	18,350
Unemployment Rate	7.87
Unemployment Rate for Ages 16-24	9.08
Unemployment Rate for Ages 25-65	5.38

Table 16 - Labor Force

Data 2016-2020 ACS
Source:

Occupations by Sector	Number of People
Management, business and financial	3,715
Farming, fisheries and forestry occupations	405
Service	2,870
Sales and office	4,565
Construction, extraction, maintenance and repair	1,010
Production, transportation and material moving	880

Table 17 - Occupations by Sector

Data 2016-2020 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,382	87%
30-59 Minutes	1,875	11%
60 or More Minutes	511	3%
Total	17,768	100%

Table 18 - Travel Time

Data 2016-2020 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,270	334	1,510
High school graduate (includes equivalency)	3,795	360	3,045
Some college or Associate's degree	4,110	410	1,695
Bachelor's degree or higher	4,850	90	615

Table 19 - Educational Attainment by Employment Status

Data 2016-2020 ACS
Source:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	74	170	160	303	384
9th to 12th grade, no diploma	809	875	445	1,154	570
High school graduate, GED, or alternative	1,440	1,885	1,950	3,370	2,665
Some college, no degree	3,250	1,780	1,064	2,420	1,250
Associate's degree	125	335	299	310	102
Bachelor's degree	270	915	974	1,875	1,065
Graduate or professional degree	10	380	729	694	845

Table 20 - Educational Attainment by Age

Data 2016-2020 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	51,701
High school graduate (includes equivalency)	88,961

Educational Attainment	Median Earnings in the Past 12 Months
Some college or Associate's degree	129,166
Bachelor's degree	194,364
Graduate or professional degree	104,152

Table 21 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The major employment sectors are Education and Health Care Services, Arts, Entertainment, Accommodations, Retail Trade and Manufacturing. In contrast, the major occupation sectors are Sales and Office; Management, Business and Financial; Service; and Construction, Extraction, Maintenance and Repair. It appears that the Educational Attainment level of impacted residents may certainly reflect the role that educational may play in employment pay when looking at the Educational Attainment chart. Ironically, the chart reflects that those with a Graduate or professional degree earned \$104,152 over the past 12 months, while those with a Bachelor’s degree earned \$194,364 and those with some college or an Associate’s degree experienced median earnings of \$129,166.

Describe the workforce and infrastructure needs of the business community:

When comparing the employment sectors to the occupation sectors, there is a need to align training and education to meet the job needs. During the citizen input meetings, job training and job creation for youth, including summer employment, were the priority workforce concerns. These comments suggested creating a center and/or expanding program options at area community center for youth training.

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

Both the Strategic Plan, the PY’25 Annual Action Plan as well as the NRSA propose strategies, led by citizen input, that affect workforce and business development support over the next few years.

The City’s proposal to offer workshops[over the next year] that enhance the capacity of non-profits and small business enterprises is a proactive strategy aimed at retaining

and growing existing businesses.

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

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

Monroe, LA has a coordinated ecosystem of workforce initiatives—anchored by WIOA-funded boards, the Louisiana Workforce Commission, Louisiana Delta Community College, and ULM's Continuing Education—that collectively advance the jurisdiction’s Consolidated Plan goals. Through accessible training, career services, employer engagement, and credential programs, they help low-income residents obtain employment, support business retention and growth, and foster inclusive economic development across Monroe.

The University of Louisiana at Monroe (ULM) is distinguished by several standout academic programs, including Health Sciences—featuring nationally respected Pharmacy and Occupational Therapy tracks—Risk Management and Insurance, and Atmospheric Sciences. The Pharmacy program enjoys a strong national profile, drawing students globally. ULM’s Risk Management and Insurance program is especially known for its emphasis on Surplus Lines and Reinsurance, while its Atmospheric Sciences program holds the unique distinction of being the only one offered in Louisiana.

Summary Table: Initiatives & Consolidated Plan Alignment

Initiative/Provider	Training/Services Offered	Consolidated Plan Objectives Supported
Workforce Investment Boards (WDB 81 & WDB 83)	WIOA-funded job training, employer incentives, youth services	Workforce development, reducing poverty, youth employment
LWC/HiRE/ One-Stop Centers	Job search, basic skills, GED prep, apprenticeship, workshops	Economic inclusion, self-sufficiency, support for unemployed and low-income individuals

Initiative/Provider	Offered	Plan Objectives Supported
Campus	training (e.g. PLC, safety, healthcare)	employers, career laddering
ULM Continuing Education/IWTP	Employer-reimbursed upskilling, short-term certificate programs	inclusivity through accessible credentials

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

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

As a part of the proposed NRSA Plan, one of the targeted neighborhoods falls within a federal Opportunity Zone. It is the intent of the Community Development Division to connect and empower neighborhood residents to build linkages with businesses to promote the assets of the NRSA area and any potential projects that might benefit from the business expanding or developing within that Opportunity Zone. This is just one example of proposed initiatives to spur economic growth.

Another economic development initiative would include encouraging the recruitment of Section 3 workers or Davis Bacon workers on eligible projects.

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

Based on above table (Table 21), persons with less than a high school education earned median earnings of \$51,701 as compared to \$88,961 for persons with a high school equivalency; \$129,166 for persons with some college or an Associate’s degree; \$194,364 for a Bachelor’s Degree; and \$104,152 for a Graduate or professional degree.

According to Table 20, there are more persons who are high school graduates or less than those with some college through a Bachelor’s degree. Likewise, the number of persons aged 65+ with a graduate or professional degree appear to be among the top five earners for this age category. Employer-reimbursed upskilling, short-term certificate programs. Job retention, wage growth, inclusivity through accessible credentials.

Discussion

The labor force, educational attainment, and economic climate play key roles in shaping the City of Monroe's 2025–2029 HUD Consolidated Plan by directly influencing housing needs, community development priorities, and workforce initiatives, more specifically:

- **Labor Force:** Monroe's relatively small and fluctuating labor force, with a concentration in service-sector and low-wage jobs, affects residents' ability to afford housing. High unemployment or underemployment contributes to housing instability and increases demand for affordable housing and job training programs.
- **Educational Attainment:** A significant portion of Monroe's population has less than a college degree, which limits access to higher-paying jobs. This impacts economic mobility and reinforces the need for investments in education, adult literacy, and workforce development to reduce poverty and housing insecurity.
- **Economic Climate:** Monroe faces economic challenges, including a high poverty rate and slow job growth. These conditions strain public resources and make it harder for low- and moderate-income families to find safe, affordable housing. The Consolidated Plan responds by targeting HUD funding toward housing rehabilitation, homelessness prevention, and economic revitalization in underserved neighborhoods.

Together, these factors shape Monroe's strategic goals to promote economic opportunity, expand affordable housing options, and support vulnerable populations.

MA-50 Needs and Market Analysis Discussion

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

Yes, The five targeted areas that are impacted by the NRSA Plan, pending HUD approval, are Booker T. Washington, New Town, Renwick, University Place/Sherrouse and Ouachita Cotton Mills. These are five concentrated neighborhoods that are contiguous (closely aligned) with multiple housing problems. General Trends and Commonalities across these neighborhoods include:

- High rates of poverty and unemployment
- Aging and substandard housing stock
- Predominance of renters over homeowners
- Need for infrastructure improvements and investment
- Potential for revitalization through HUD, LIHTC, or Opportunity Zone programs

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

Yes. These same five neighborhoods are similarly impacted relative to high concentrations of One race and/or percentages of low-to-moderate income family concentration. See Table 10 in The NRSA Plan.

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

The neighborhoods of University Place/Sherrouse, Ouachita Cotton Mills, Renwick, New Town, and Booker T. Washington in Monroe, Louisiana each have unique characteristics, but they generally share some overlapping market traits based on housing, demographics, and economic conditions. Below is a summary of their market characteristics, focusing on residential real estate, economic indicators, and community trends as of recent available data:

1. University Place/Sherrouse

- Location: Adjacent to the University of Louisiana at Monroe (ULM)
- Market Characteristics:
 - High student population due to proximity to ULM.
 - Rental-heavy market, with a significant number of multifamily units, apartments, and duplexes.
 - Moderate to low-income households, with some pockets of economic instability.
 - Attracts student renters and transient populations, which contributes to frequent turnover and housing demand fluctuations.
 - Local businesses cater to student needs (e.g., convenience stores, fast food, coffee shops).
- Development trends: Some revitalization linked to university investment and housing upgrades.

2. Ouachita Cotton Mills

- Location: Historically industrial area near the Ouachita River

- Market Characteristics:
 - Named after a former textile mill — now a largely residential and industrial blend.
 - Aging housing stock, some in need of repair or rehabilitation.
 - Lower property values, reflecting both age and limited new development.
 - Economic challenges, with high poverty rates and low homeownership.
 - Limited commercial activity in walking distance, often requiring residents to commute for services.

3. Renwick

- Location: Western Monroe near Renwick Street and Powell Avenue
- Market Characteristics:
 - Predominantly residential, with older single-family homes.
 - Moderate vacancy rates, some blighted or under-maintained properties.
 - Serves a working-class population, including retirees and families.
 - Affordable housing options, but limited appreciation in home values.
 - Infrastructure may need updates (streets, drainage, lighting).

4. New Town

- Location: Near the downtown Monroe core
- Market Characteristics:
 - Historically African American neighborhood with strong community identity.
 - Contains both renter- and owner-occupied units, with many public housing units or HUD-assisted homes.
 - A mix of historic homes and deteriorated housing.
 - High unemployment and poverty rates, with a need for economic and community reinvestment.
 - Increasing attention from nonprofits and city planning efforts aimed at revitalization.

5. Booker T. Washington Neighborhood

- Location: Central-East Monroe, named after the local high school
- Market Characteristics:
 - Primarily low-income, African American population.
 - Known for high housing cost burdens, poor housing quality, and economic disadvantage.
 - Some crime and safety concerns may deter private investment.
 - Concentrated poverty, with high rates of public assistance.
 - Public facilities (e.g., schools, community centers) play a key role in neighborhood stability.

Are there any community assets in these areas/neighborhoods? At least one of the targeted NRSA falls within a federally-defined Opportunity Zone while other areas feature various community assets as explained in the attached NRSA Plan. Some of these characteristics are explained in the above section.

Are there other strategic opportunities in any of these areas? Yes. University Place/Sherrouse is Located adjacent to the University of Louisiana at Monroe and may benefit from investment opportunities impacted the college and the area; another has the potential for tax incentives.

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

Despite advances in technology, many homes remain without basic Broadband wiring and connectivity. But, on the other hand, more residents, particularly youth now rely on using Hotspots or Wireless WIFI to access TV channels via their phone or home service.

Additionally, City services benefit from all forms of Broadband for governmental use.

Here are the **broadband (internet) service providers currently operating within the City of Monroe, Louisiana** based on the most recent data as of **mid-2025**:

Major Broadband Providers in Monroe, LA

AT&T

- Offers **Fiber (up to 5 Gbps)** and **IPBB/DSL** services.
- Fiber coverage across approximately **29–36%** of Monroe, with overall AT&T DSL/IPBB reaching **~55–57%** of residences. ([InMyArea.com](#))
- Known for high speeds and symmetrical upload/download benefits. Fiber plans typically start around \$55/month. ([BroadbandNow](#))

Xfinity (Comcast)

- Provides **cable-based broadband**, with maximum speeds up to **1.2–2 Gbps**.
- Extremely wide availability—**~91–99%** of Monroe homes covered. ([InMyArea.com](#))
- Popular choice for residential and business customers. ([Xfinity](#))

EarthLink

- Offers **DSL, fiber, and 5G Home Internet**, with speeds reaching up to **5 Gbps**.
- Coverage estimated at **~36–56%**, depending on technology in a given area. ([InMyArea.com](#))

Sparklight / Cable ONE

- National brand: Cable One operates as **Sparklight**, with regional operations under **Fidelity Communications** in Louisiana.
- Offers **cable broadband** speeds up to **1 Gbps**, covering **~21%** of residential areas in Monroe. ([HighSpeedInternet.com](#))

Fixed Wireless Providers

- **XNET WIFI:** Provides fixed wireless service, advertised with speeds up to **2 Gbps**, with ~60% coverage. (InMyArea.com)
- **T-Mobile Home Internet:** Delivers **5G-based home Internet**, typical speeds between **87–415 Mbps**, with about **58–64%** coverage. (InMyArea.com)
- **Verizon Home Internet:** **5G-based service**, speeds up to ~300 Mbps, covering roughly **39–56%** of the area. (InMyArea.com)

Satellite Providers

- **HughesNet:** Offers speeds up to **100 Mbps**, available in **virtually 100%** of Monroe. (InMyArea.com)
- **ViaSat:** Delivers **150 Mbps**, also nearly **100%** area coverage. (InMyArea.com)
- **Starlink (SpaceX):** Satellite broadband with speeds around **220–300 Mbps**, likewise available city-wide. (InMyArea.com, HighSpeedInternet.com)

Local / Regional ISPs

- **Telephone Electronics Corporation** and **Northeast Tel**—offer **DSL and fiber** packages with up to **1 Gbps** speeds. Coverage reportedly around **50–84%**. (HighSpeedInternet.com)
- **Conterra Networks:** Fiber service up to **1 Gbps**, with about **74%** coverage. (HighSpeedInternet.com)
- **Vyve Broadband** also operates in parts of Louisiana, but its Monroe presence isn't listed among the top city providers currently. (Wikipedia)

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

Broadband wiring is offered by numerous cable providers in the Monroe area, based on the via on-line research. Thus, Monroe is in a competitive market in the provision of these services to low- and moderate-income households as well as all neighborhoods-- across the city--have many Broadband options. Many telephone carriers are offering WIFI boxes—without the cables. Additionally, YouTube TV is surfacing more across low-to-moderate income households and neighborhoods with a competitive monthly fee without the wiring.

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

This area appears to offer a competitive market regarding Broadband services. However, one broadband carrier would form a monopoly which could drive costs up, particularly due to “supply and demand”. When there is competitive, prices appear to be more affordable. At least low and moderate persons would have choices rather than one option from an overpriced Broadband provider. Again, this is not the case for the City of Monroe residents.

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

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

Monroe is covered by a FEMA-compliant, locally adopted Hazard Mitigation Plan that addresses climate-driven hazards such as storm surge, flooding, wind, and temperature extremes. The City of Monroe, Louisiana, faces a growing set of natural hazard risks that are being intensified by climate change. These risks are outlined in the Ouachita Parish Hazard Mitigation Plan (2024) and align with Louisiana’s State Hazard Mitigation Plan (2024). Below is a summary of Monroe’s increased climate-related hazard exposure:

Increased Natural Hazard Risks Associated with Climate Change in Monroe, LA

1. Inland Flooding (Riverine & Flash Floods)

- **Most significant and frequent hazard** in Monroe.
- Increased **precipitation intensity and frequency** due to climate change contributes to:
 - More **flash floods**, especially in low-lying urban areas with aging drainage.
 - **Backwater flooding** from the Ouachita River and Bayou DeSiard during high-rainfall events.
 - **Greater runoff** due to impervious surfaces and heavier storms.
- **Climate projections** show increasing rainfall extremes, especially in short durations (i.e., more rain in less time), overwhelming current infrastructure.

2. Extreme Heat & Heat Waves

- Monroe is seeing a steady increase in **average annual temperatures** and frequency of **heat waves**.
- Vulnerable populations—especially **elderly residents, children, and low-income households**—are disproportionately affected.
- Heat events exacerbate **health risks**, increase **energy demand**, and can stress public utilities and emergency services.

3. Severe Storms / Hurricanes (Wind, Rain, Tornadoes)

- Though Monroe is inland, it remains vulnerable to **tropical storms and hurricane remnants**.
- Climate change is increasing the **intensity** (rainfall, wind gusts) of hurricanes, even far from the Gulf Coast.
- Monroe experiences:
 - **Wind damage, roof and tree loss**, and
 - **Power outages** and infrastructure disruption during storm remnants.

4. Drought & Water Supply Stress

- Rising temperatures contribute to **evaporation and drought risk**, especially during hot summers.

- Periodic droughts threaten **agriculture, landscaping, and surface water supplies** (Bayou DeSiard and riverbanks).
- Prolonged dry spells also increase the **urban wildfire risk** in peripheral wooded or undeveloped zones.

5. Winter Storms & Cold Extremes

- **Greater variability** in weather caused by climate shifts can increase the frequency of **abnormal cold snaps**.
- Monroe was impacted during recent Gulf South winter weather events (e.g., 2021), which caused **pipe bursts, power losses, and transport disruptions**.
- These events are expected to remain **episodic but more disruptive** due to infrastructure not built for rapid temperature swings.

6. Public Health Risks from Vector-Borne Diseases

- Climate change creates more favorable conditions for **mosquitoes and ticks**, increasing the risk of diseases like **West Nile Virus**.
- Warmer, wetter conditions contribute to **longer mosquito seasons** and higher vector breeding rates, especially in flooded or poorly drained areas.

Planning & Policy Implications

- The City of Monroe is actively participating in **hazard mitigation planning**, focusing on:
 - Stormwater upgrades
 - Green infrastructure
 - Heat and flood resilience in low-income neighborhoods
 - Climate-conscious land use and emergency response planning

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

Vulnerability Factors for Monroe

- **Aging infrastructure** (stormwater systems, power grid, housing) Due to aging housing stock, particularly in NRSA targeted neighborhoods, many low-and moderate-income households are projected to be impacted by climate change.
- **High poverty rate and housing cost burden** → limited adaptive capacity
- **Disproportionate impact on elderly, youth, renters, and the medically fragile**
- **Location near major water bodies** (Ouachita River, Bayou DeSiard) increases flood susceptibility. Aging homes, not protected by flood insurance, stand a higher risk of damage and becoming blighted. Additionally, if low-income persons cannot afford flood insurance, this places them at risk of losing their homes.

STRATEGIC PLAN

Consolidated Plan

– Strategic Plan –



Department of Planning & Urban Development

Community Development Division

1401 Stubbs Avenue | Monroe, LA 71201

Strategic Plan

SP-05 Overview

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

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

- Increase home ownership and upgrade physical conditions of rental properties:
 - New affordable homes and better-quality rental units,
 - Suitable living environment for renters,
 - Reduce hindrances to enforcing specific codes impacting neighborhood safety and cleanliness;
- Reduction in poverty:
 - Develop and enriching partnerships to provide an array of financial education programs in preparation of home ownership
 - Participate in efforts to organize service providers to coordinate a variety of community resources targeted at youth entrepreneurship and financial literacy;
- Develop diverse strategies for revitalizing and stabilizing neighborhoods:
 - Investigate best practices in community engagement;
 - Create a means of tracking residents' attendance at activities/events and access and use of targeted resources.
 - Engage NRSA residents in project planning and priority
 - Work with resident for input on ideas to improve neighborhood's appearance and aesthetics
- Improve public infrastructure specifically focused:
 - Investigate best practices to providing grants for improving healthy homes for LMI homeowners and renters,
 - Blighted/adjudicated/abandoned properties identified and directed to Code Enforcement for action.

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

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

Table 1: LMI Neighborhoods Selected

Area Name	Booker T Washington
Area Type	Neighborhood
Other Target Area Description	Census Tracts 6-1 to 6-4
HUD Approval Date	N/A
% of Low/Mod	66.87%LMI Median 51% - 99% LMI Range
Revital Type	TBD
Other Revital Description	N/A
Identify the neighborhood boundaries for this area	Bordered by Pippin and White Streets on the North, Martin Luther King Jr. Drive and Highway 165 on the West, Byers Drive and the Railroad track on the South and Booker Street on the East. BTW is contiguous (adjacent) to each of the other targeted neighborhoods
Include specific housing and commercial characteristics of this target area	Single and multi-family housing
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Based on LMI Percentages and contiguous (adjacent) to each of the other targeted neighborhoods
Identify the needs in this target area	Blight, substandard rental units, lack of financial and physical resources for LMI residents
What are the opportunities for improvement in this target area?	There is community/resident buy in to improve safety, focus on code enforcement to reduce blight, and increase home

	ownership where they live.
Are there barriers to improvement in this target area?	Neighborhoods tend to be very weak from a market standpoint. More renters than home owners. Economic and racial segregations strongly mirror the targeted neighborhoods, with African-American households heavily concentrated in high poverty, low market value.

Area Name	Ouachita Cotton Mills
Area Type	Neighborhood
Other Target Area Description	Census Tracts 109-3 and 109-4
HUD Approval Date	N/A
% of Low/Mod	66.85% LMI Median 51% - 99% LMI Range
Revital Type	TBD
Other Revital Description	N/A
Identify the neighborhood boundaries for this area	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. Ouachita Cotton Mills is contiguous (adjacent) to each of the other targeted neighborhoods
Include specific housing and commercial characteristics of this target area	Industrial entities are located in certain Ouachita Cotton Mill's neighborhoods. Single and multi-family housing
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Based on LMI Percentages and contiguous (adjacent) to each of the other targeted neighborhoods
Identify the needs in this target area	Blight, substandard rental units, lack of financial and physical resources for LMI residents
What are the opportunities for improvement in this target area?	There is community/resident buy in to improve safety, focus on code enforcement

	to reduce blight, and increase home ownership where they live.
Are there barriers to improvement in this target area?	Neighborhoods tend to be very weak from a market standpoint. More renters than home owners. Economic and racial segregations strongly mirror the targeted neighborhoods, with African-American households heavily concentrated in high poverty, low market value.

Area Name	New Town
Area Type	Neighborhood
Other Target Area Description	Census Tract 9-1
HUD Approval Date	N/A
% of Low/Mod	89.24% LMI Median 51% - 99% LMI Range
Revital Type	TBD
Other Revital Description	N/A
Identify the neighborhood boundaries for this area	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. New Town is contiguous (adjacent) to each of the other targeted neighborhoods
Include specific housing and commercial characteristics of this target area	I-20 run through the Newtown neighborhood. Single and multi-family housing
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Based on LMI Percentages and contiguous (adjacent) to each of the other targeted neighborhoods
Identify the needs in this target area	Blight, substandard rental units, lack of financial and physical resources for LMI residents
What are the opportunities for improvement in this target area?	There is community/resident buy in to improve safety, focus on code enforcement

	to reduce blight, and increase home ownership where they live.
Are there barriers to improvement in this target area?	Neighborhoods tend to be very weak from a market standpoint. More renters than home owners. Economic and racial segregations strongly mirror the targeted neighborhoods, with African-American households heavily concentrated in high poverty, low market value.

Area Name	Renwick
Area Type	Neighborhood
Other Target Area Description	Census Tracts 7-1 and 7-2
HUD Approval Date	N/A
% of Low/Mod	83.48% LMI Median 51% - 99% LMI Range
Revital Type	TBD
Other Revital Description	N/A
Identify the neighborhood boundaries for this area	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. Renwick is contiguous (adjacent) to each of the other targeted neighborhoods
Include specific housing and commercial characteristics of this target area	Single and multi-family housing
How did your consultation and citizen participation process help you identify this neighborhood as a target area?	Based on LMI Percentages and contiguous (adjacent) to each of the other targeted neighborhoods
Identify the needs in this target area	Blight, substandard rental units, lack of financial and physical resources for LMI residents
What are the opportunities for improvement in this target area?	There is community/resident buy in to improve safety, focus on code enforcement to reduce blight, and increase home

	ownership where they live.
Are there barriers to improvement in this target area?	Neighborhoods tend to be very weak from a market standpoint. More renters than home owners. Economic and racial segregations strongly mirror the targeted neighborhoods, with African-American households heavily concentrated in high poverty, low market value.

Area Name	Sherrouse
Area Type	Neighborhood
Other Target Area Description	Census Tract 4.02
HUD Approval Date	N/A
% of Low/Mod	51.13% LMI Median 51% - 99% LMI Range
Revital Type	TBD
Other Revital Description	N/A
Identify the neighborhood boundaries for this area	Sherrouse is contiguous (adjacent) to each of the other targeted neighborhoods
Include specific housing and commercial characteristics of this target area	Single and multi-family housing
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Based on LMI Percentages and contiguous (adjacent) to each of the other targeted neighborhoods
Identify the needs in this target area	Blight, substandard rental units, lack of financial and physical resources for LMI residents
What are the opportunities for improvement in this target area?	There is community/resident buy in to improve safety, focus on code enforcement to reduce blight, and increase home ownership where they live.
Are there barriers to improvement in this target area?	Neighborhoods tend to be very weak from a market standpoint. More renters than home owners. Economic and racial segregations

	strongly mirror the targeted neighborhoods, with African-American households heavily concentrated in high poverty, low market value.
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SP-25 Priority Needs 24 CFR 91.415, 91.315 (a)(2), 91.215(a)(2)

Table 2: SP - Priority Needs		
Sort	Field	Description
I	Name	Affordable Housing Blighted Properties
	Priority Level	High
	Description	Blighted Properties: In the Community outreach/citizen participation meetings conducted during the City's SWOT analysis exercise, blighted property came up in several comments including adjudicated properties, abandoned or dilapidated properties by absentee landlords allowing property to go upkept and unattended.
	Population	Income level: Low Low-to-Moderate Family Types: all Homeless subpopulations: <i>N/A</i> Non-homeless special needs: Neighborhood Revitalization
	Target Areas Affected	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick
	Associated Goals	Increase affordable housing; provide funding to revitalize areas; community & financial strategy for homeownership; neighborhood improvements through public services; launch proactive rental inspection; housing rehab - safe housing Health Homes; community cleanliness & weekend code enforcement; neighborhood revitalization/strategic investments; HOME administration; CDBG Administration
	Describe Basis for Relative Priority	Lack of citizen/property owner education regarding code enforcement was one of the repeated comments in the outreach meetings. Landlords may not understand relevant codes that would force property upkeep by absentee landlords.
Sort	Field	Description
2	Name	Affordable Housing
	Priority Level	High
	Description	Rehabilitation of Existing Units: Preservation of quality affordable housing located in identified affected areas

	Population	Income level: Low-to-Moderate Income Large Families with children Elderly Persons with disabilities Persons with HIV/AIDS Victims of Domestic violence Homeless subpopulations: N/A Non-homeless special needs:
	Target Areas Affected	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick
	Associated Goals	Increase affordable housing; provide funding to revitalize areas; community & financial strategy for homeownership; neighborhood improvements through public services; launch proactive rental inspection; housing rehab - safe housing Health Homes; community cleanliness & weekend code enforcement; neighborhood revitalization/strategic investments; HOME administration; CDBG Administration
	Describe Basis for Relative Priority	There is an aging housing stock in Monroe and with renovations of these houses, increasing affordable homes that are in reach for ownership by LMI residents will have a lasting impact on the economic forecast for those neighborhoods.
Sort	Field	Description
3	Name	Neighborhood Revitalization
	Priority Level	High
	Description	Neighborhood Revitalization: Addresses blight, promotes homeownership while reversing housing depreciation
	Population	Income level: Low Low-to-moderate Family Types: Homeless subpopulations: Non-homeless special needs:
	Target Areas Affected	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick

	Associated Goals	Increase affordable housing; provide funding to revitalize areas; community & financial strategy for homeownership; neighborhood improvements through public services; launch proactive rental inspection; housing rehab - safe housing Health Homes; community cleanliness & weekend code enforcement; neighborhood revitalization/strategic investments; HOME administration; CDBG Administration
	Describe Basis for Relative Priority	Residents want to improve neighborhoods with types of improvements that will have a lasting impact on the quality of their lives.
Sort	Field	Description
4	Name	Economic Development and Financial Literacy
	Priority Level	High
	Description	Over 50% of respondents listed each of these topics as a high priority: Quality youth engagement (possibly entrepreneurship) and awareness and access to financial programs for possible first-time home buyers.

	Population	Income level: Low Low-to-Moderate Family Types: <i>N/A</i> Homeless subpopulations: <i>N/A</i> Non-homeless special needs:
	Target Areas Affected	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick
	Associated Goals	Increase affordable housing; provide funding to revitalize areas; community & financial strategy for homeownership; neighborhood improvements through public services; launch proactive rental inspection; housing rehab - safe housing Health Homes; community cleanliness & weekend code enforcement; neighborhood revitalization/strategic investments; CDBG Administration
	Describe Basis for Relative Priority	Economic development especially in opportunity zones will improve overall economics for the city of Monroe.
Sort	Field	Description
5	Name	Public Improvements & Infrastructure
	Priority Level	Medium
	Description	At least 75% of respondents listed the following topics as critical but often neglected: Code Enforcement regulations not adhered to creating safety and health issues un the neighborhoods; unawareness of residents of code enforcement rules and their citizen responsibility to report infractions.
	Population	Income level: Low Low-to-Moderate Family Types: <i>N/A</i> Homeless subpopulations: <i>N/A</i> Non-homeless special needs: <i>N/A</i>
	Target Areas Affected	City-wide
	Associated Goals	Increase affordable housing; provide funding to revitalize areas; community & financial strategy for homeownership; neighborhood improvements through public services; launch proactive rental inspection; housing rehab - safe housing Health Homes; community cleanliness & weekend code enforcement; neighborhood revitalization/strategic investments; HOME administration; CDBG Administration
	Describe Basis for Relative Priority	Improving infrastructure will assist with reducing property destruction from neglect and improve homeowners' knowledge of how to care for their homes. Upgrading physical conditions in neighborhoods make all residents feel better about their city.
Sort	Field	Description
6	Name	Grants to Homeowners following required training
	Priority Level	Medium
	Description	Grants to LMI homeowners once they have completed training on how to maintain their homes. Grants to rental property owners who attend various activities and events focused on upkeep of their property as a safe and healthy

	alternative to neglected rentals.
Population	Income level: Low Low-to-Moderate Family Types: <i>N/A</i> Homeless subpopulations: <i>N/A</i> Non-homeless special needs: <i>N/A</i>
Target Areas Affected	City-wide
Associated Goals	Public Engagement & Citizen Participation
Describe Basis for Relative Priority	Improving infrastructure will assist with reducing property destruction from neglect and improve home owners' knowledge of how to care for their homes. Property owners who have rentals in the targeted neighborhoods should be invested in these communities even though they do not live there. Upgrading physical conditions in neighborhoods make all residents feel better about their city.

SP-30 Influence of Market Conditions 24 CFR 91.415, 91.315 (b)(I), 91.215(b)(I)

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

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

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

Introduction

The Strategic Plan must identify the federal, state, local and private resources expected to be available to the City of Monroe to address the priority needs and goals identified in the Consolidated Plan. These resources are summarized in SP-35.

The City anticipates a total allocation of \$733,589.00 in CDBG funding for the 2025 program year. Program income for CDBG is expected to be approximately \$0.00. The total anticipated available resources are \$733,589.00 for the 2026 program year. CDBG funds may be used for a broad range of activities. CDBG funds will be used for housing and community development activities including, but not limited to, affordable housing, housing rehabilitation, infrastructure and public services, public facilities, City projects, and administration of the City’s CDBG program all to benefit persons considered to be low-to-moderate income (below 80% of the area median income).

The City anticipates a total allocation of \$318,016.12 in HOME funding for the 2025 program year and \$318,016.12 during FY 26. No program income is expected, but prior year’s resources total \$941,209.20 for HOME. City of Monroe is considered a “distressed community” and is exempt from the HOME Program Match based on the poverty criterion, according to 2013 Census data the poverty rate for Monroe, Louisiana is 36.1%.

HOME funds will be used for housing-related activities including, but not limited to, home ownership, down payment assistance, affordable housing acquisition, rehabilitation, or new construction, and administration of the City’s HOME program.

The City anticipates CBDG and HOME and program income funds will be available to implement strategic plan. These funds will be used to execute activities outlined below and in section AP - 35.

Table 4: Year 1 Anticipated Resources

Program /Source	Use of funds	Expected Amount Available Year I				Expected amount available remainder of Consolidated Plan	Narrative Description
		Annual Allocation	Program Income	Prior Year Resource	Total		
CDBG/ Public-Federal	Admin & planning Economic development Housing Public improvement Public services	\$733,589	\$0	\$0	\$733,589.00	\$ 2,934,356.00	All waivers were applied for.
HOME/ Public Federal	Acquisition Homebuyer assistance Homeowner rehab Multi- family rental new construction multi-family rental rehab New construction for ownership TBRA	\$318,016.12	\$0	\$0	\$318,016.12	\$1,272,064.48	

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

In the City of Monroe, federal funds from programs such as CDBG, HOME, and ESG will be strategically used to leverage additional state, local, and private investment in affordable housing and supportive services. Local funding sources will be paired with federal dollars to finance site acquisition, infrastructure improvements, and gap funding.

For the HOME program, the City will meet the required 25% match on all eligible expenditures in accordance with §92.301, through a combination of local housing allocations, in-kind municipal services, and non-federal cash contributions. For the ESG program, the City will satisfy the 100% match requirement on all grant-funded expenditures using eligible cash and non-cash resources, including partnership commitments and supportive services funded by state and local agencies, in accordance with §576.201.

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

Discussion

The City of Monroe is positioned to leverage publicly owned land to address the affordable housing and community development needs identified in this plan. The first step should be to conduct an inventory and assessment at the parcel level of the Parish to identify vacant and/or underused public land and buildings. This could include:

- Vacant city-owned lots, or vacant/underused buildings
- Tax-delinquent or adjudicated properties
- Surplus land from public agencies
- Brownfields sites near transit or employment centers

Public land use for affordable housing should be integrated with:

- Hazard mitigation and green infrastructure, especially in flood-prone areas
- Underused or vacant public land in resource rich-areas (such as south Baton Rouge)

This integration and coordination will help ensure that affordable housing is not only available but well situated to support long- term resilience and access for low- to moderate-income households.

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

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

Table 5: Agencies in Delivery System

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

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Monroe will execute all projects in this Consolidated Plan through procurement and contracting for various services, as announced via a Request for Proposals (RFP) or Notice of Funding Availability (NOFA). Additionally, through sustained partnerships with non-profit organizations, community agencies, and other city units, activities and objectives will be accomplished and the determined needs of the communities satisfied. The strength of the system is and will continue to be the strategic partnerships developed over the years. This delivery system will differ from the previously submitted City of Monroe Comprehensive Consolidated Plan in that a range of community forums and meetings will occur using the community centers

for sites as a measure of stakeholder collaboration, neighborhood inclusion and in support of taking the "issues to the people". The locations of these centers is a strength in that several of these facilities are located across the city in neighborhoods where engagement is necessary and where many Low-to-Moderate income residents reside who are able to support moving the 5-year plan forward, benefit from the engagement and improve the economic condition of their neighborhood and ultimately the city. According to the community outreach comments, gathered both during public forums and citizen participation process, the gaps in the delivery system are the inconsistent enforcement of the City codes, the lack of knowledge or education by the residents regarding the codes and other city regulations, in addition to inconsistent use of the legal remedies. Additionally, there are gaps in the required funding needed to build or renovate the number of affordable housing units needed to successfully improve Low-to-Moderate income neighborhoods.

Table 6: Services targeting homeless persons and persons with HIV

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

Describe the extent to which services targeted to homeless persons and persons with HIV, and mainstream services, such as health, mental health, and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families,

families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction.

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

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

Affirmative outreach is completed by the regional Continuum of Care LA-505, 211, and HUD funded programs including year-round ads (outdoor, radio, print), presentations, listserv.

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

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

Strengths in supportive services for homeless residents in Monroe include case management, rental assistance, utility assistance, and operations costs associated with overnight shelter as well as those associated with rapid rehousing. ESG funding will address emergency shelter and transitional housing needs. As part of the planning process for community-wide coordination of

ESG implementation, the CoC collaborates with local ESG recipients and subrecipients each year to assess the adequacy of the available stock of emergency shelter, transitional housing, and rapid re-housing and to identify ways to better match the available stock with area needs.

Diversion and prevention resources help to reduce the demand for the emergency shelter and transitional housing and help prevent the trauma of homeless from occurring.

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

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

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

Estimate the number of extremely low-income, low-income and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315 (b)(2), 91.215(b) (2). The estimated number of persons in these classifications are indicated in AP 20, Annual Goals and Objectives section.

SP-48 Goal Summary

The funding time frame for this chart is the five years of the grant cycle for CBDG and HOME grants.

Table 7: Goal Summary

<i>Sort</i>	<i>Field</i>	<i>Description</i>
I	Name	Increase Affordable Housing
	Description	Increase the number of affordable housing units in the city
	Category	Construction of Housing Rehab: Single-Unit Residential

	Start Year	2025
	End Year	2029
	Objective	Transition renters and Section 8 Tenants to home ownership
	Outcome	20 LMI families and /or individuals will realize home ownership over 5 years
	Geographic Area Included	City-wide
	Priority Needs Addressed	Housing
	Funding & Allocation	HOME \$TBD
	Goal Outcome Indicator	Homeowner housing rehabilitation 50 households Housing Units
2	Name	Provide funding for revitalize areas
	Description	Developers will stimulate /extend housing meeting the needs of the communities throughout the city. Developers will address the unique housing needs for Low-to-Moderate income residents who are renters while targeting revitalization and stabilization project areas.
	Category	Construction of Housing Rehab: Single-Unit Residential Rehab: Acquisition Homeowner housing rehabilitation Buildings demolished
	Start Year	2025
	End Year	2029
	Objective	Transition developers from building apartment complexes to rehabilitation of house for homes
	Outcome	Increase the quality and number of houses in the housing inventory for first time homebuyers
	Geographic Area Included	City-wide
	Priority Needs Addressed	Housing
	Funding & Allocation	HOME/CDBG TBD
	Goal Outcome Indicator	Homeowners housing added: 2 household housing units Homeowner housing rehab: 5 household housing units Jobs Created/ retained: 5 jobs
3	Name	Community & Financial strategies for homeownership
	Description	Certain Monroe neighborhoods with high LMI individuals, high blight, and fall in opportunity zones will be targeted for this project

	Category	Rehab: Publicly Housing Modernization Rehab: Current homes owned by LMI residents CI: Building acquisition, Construction, Rehabilitation
	Start Year	2025
	End Year	2029
	Objective	To take a wholistic approach to improving neighborhoods where LMI residents live from home rehabilitation to neighborhood improvements including public infrastructure projects.
	Outcome	Transition 20 families to home ownership (included with other priority projects) . Assist current LMI Home owners to stay out of foreclosure status
	Geographic Area Included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, New Town, Ouachita Cotton Mills, Sherrouse and Renwick
	Priority Needs Addressed	Housing
	Funding & Allocation	CDBG TBD
	Goal Outcome Indicator	Homeowner housing added: 20 household housing units
4	Name	Neighborhood Improvements through Public Service
	Description	Review and reduce code hindrances to property adjudication Investigate ordinances that deal with vacant residential buildings
	Category	Rehab: Acquisition Rehab: Single-Unit Residential Rehab: Acquisition Homeowner housing added
	Start Year	2025
	End Year	2029
	Objective	Through a community education program and environmental court, code hindrances will be eliminated, giving progress to home ownership.
	Outcome	30 new home-owners will results from these efforts over 5 years.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Affordable Housing; Safe and Healthy Homes
	Funding & Allocation	CDBG TBD

	Goal Outcome Indicator	2 household units added; 100 household units rehabilitated;20 buildings demolished; 5 household housing units improved
5	Name	Launch Proactive Rental Inspection - Pilot Program
	Description	Create livable communities adjacent to crumbling neighborhoods in the city. Demolish abandoned houses, create walkability spaces, increase homeownership, improve safety, increase use of the local community centers.
	Category	Neighborhood facilities Fair housing activities Clearance and demolition Increase home ownership in high rent neighborhoods
	Start Year	2025
	End Year	2029
	Objective	Improve quality of life in targeted neighborhoods.
	Outcome	Assist current LMI Home owners to prevent foreclosure status Host at least 2 public education event in a community center located in the targeted areas annually. Create a web-based reporting page for Code Enforcement enabling resident to track their complaints and action taken.
	Geographic Area Included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick
	Priority Needs Addressed	Housing
	Funding & Allocation	CBDG/ Home funds TBD (To Be Determined)
	Goal Outcome Indicator	Housing Code Enforcement/Foreclosed Property Care: 35 households housing units
6	Name	Public Engagement and Citizen Participation
	Description	Host community education activities regarding code enforcement and other community safety issues; housing support opportunities and home ownership programs to be hosted at the community centers. Development of strategic relationships among financial literacy programs within financial institutions facilitating meaningful LMI awareness and access
	Category	Public Information Fair Housing activities
	Start Year	2025
	End Year	2029
	Objective	Increase publics knowledge about city codes and ordinances, financial strategies leading towards increased home ownership, presentations on home maintenance and beautification for LMI home owners

	Outcome	In the 5 neighborhoods community centers, several outreach and educational events will occur focused on topics related to the description.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Education/Training
	Funding & Allocation	CDBG TBD
	Goal Outcome Indicator	Public Service activities other than low/moderate/ income housing benefits: 5 persons assisted Direct financial assistance to homebuyers: 10 households assisted Housing Code Enforcement/Foreclosed Property care: 2 household housing units
7	Name	Housing rehabilitation - Safe Housing Healthy Homes
	Description	Develop coalition of program service providers to leverage and optimize existing resources
	Category	Health & Safety Initiative
	Start Year	2025
	End Year	2029
	Objective	To promote opportunities for service providers from various sectors to collaborate on projects that impact a diverse group of residents focusing on financial literacy, home ownership, credit repair and other finance topics that will illuminate barriers to home ownership.
	Outcome	15 rental units and 35 homes rehabilitated
	Geographic Area Included	City-wide
	Priority Needs Addressed	Education / Training
	Funding & Allocation	CDBG/ESG; CDBG TBD
	Goal Outcome Indicator	Other: Create a one stop shop for residents who are looking to become home owners.
8	Name	Community Cleanliness & Weekend Code Enforcement
	Description	Part of the Affordable Housing Health & Safety Initiative
	Category	Public Services
	Start Year	2025
	End Year	2029

	Objective	Work with a third-party vendor to develop a technology response for rental inspections and availability
	Outcome	Provide a mechanism for renters to report problems and for rental property managers to report availability
	Geographic Area Included	City-wide
	Priority Needs Addressed	Work with a third-party vendor to develop a technology response for rental registry
	Funding & Allocation	CDBG TBD
	Goal Outcome Indicator	Housing Code Enforcement/ Foreclosed Property Care: 100 Household Housing Units

Goal 9	Neighborhood Revitalization / Strategic Investment
Start Year	2025
End Year	2029
Category	Affordable Housing; Non-Housing Community Development
Geographic Area	Booker T. Washington (Block Groups 1, 2 and 3); Ouachita Cotton Mills Neighborhood; Renwick; City of Monroe; Sherrouse/University Place; New Town
Needs Addressed	Rehabilitation of Existing Units; Affordable Housing; Blighted Properties; Neighborhood Revitalization; Economic Development and Financial Literacy; Public Improvements and Infrastructure
Goal Outcome Indicators	Homeowner Housing Added – 10 Household Housing Units; Homeowner Housing Rehabilitated – 50 Household Housing Units; Housing Code Enforcement / Foreclosed Property Care – 50 Household Housing Units
Goal 10	CDBG Administration
Start Year	2025
End Year	2029
Category	Affordable Housing; Public Housing; Homeless; Non-Homeless Special Needs; Non-Housing Community Development; Administration
Geographic Area	City of Monroe
Needs Addressed	Rehabilitation of Existing Units; Economic Development and Financial Literacy; Public Improvements and Infrastructure
Goal Outcome Indicators	Other – 5 Other
Goal 11	HOME Administration
Start Year	2025
End Year	2029
Category	Affordable Housing Administration
Geographic Area	City of Monroe
Needs Addressed	Rehabilitation of Existing Units; Affordable Housing; Blighted Properties; Economic Development and Financial Literacy; Public Improvements and Infrastructure
Goal Outcome Indicators	Other – 10 Other

SP- 50 Public Housing Accessibility & Involvement 24 CFR 91.415, 91.315 (c), 91.215(c) The need to increase the number of accessible units where required by Section 504.

While the HUD Con Plan as well as the State mentions that local PHAs must comply with section 504 and implies MHA should address accessibility when required, there is no explicit statement or plan published by MHA addressing that requirement to date. Resident Councils have been in existence for a while and do meet on a regular basis. Collaborating with other strategic partners, Monroe Housing Authority's action plan resolves to move residents in public housing to subsidized housing such as Section 8, then to self- sufficiency and finally home ownership. The City of Monroe will partner with the MHA to cash the Section 8 vouchers for use as housing closing costs. However, according to information purchased in its 2024 Annual Plan, the MHA has its own Section 8 Housing Voucher program for eligible tenants who wish to become homeowners.

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

The MHA is been noted as one of HUD's most premiere agencies having received numerous awards to this effect.

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

Barriers to Affordable Housing

While current policies are not perceived as posing "negative effects" on existing policies, the Department of Urban Planning & Development does foresee needed policies updates impacting: the need for policy impacting code enforcement and zoning; blighted and adjudicated properties; environmental court - self analysis reveals the need for polciy enforcement and stricter ordinance and inspection follow up; credentialing of code enforcement officers and inspectors through certification process; establishment of fair housing policies and liaison;

a rental registry to promote landlord and tenant compliance of Code Enforcement and Healthy Housing Strategies to remove or ameliorate the barriers to affordable housing.

The Monroe City Planning & Urban Development Department, Community Development Division, manages the CBDG funds and will continue to work with approved Community Housing Development Organizations (CHDO) that serve as housing developers. The Urban and Planning Development Department will continue to provide technical and financial assistance to these CHDOs through the Chase Bank Grant, awarded to the department, that will result in increased home ownership opportunities for Low-to-Moderate income, qualified residents for the new homes being built.

The Office of Community Development will support the Monroe Housing Authority efforts maintaining their programs, including its first time homebuyer's program and the Resident Councils. In addition, other partnerships will be developed to provide more varied resources to LMI residents.

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

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

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

Outreach: is conducted in 100% of jurisdiction area. Professional staff outreach especially focuses on chronically homeless, families with children, Veterans, homeless youth; and victims of domestic violence. Street outreach consists of MONROE on a schedule of visits to known locations focusing on chronically homeless, families with children, Veterans, homeless youth; and victims of domestic violence and service sites in each parish.

Also, staff engages prospective referral sources like law enforcement, healthcare, mainstream benefit offices, and schools. United Way 211 provides 24/7 telephone access for persons reaching out for help. To engage persons least likely to seek help or who have additional barriers to help, immediate telephone translation and translated printed materials are available, sign language interpreters available as needed, onsite outreach is done in all parishes, orgs. that serve persons with disabilities are partners to do outreach, and clergy help with hard to engage subpopulations.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

The City will support homeless housing programs with supportive services targeted to the unique needs of the listed homeless subpopulations as well as low-and-moderate income homeless.

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

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

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

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

Homelessness. Prevention services quickly stabilize such persons in housing and help them address that issues that led to their housing instability. In addition to these services, the area's coordinated access system and United Way of NELA 211 resource line refer and connects families to providers with immediate help and mainstream resources. As part of the planning process for community-wide coordination of ESG implementation, the CoC collaborates with local ESG recipients and subrecipients as well as the state to develop consistent policies for prevention eligibility to target those most at-risk of becoming literally homeless.

Veterans and their families are largely served by the region's Supportive Services for Veterans Families program in partnership with the regional VA Homeless Program, VA Medical Center (Overton-Brooks VAMC, Shreveport), and VASH programs. These programs in partnership with the Continuum of Care and City serve as the region's task force to end Veteran homelessness.

This task force conducts a twice-monthly conference call to track all currently homeless Vets as they are served and assisted to attain permanent housing. The task force serves to keep the region on track with national benchmarks that herald ending Vet homelessness.

Unaccompanied youth are the focus of the region's Runaway/Homeless youth provider, Christopher Youth Center, which is funded by the jurisdiction. This entity maintains a coordinated entry process for all homeless youth in the jurisdiction and region, and in 20 began reporting outcomes in HMIS for progress moving this population into permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are:

- Likely to become homeless after being discharged from publicly funded institutions and systems of care
- Receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

The City will fund several agencies that deliver homelessness prevention assistance from ESG and other federal and state grants to provide those at imminent risk of homelessness rental and utility assistance, security deposits, moving assistance, mediation, and supportive services.

Preventing homelessness protects vulnerable persons from ever experiencing the trauma of directs available prevention services on a priority basis to those most in need.

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

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

SP-65 Lead-based Paint Hazards 24 CFR 91.415, 91.315 (i), 91.215(i)
Proposed Action to evaluate and reduce lead-based paint hazards

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

Proposed Action to increase access to housing without such health hazards

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

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

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

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

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

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

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

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

development, availability and issues with rental properties and those entities that build and/or manage them.

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

SP-75 Colonias Strategy

N/D

SP-80 Monitoring 24 CFR 91.430, 91.330, 91.230

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

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

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

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

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

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

and regulatory requirements are being met and the information submitted to HUD is accurate and complete.

ANNUAL PLAN

Consolidated Plan

PY 2025

– Annual Action Plan –



Department of Planning & Urban Development

Community Development Division

1401 Stubbs Ave | Monroe, LA 71201

ANNUAL ACTION PLAN

Executive Summary

AP-05 Executive Summary – 24 CFR 91.200©, 91.220(b)

1. Introduction

The 2025 Annual Action Plan is a subset of the City of Monroe’s Strategic Plan addressing funding options for the purpose of implementing the projects and/or plans as stated in the 2025-2029 Consolidated Plan which guides the use of entitlement of the Community Development Block Grant; HOME Investment Partnerships. This plan can also be utilized by various agencies and non-profit organizations as a guide for identifying those activities through which they can assist the jurisdiction to reach their Housing and Community Development goals.

City of Monroe’s Planning and Urban Development Department acts as the grant administrator for entitlement funds awarded by the United States Department of Housing and Urban Development (HUD). In compliance with HUD regulations, the City must prepare an Annual Action Plan detailing proposed projects for the Program Year (PY)/Fiscal Year (FY). This plan is a necessary component of the 2025-2029 Consolidated Plan (5-Year Strategic Plan), outlining priority needs, goals, and objectives that the City of Monroe plans to accomplish to meet the needs of the community over the five-year period.

This Annual Action Plan covers the PY 2025 grant cycle, marking the fifth and final year of progress towards the goals set in the Consolidated Plan. The grant cycle will run from May 1, 2025, to April 30, 2026. The City receives two HUD entitlement grants outlined in the Action Plan:

- **Community Development Block Grant (CDBG):** The CDBG program aims to enhance urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities. Projects funded under CDBG must meet one of three National Objectives: benefit low- and moderate-income individuals, aid in the prevention or elimination of slums or blight, or address urgent community development needs where other financial resources are not available.
- **Home Investment Partnerships Program (HOME):** The HOME program aims to increase the supply of decent, safe, sanitary, and affordable housing for low-income individuals.

For the PY 2025 grant cycle, the City of Monroe expects to receive approximately \$733,589.00 in CDBG funds and \$318,016.00 in HOME funds through its FY 25 allocation via the US HUD New Orleans Field Office. Allocations are pending and could change. Any increase or decrease in funding will be applied to Housing Rehabilitation projects. The City also received \$4.4 million dollars in Lead Hazard Reduction Grant and \$2 million for the Healthy Homes Production grant via the U.S. HUD, Washington, D.C. office.

The City of Monroe also secures funding from other sources to address community needs. This includes competitive grants such as the Continuum of Care Program grant, supporting housing programs and the local Continuum of Care (CoC). The County also allocates general funds to aid the homeless population. The Community Development Division oversees these programs, providing direct assistance to residents and partnering with various private and public entities, including for-profits, nonprofits, local governments, and agencies like the local housing authority, to fulfill these initiatives.

2. Summarize the objectives and outcomes identified in the Plan

In June 2024, the PUD team hosted a Housing Expo to support both aspiring homeowners and residents interested in rehabilitating their current homes. This event built upon the success of a prior Blight Boot Camp, which featured sessions on homebuying, lead program assessments, and neighborhood improvement, alongside vendor booths offering guidance and resources. As part of the Expo, a neighborhood survey was distributed to all attendees.

Survey results revealed that approximately 81.7 percent of participants reside within Monroe city limits, while 18.3 percent live outside the city or parish. Among attendees, 70.4 percent completed a “Home in Monroe” form, indicating interest in purchasing a home, and 29.6 percent expressed interest in home rehabilitation instead. This aligns with the statistic that 37.7 percent reported owning a home within the last year and 62.3 percent expressed interest in purchasing a starter home.

These findings are significant because they mirror broader trends identified in U.S. Census data showing that renters outnumber homeowners in Monroe. Approximately 55 percent of occupied housing units are renter-occupied compared to 45 percent owner-occupied. This supports the City’s dual housing strategy: promoting homeownership through first-time

homebuyer education and dedicating substantial funding to home rehabilitation efforts. By addressing both entry into homeownership and the needs of current homeowners seeking improvements, the City ensures its housing initiatives reflect the real needs and wants of the community.

The City of Monroe has developed a set of goals and strategies to make the best of its limited resources through the review and analysis of data gathered through consultation, citizen outreach, needs assessment and market analysis data to address its most vital affordable housing, community development, and homeless needs.

The strategy is developed to achieve the following statutory goals, principally for low, very low and extremely low-income residents:

- Provide decent, safe, sanitary and affordable housing,
- Create a suitable living environment and
- expand economic opportunities

In order to facilitate continuity in its programs, while promoting an environment which encourages citizen participation and invites contributions from myriad entities within its jurisdiction, HUD requires that the City-Parish submit a Consolidated Plan and Strategy (CPS) for approval. Consistent with these requirements, outlined in HUD regulations (24 CFR part 91), the goal of the development process was to establish a unified vision for community development actions that will help meet the above stated three statutory goals of the entitlement grants. The Strategic Plan is developed in accordance with the following statutory goals:

- Elimination of slums and blight,
- Elimination of conditions that are detrimental to health, safety, and public welfare,
- Conservation and expansion of the nation's housing stock
- Expansion and improvement of the quality and quantity of community services
- Improved utilization of land and other natural resources,

Reduction of the isolation of income groups within communities and geographical areas,
Restoration and preservation of properties of special value, alleviation of physical and economic distress.

3. Evaluation of Past Performance

The City of Monroe has experienced a steady decline in its Community Development Block Grant and HOME Investment Partnerships Entitlement funding. Fortunately, this FY 2025 the city received an increase in CDBG Funds (+\$1,468.00) and HOME (+\$14,131.18) which allow

the City of Monroe to address more of these initiatives and allow investments to be used to make long-lasting improvements to many low and moderate-income neighborhoods.

Although the reality of doing more with less exists, the accomplishments over the past several years continue to reflect a very successful performance while undergoing reorganization within the Planning and Urban Development Department (PUD). There were six major goals for the Con Plan. Over the past five years, the activities conducted have successfully impacted all of the six.

The following is an evaluation of past performances based on topics of activities that lead the grantee to choose its goals and projects for the 2025 Annual Action Plan.

Housing Services (\$2,018,543.19)

- **Rehabilitation & Reconstruction (\$1,619,308.65)**
 - Completed Rehabilitation on 21 homes within the city of Monroe
 - Completed reconstruction on 7 homes within the city of Monroe
- **Safe Housing & Healthy Homes (\$231,417)**
 - \$4.4 million Lead Hazard Reduction & Healthy Homes Grant
 - 5 homes completed under the LHC grant
 - 32 properties currently in development
- **Homeownership Assistance (\$167,817.54)**
 - Home in Monroe Program has currently 178 participants currently enrolled in the program that offers financial coaching & HUD Certified Counseling
 - Hosted 3 housing fairs that brought in over 400 residents to learn about homeownership from financial institutions, attorneys, developers, and lenders.
 - \$92,000 in Buydown Costs for First Time Homebuyers
 - \$3,000 in IDA Accounts
 - \$5,000 in Down Payment Assistance Costs
 - 15 Participants in the Home Monroe Program have purchased homes
 - There are currently 60 participants enrolled in Homebuyer Classes
- **Tenant Based Rental Assistance (\$53,686.50)**
 - Rental Assistance Referral Program with partner organizations including Christopher Youth Center, Wellspring Alliance for Families and Individuals at Risk for Homelessness, Homeless Fleeing Domestic Violence, Sexual Assault, and/or Human Trafficking and Veterans
 - 20 residents currently enrolled
 - Monthly Financial Skills Training with supportive services members.

Investing in our Community

- **Slum and Blight (\$63,678.79)**

- Grants Blight Bootcamp- Over 200 Attendees Present To Learn About Slum & Blight in Neighborhoods Provided
- Code Enforcement Educational Resource Web-based site
- **Early Childhood Enrichment (\$32,529.67)**
 - Summer enrichment activities delivered by Vista AmeriCorps
 - Served over 150 children over the course of 2 summers
- **Public facilities (\$452,861.47)**
 - Equipment and uniforms for the City of Monroe Fire Department
 - Community Centers including an inclusive playground at Benoit Community Center
- **Public Services (\$171,767.222)**
 - Goodwill Industries of Northeast Louisiana to assist with job placement services.
 - Mid City Redevelopment to provide housing counseling for potential homeowners.
 - Ouachita Council on Aging for the Meals on Wheels Program that provides meals to senior residents.
 - The Big Haul to assist individuals with trash pickup in neighborhoods.
 - Developed non-profit training capacity building program to assist local non-profits with applying for funding from grant funders.
- **COVID 19 Response – Cares Act (\$171,767.222)**
 - Provided rental assistance to 38 residents of the City of Monroe
 - Provided 7 grants to small businesses in the City of Monroe
 - Provided mortgage assistance to 7 individuals in the City of Monroe
 - Provided 6 bus shelters covers for Monroe Transit
 - Provided utility payment assistance to residents in the City of Monroe
 - Provided COVID 19 PPE and supplies to non-profit organizations

4. Summary of Citizens Participation Process and Consultation Process

Summary from citizen participation section of plan.

The Planning and Urban Development Department serves as the lead agency in the Consolidated Planning Process. This entity was created to administer HUD-funded projects and programs. As the Lead Agency, the City of Monroe is responsible for ensuring that citizens are afforded the opportunity to provide input and feedback into projects, programs, activities, and services. The Department also coordinates with CHDOs, various provider agencies, groups and public service organizations in order to aid in the effective implementation and increase commitment to the plan.

The City of Monroe consulted, collaborated and coordinated with public and private agencies to actively solicit input into the development of the plan for projects that carry out assisted housing

services, health services, social and fair housing services which include services to children, elderly persons, homeless persons, persons with disabilities, homeless persons, state agencies, as well as, residents through public hearings, meetings, in addition to attending conferences which highlighted specific needs during the Planning and Development process for the 2025 Annual Action Plan necessary to meet the Needs, Goals, and Priority Strategies in the City's Program Year 2025-29 (Five-Year) Consolidated Plan.

Each Public Hearing included:

- A brief overview of the Consolidated Plan purpose and process;
- A presentation of allowed uses of CDBG & HOME funds;
- A presentation on the location of low and moderate-income (LMI) areas in the City of Monroe;
- A presentation of how the city has invested CDBG funds in LMI neighborhoods in the past and
- A discussion with attendees about housing and community development needs in Monroe and the activities that they would prioritize.

Attendees included a mix of neighborhood residents, social service providers and other interested persons. Citizens and stakeholders were invited to comment.

5. Summary of Public Comments

During each of the Public Hearings, low-moderate income citizens expressed the need for more funding to address the deteriorating housing stock through housing rehabilitation efforts and public improvements along with the desire to know about resources the city has and others have to promote home ownership, home renovation and continued upkeep of their neighborhoods through code enforcement efforts. There was major concern relating to the need for awareness and education campaigns and workshops about financial literacy and financial programs resulting in first time home ownership. Specific request for education on how to maintain homes once purchased. The last issue raised through the Public Comment was awareness of any resources that would enable LMI homeowners to avoid foreclosure. There were other concerns that surfaced that received less than majority comment such as use of the community centers for resident and youth education and effort to target rental property owners to provide safer rental units.

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

All comments provided during the public meetings/hearings were accepted.

7. Summary

This Annual Action Plan for 2025 describes the use of funds for Year One of the 2025 – 2029 Consolidated Plan, including activities and budgets that address the needs and priorities established in the Con Plan.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Monroe works with a wide variety of agencies, organizations, stakeholders and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Consolidated Plan process are two of the ways that the City utilizes outside organizations in the consultation process.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

By enhancing the Continuum of Care, it would reduce the number of homeless families and individuals and those at risk of becoming homeless and projects expanding availability/access to assisted low-moderate individuals. This would create public service activities that addressed activities that promoted empowerment and self-sufficiency for low-income persons to reduce generational poverty in Federally-Assisted Housing and Public Housing. The City of Monroe also works closely with the Monroe Housing Authority in which the housing needs are addressed for renters for low-income individuals. The City of Monroe also partners and participates with other agencies to address other issues regarding housing, senior services, and mental health.

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

The data shows, an average of 80% of persons served for homelessness are in the City of Monroe. Several stakeholders, that comprise NELA, support the Continuum of Care that service those experiencing homelessness in Monroe.

2024 Point-in-Time (PIT) Survey Results

Covering all 12 parishes of Northeast Louisiana (NELA), the City of Monroe accounted for 84% of individuals identified during the 24-hour PIT survey snapshot.

2024 Annual Outcomes

Based on data from the Homeless Management Information System (HMIS), which tracks services provided by all publicly funded homeless service providers in the region, Monroe represented 75% of the total outcomes reported across the 12 NELA parishes.

Between September 1, 2023, and August 31, 2024, a total of 1,750 individuals sought assistance from reporting homeless service agencies in NELA. This group included 925 adults

and 825 children, forming 819 distinct households. Of these households, 53% (433) were single-adult households, while 47% (386) were families with children or youth households. Notably, 27% (450 of 1,750) of those experiencing homelessness cited domestic violence as the primary cause.

The City will support homeless housing programs with supportive services targeted to the unique needs of the listed homeless subpopulations as well as low- and moderate-income homeless. Supportive services performed under HUD technical assistance revealed that the CoC served approximately 147 persons maximum and 67 persons minimum during 2023 and 2024 respectively. (This equates to 53% of homeless individuals and 30% of homeless families) will require rapid rehousing to stabilize. Currently, the system is capable of serving approximately 120 with counseling, etc.) and referrals to mainstream and community services will help homeless persons access and remain in permanent housing. The City will support rapid rehousing for families with children, veterans, and unaccompanied youth. Rapid rehousing assists the homeless to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be highly effective in returning families to housing stabilization.

The CoC's community 10-Year Plan will increase the number of households to be served with rapid rehousing to better match the available stock with an identified need. The coordinated assessment system, described previously, will provide the process to identify people who are homeless and most in need of rapid rehousing or permanent supportive housing, which includes people who are chronically homeless, families with children, veterans, and unaccompanied youth. Jurisdiction partners homeless service providers maintain a stock of 121 units of permanent supportive housing (permanent housing with intensive supportive services) which is the most effective intervention to prevent the chronically homeless' returning to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are:

- Likely to become homeless after being discharged from publicly funded institutions and systems of care
- Receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

In addition to these services, the area's coordinated access system and United Way of NELA's 211 resource line refer and connects families to providers with immediate help and mainstream resources. As part of the planning process for community-wide coordination of ESG implementation, the CoC is collaborating with local ESG recipients and sub-recipients as well as the state to develop consistent policies for prevention eligibility to target those most at-risk of becoming homeless. This policy will direct available prevention services on a priority basis to those most in need.

The homeless service providers in the region will continue to maintain formal MOU partnerships and/or informal referral networks to refer persons receiving mainstream services at imminent risk of homelessness to programs providing prevention. United Way of NELA 211 resource line also provides referrals to prevention programs and services. The CoC tracks the performance of ESG- and CoC-funded homeless programs in assisting persons they serve to access mainstream resources as well as increasing household income, two nationally tracked outcomes for the effectiveness of homeless programs.

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

The City of Monroe consults with and/or works actively with the Northeast Louisiana Continuum of Care and the local Homeless Providers. Staff participates in regularly scheduled meetings and point-in-time surveys. In the past, the City has often brought CDBG resources to the table to supplement Continuum of Care initiatives and distribute Emergency Solutions Grant funding to various agencies that make up the membership for the Homeless.

The CoC communicates these as well as local 10-Yr Plan goals, PIT data, unmet need, gaps in services, etc., to ESG recipients City of Monroe, City of Ruston, and the State of Louisiana. Through input during Con Plan development, CoC helps develop local funding goals (number units Rapid Re-Housing and Prevention needed, for example) for ESG recipients. The City of Monroe and State of Louisiana Performance standards are largely set by ESG regulations, and the CoC maintains policies for ESG projects for RRH services that address performance under statewide as well as local standards. ESG program sub-recipients’ performance metrics are evaluated quarterly by the CoC Board Assessment Committee, with results reported to the ESG recipient. CoC now visits ESG sub-recipients at least once annually during the CoC monitoring process for a basic review, as ESG recipients do a detailed review per state and federal standards.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.

Table 1 : Agencies, groups, organizations who participated		
1	Agency/Group/Organization	HOME Coalition
	Agency/Group/Organization Type	Services – Housing
		Services-Persons with HIV/AIDS
		Services-Victims of Domestic Violence
		Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Urban Development Director sits on the HOME Coalition board and assists with connecting social services with connections to housing programs or other social service agencies.
2	Agency/Group/Organization	Monroe Housing Authority
	Agency/Group/Organization Type	Housing Planning organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Monroe consults with different divisions within the Housing Authority to address housing related issues and concerns.
	Agency/Group/Organization	Mid City Redevelopment Alliance
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City partnered with Mid City Redevelopment Alliance to help us provide services to potential first-time homebuyers; they assisted with best practices and planning for our FY 2022 homebuyer activities.
Other local/regional/state/federal planning efforts considered when preparing the Plan		

3	Continuum of Care	HOME Coalition	The 10-year Strategic Plan set forth by the HOME Coalition addresses homelessness which is supported by our ESG Participants who apply to receive these funds.
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Identify any Agency Types not consulted and provide rationale for not consulting.

N/A

Narrative (optional)

AP-12 Participation – 91.105, 91.200©

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation.**

Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation Plan provides policies and procedures that assure that the public has adequate notice and opportunities to provide input into the development of the 2025 Annual Action Plan. Generally, it provides appropriate notice before public meetings, accommodations for persons with disabilities, and specification of the number of meetings to be held.

Public hearings were held to meet the needs of citizen’s participation as it relates to the compiling of data and addressing the needs of citizens for the 2025 Annual Action Plan Process:

The 2024 Consolidated Annual Performance Evaluation (CAPER) Report and 2025 Annual Action Plan Housing and Community Needs Public Hearing was held at the Public Safety Center. All meetings are held in accessible locations. Which are located within the HUD Renewal Neighborhoods.

Many of the goals and concerns that are outlined in this Annual Action Plan were taken from citizen’s comments at the above referenced public hearings. The City of Monroe utilized these comments when planning and prioritizing housing needs, education and elderly needs for the allocation of CDBG and HOME funding.

Table 2: Modes of Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing	Public meetings were attended by local/neighborhood citizens.	Public meetings were attended by local/neighborhood citizens. The attendees listed a wide range of concerns that include housing, safe and adequate rental units, economic conditions and the need for financial education and awareness of resources, the need for affordable housing, home-ownership.	All comments were accepted.
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	n/a	No written comments were received.	Since no written comments were received, there were not any comments to accept.

Table 2: Modes of Outreach					
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
3	TV Interviews on the morning news show	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	No written comments were received.
4	Notices on City's website		All residents of Monroe	N/A	No written comments were received.

Expected Resources

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

Introduction

The Strategic Plan must identify the federal, state, local and private resources expected to be available to the City of Monroe to address the priority needs and goals identified in the Consolidated Plan. These resources are summarized in SP-35.

The City anticipates a total allocation of \$733,589.00 in CDBG funding for the 2025 program year. Program income for CDBG is expected to be approximately \$ 0.00 , The total anticipated available resources is \$ 733,589.00 for the 2026 program year. CDBG funds may be used for a broad range of activities. **CDBG funds will be used for housing and community development activities including, but not limited to, affordable housing, housing rehabilitation, infrastructure and public services, public facilities, City projects and administration of the City's CDBG program all to benefit persons considered to be low-to-moderate income (below 80% of the area median income).**

profit improvements, City projects, and administration of the City’s CDBG program all to benefit persons considered to be low-to-moderate income (below 80% of the area median income).

The City anticipates a total allocation of \$318,016.12 in HOME funding for the 2025 program year and \$ 318,016.12 during FY 26. No program income and no prior-year resources are anticipated for HOME. HOME funds will be used for housing-related activities including, but not limited to, home ownership, down payment assistance, affordable housing acquisition, rehabilitation, or new construction, Tenant-Based Rental Assistance (TBRA), and administration of the City’s HOME program.

Anticipated Resources

Table 3: Anticipated Resources				
Program	Expected Amount Available Year 1 & Source of Funds	Uses of Funds	Expected Amount Available Remainder of Con Plan	Narrative Description
CDBG	public – federal Amount: \$733,589 Program Income: \$0 Prior Year Resources: \$768,304.64 Total: \$733,589	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$3,702,660.64	Reconstruction, Housing Rehab, Public Facilities, Demolition, Public Service Activities, CBDO’s and Administration.
HOME	public – federal Amount: \$318,016.12 Program Income: \$0 Prior Year Resources: \$972,365.04 Total: \$318,016.12	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$2,244,429.52	New Construction, tenant-based rental assistance, Housing Rehab, First-Time Homebuyers Program, CHDO, and administrative activities.

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

Private lending institutions, partnering with investors and contractors/developers will help with leveraging of funds for large scale housing and homeownership projects. The City of Monroe is not required to match any of its HUD formula funding since the City’s demographics reflect that the vast majority of residents are distressed and living below the poverty levels.

Table 4: Project Details		
1	Project Name	CDBG Program Administration
	Target Area	COMMUNITY RENEWAL NEIGHBORHOODS Booker T Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick
	Goals Supported	Decent Housing Owner -Occupied Housing Decent Housing Renter New Construction Housing Decent Housing Health & Safety Owner-Occupied Decent Housing Homeless Housing Objective Suitable Living Environment Public Service Suitable Living Neighborhood Improvement
	Needs Addressed	General Program Administration
	Funding	CDBG
	Description	The City will use CDBG funds for overall Program Management, Coordination, Subrecipient Monitoring, and Evaluations. Those categories include the following, but not limited to: preparation of budgets, program supplies, schedules, amendments, evaluating program against stated objective, accounting costs, staff & the Director’s salaries, citizen’s participation, the hiring of consultants, preparation of Amendments and/or Revisions to the Consolidated Plan, Annual Action Plan, CAPER, and other required documents.
	Target Date	May 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	50 families
	Location Description	Booker T Washington, NewT own, Ouachita Cotton Mills, Sherrouse, and Renwick neighborhoods

	Planned Activities	Administer and manage CDBG Programs
2	Project Name	HOME ADMIN.
	Target Area	COMMUNITY RENEWAL NEIGHBORHOODS Booker T Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick
	Goals Supported	Decent Housing Owner -Occupied Housing Decent Housing Renter New Construction Housing Decent Housing Health & Safety Owner-Occupied Decent Housing Homeless Housing Objective Suitable Living Neighborhood Improvement
	Needs Addressed	General Program Administration
	Funding	HOME
	Description	The Community Development Division will use HOME funds to provide administrative and related costs for HOME funded projects. These costs include the pro-rata share of staff salary, wages, and related costs for performing oversight and job assignments for the homeowner's Substantial Housing rehabilitation/reconstruction program as well as monitoring assignments for HOME assisted projects.
	Target Date	May 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	Two to three families will benefit from the new construction of single-family homes.
	Location Description	City of Monroe, LA.
	Planned Activities	New Construction, CHDO Operating expenses, CHDO projects and Rehabilitation of single-family homes.
3	Project Name	HOME
	Target Area	COMMUNITY RENEWAL NEIGHBORHOODS Booker T Washington, NewTown, Ouachita Cotton Mills, Sherrouse, and Renwick

	Goals Supported	Decent Housing Owner -Occupied Housing Decent Housing Renter New Construction Housing Decent Housing Health & Safety Owner-Occupied Decent Housing Homeless Housing Objective Suitable Living Neighborhood Improvement
	Needs Addressed	Housing Rehabilitation Assistance Neighborhood Improvement Affordable Rental Housing Housing Delivery Costs
	Funding	HOME; LEAD Grants
	Description	The City of Monroe will use HOME Program funds to pay for services and other activities to support housing rehabilitation program activities as well other services related to the delivery of decent, safe and sanitary housing.
	Target Date	May 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	Two to three families will benefit from the new construction of single-family homes.
	Location Description	City of Monroe, LA
	Planned Activities	Housing Rehabilitation (HOME, LEAD and Older Adult Mod)
4	Project Name	CDBG Housing Delivery Cost
	Target Area	COMMUNITY RENEWAL NEIGHBORHOODS Booker T Washington, Newtown, Ouachita Cotton Mills, Sherrouse, and Renwick
	Goals Supported	Decent Housing Owner -Occupied Housing Decent Housing Renter New Construction Housing Decent Housing Health & Safety Owner-Occupied Decent Housing Homeless Housing Objective Suitable Living Environment Public Service Suitable Living Neighborhood Improvement

Needs Addressed	Housing Rehabilitation Assistance Improve Public Facilities & Infrastructure Youth Employment Neighborhood Improvement Elderly Services Housing Delivery Costs Educational Services Job Skills Training
Funding	CDBG
Description	The City will use CDBG funds to pay for service and other activities necessary to support housing rehabilitation program activities. Services and activities include training, marketing, application in-take, paying soft costs, qualifying applicants, preparation of work-write ups, drawing floor plans, performing inspections, loan processing and servicing and other services related to the delivery of decent, safe, and sanitary housing.
Target Date	April 30, 2026
Estimate the number and type of families that will benefit from the proposed activities	The City of Monroe estimates assisting 12-14 families with CDBG Funds for rehabilitation services.
Location Description	City of Monroe, LA
Planned Activities	Public Service; and, see narrative under “Description”

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

The City will continue to emphasize expropriating abandoned and adjudicated properties and making these properties available for for-profit, non-profit agencies, and developers looking to develop affordable housing for homeownership and economic development.

Discussion

AP–20 Annual Goals and Objectives

Goal Summary Information and Description

The staff selected Strategic Goals 1, 2, 3, 7, 8, 9, 10, and 11 for execution in the Annual Plan.

Table 5: Goal Summary Chart		
Sort	Field	Description
I	Name	Increase Affordable Housing
	Description	Increase the number of affordable housing units in the city
	Category	Construction of Housing Rehab: Single-Unit Residential
	Start Year	2025
	End Year	2026
	Objective	Transition renters and Section 8 Tenants to home ownership
	Outcome	2 LMI families and / or individuals will realize home ownership over 1 year
	Geographic Area Included	City-wide
	Priority Needs Addressed	Housing
	Funding & Allocation	HOME - \$1,144,721.30
	Goal Outcome Indicator	Homeowner housing added: 2 household housing units Homeowner housing rehabilitated: 25 household housing units
2	Name	Public Engagement & Citizen Participation
	Description	Developers will stimulate /extend housing stock meeting the needs of the communities throughout the city. Developers will address the unique housing needs for Low-to-Moderate income residents who are renters while targeting revitalization and stabilization project areas.
	Category	Non-housing community development Public Information
	Start Year	2025
	End Year	2026
	Objective	Transition developers from building apartment complexes to rehabilitation of house for homes
	Outcome	Increase the quality and number of homes in the housing stock for first time home buyers to choose from

	Geographic Area Included	City-wide
	Priority Needs Addressed	Housing
	Funding & Allocation	HOME - \$0 CDBG - \$110,000
	Goal Outcome Indicator	Public service activities: 200 persons assisted Public service activities for LMI housing benefits: 35 households assisted
3	Name	Neighborhood Improvements through Public Service
	Description	Certain Monroe neighborhoods with high LMI individuals, high blight and fall in opportunity zones will be targeted for this project
	Category	Rehab: Public Housing Modernization Rehab: Current homes owned by LMI residents CI: Building acquisition, Construction, Rehabilitation
	Start Year	2025
	End Year	2026
	Objective	To take a wholistic approach to improving neighborhoods where LMI residents live from home rehabilitation to neighborhood improvements including public infrastructure projects.
	Outcome	Transition 2 families to home ownership (included with other priority projects) . Assist current LMI Home owners to stay out of foreclosure status
	Geographic Area Included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, New Town, Ouachita Cotton Mills, Sherrouse and Renwick
	Priority Needs Addressed	Housing
	Funding & Allocation	CDBG - \$45,000
	Goal Outcome Indicator	Public facility or infrastructure activities for LMI Housing benefit:500 household assisted Public service activities other than LMI housing benefit: 200 persons assisted
7	Name	Neighborhood Revitalization / Strategic Investment
	Description	Rehab of existing units; Affordable Housing; Blighted properties; Economic Development & Financial Literacy; Public improvement & Infrastructure
	Category	Affordable housing Non-housing Community development

	Start Year	2025
	End Year	2026
	Objective	Through a community education program and environmental court, code hindrances will be eliminated, giving progress to home ownership.
	Outcome	2 new home-owners will results from these efforts over 1 year.
	Geographic Area Included	City-wide
	Priority Needs Addressed	Affordable Housing; Safe and Healthy Homes
	Funding & Allocation	CDBG - \$132,046
	Goal Outcome Indicator	Homeowner Housing added: 5 household housing units Homeowner housing rehabilitated: 20 household housing unuts
8	Name	Housing rehabilitation - Safe Housing Healthy Homes
	Description	Create livable communities adjacent to crumbling neighborhoods in the city. Demolish abandoned houses, create walkability spaces, increase homeownership, improve safety, increase use of the local community centers.
	Category	Health & Safety Initiative
	Start Year	2025
	End Year	2026
	Objective	Improve quality of life in targeted neighborhoods.
	Outcome	Assist current LMI Home owners to stay out of foreclosure status Host at least 2 public education event in a community center located in the targeted areas annually. Create a web-based reporting page for Code Enforcement enabling resident to track their complaints and action taken.
	Geographic Area Included	The following Monroe Neighborhoods are targeted for the Neighborhood Revitalization Strategy: BT Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick
	Priority Needs Addressed	Housing
	Funding & Allocation	CBDG - \$1,095,945.66
	Goal Outcome Indicator	Home owner housing rehabilitated : 50 household housing units Homeowner housing added: 2 household housing units Other: 1 other
9	Name	HOME Administration

	Description	Rehab of existing units Affordable housing - Blighted Properties Neighborhood Revitalization Economic Development & Financial Literacy
	Category	Affordable Housing Administration
	Start Year	2025
	End Year	2026
	Objective	Increase public knowledge about city codes and ordinances, financial strategies leading towards increased home ownership, presentations on home maintenance and beautification for LMI home owners
	Outcome	Other: Other 10 Household Housing units
	Geographic Area Included	City-wide
	Priority Needs Addressed	Affordable Housing Administration
	Funding & Allocation	HOME - \$31,801.60
	Goal Outcome Indicator	Other: 10 Other
10	Name	Provide funding to revitalize areas
	Description	Develop coalition of program service providers to leverage and optimize existing resources
	Category	Affordable Housing
	Start Year	2025
	End Year	2026
	Objective	To promote opportunities for service providers from various sectors to collaborate on projects that impact a diverse group of residents focusing on financial literacy, home ownership, credit repair and other finance topics that will illuminate barriers to home ownership.
	Outcome	Schedule a variety of meetings at Community Centers to advertise resources and opportunities
	Geographic Area Included	City-wide
	Priority Needs Addressed	Education/Training

	Funding & Allocation	HOME - \$47,702.42
	Goal Outcome Indicator	Rental units -2 constructed; 1 rehabilitated; and 2 homeowner housing added
11	Name	Community & Financial Strategies for Homeownership
	Description	Part of the Fair Housing Activities
	Category	Affordable Housing
	Start Year	2025
	End Year	2026
	Objective	Work with a third-party vendor to develop a technology response for rental
	Outcome	Direct financial assistance to home buyers
	Geographic Area Included	In one of the targeted neighborhoods of Booker T Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick
	Priority Needs Addressed	Neighborhood revitalization ; Economic Development & Financial Literacy
	Funding & Allocation	HOME - \$35,000
	Goal Outcome Indicator	Direct financial assistance to homebuyers: 4 households assisted

Projects

AP-35 Projects – 91.22 (d)

Introduction

The projects listed below are the anticipated projects the City of Monroe will undertake during the FY 25 program year.

Table 6: Projects by Goals		
Goal #	Goal/Project Details	
1	Project Name	Increase the number of affordable housing units in the city
	Target Area	City of Monroe – more specifically Booker T Washington, New Town, Ouachita Cotton Mills, Sherrouse and Renwick neighborhoods
	Goals Supported	Increase affordable housing; Housing Rehabilitation - Safe Housing Healthy Homes
	Needs Addressed	Affordable Housing Reconstruction or rehabilitation for Owner Code Enforcement & Blight
	Funding	HOME
	Description	
	Target Date	12/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City of Monroe will use CDBG funds to pay for activities necessary for new construction of housing or rehabilitate of 25 Single Residential Units to put back into housing stock for purchase by an eligible LMI first time home buyer candidate. Add 2 homeowners housing units.
	Location Description	Booker T Washington, New Town, Ouachita Cotton Mills, Sherrouse and Renwick neighborhoods
	Planned Activities	HOME Funds will be utilized to administer the HOME Grant.
2	Project Name	Public Engagement & Citizen Participation
	Target Area	The City of Monroe, more specifically Booker T Washington, New Town, Ouachita Cotton Mills, Sherrouse and Renwick neighborhoods
	Goals Supported	Community Cleanliness & Weekend Code Enforcement Neighborhood Revitalization/Strategic investment
	Needs Addressed	Affordable Housing Reconstruction or rehabilitation for Blighted Properties; Financial Literacy; Public Improvements & Infrastructures
	Funding	CDBG: \$300,000

Table 6: Projects by Goals	
Goal #	Goal/Project Details
	<p>Description The Community Development Division will collaborate with public agencies - non-profits to provide various public services including replacing both AC units and repainting, provide financial education and preventing homelessness.</p> <p>Target Date 12/30/2025</p> <p>Estimate the number and type of families that will benefit from the proposed activities CDBG Funds will be used to rehabilitate ten (10) homes and possibly reconstruct two (2) homes to provide and promote safe and healthy, affordable living.</p> <p>Location Description The City of Monroe/see target areas</p> <p>Planned Activities To rehabilitate/reconstruct homes to improve housing stock in reach for LMI residents</p>
3	<p>Project Name Neighborhood Improvements through Public Service</p> <p>Target Area Booker T. Washington, New Town, Ouachita Cotton Mills Neighborhood Renwick and Sherrouse City of Monroe</p> <p>Goals Supported Neighborhood Revitalization & Rehabilitation Strategy Project Community Cleanliness & Weekend Code enforcement</p> <p>Needs Addressed Affordable Housing Reconstruction or rehabilitation for Owners Public Improvements Code Enforcement & Blight</p> <p>Funding CDBG</p> <p>Description Organize financial institutions to host programs assisting eligible residents to become first time home buyers and landlords to assist in rehabilitating their rental units to be safe. Also, current LMI home owners will get connected to resources to understand how to maintain their homes and financial education to stay out of foreclosure.</p> <p>Target Date 12/30/2025</p>

Table 6: Projects by Goals	
Goal #	Goal/Project Details
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>Public Facility or Infrastructure Activities for low/moderate income housing benefit: 500 households assisted Public service activities other than low/moderate income housing benefit; 200 persons assisted</p>
	<p>Location Description</p> <p>Booker T Washington, New Town, Ouachita Cotton Mills, Sherrouse and Renwick neighborhoods</p>
	<p>Planned Activities</p> <p>Create a one stop shop for financial resources where information can be shared regarding many topics that are currently barriers to home ownership or property improvements.</p>
7	<p>Project Name</p> <p>Neighborhood Revitalization/Strategic Investment</p>
	<p>Target Area</p> <p>City of Monroe</p>
	<p>Goals Supported</p> <p>Community Cleanliness & Weekend Code Enforcement</p>
	<p>Needs Addressed</p> <p>Code Enforcement Awareness Public Improvements Community Engagement</p>
	<p>Funding</p> <p>CDBG:</p>
	<p>Description</p> <p>Increase number of affordable housing through 1st time home buyer program, buy downs, to enhance aesthetics, safety, healthy environments by way of education on Code Enforcement regulations, rehabilitation & new construction</p>
	<p>Target Date</p> <p>12/30/2025</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>Homeowners Housing added: 5 household housing units Homeowners housing rehabilitated: 20 household housing units</p>

Table 6: Projects by Goals	
Goal #	Goal/Project Details
	<p>Location Description These projects will take place in the City of Monroe.</p> <p>Planned Activities Review and reduce code hindrances to property adjudication investigate ordinances that deal with vacant residential buildings</p>
8	<p>Project Name Housing Rehabilitation Safe Housing Healthy Homes</p> <p>Target Area The City of Monroe</p> <p>Goals Supported Increase Affordable housing; Housing Rehabilitation - Safe Housing Healthy Homes Neighborhood Revitalization / Strategic Investment</p> <p>Needs Addressed Public Improvements, Blighted Properties; Rehabilitation of existing units</p> <p>Funding CDBG</p> <p>Description The city will use designated CDBG funds to pay for activities necessary for new construction or housing or rehabilitation of single residential units. Staff will leverage funds across the Lead Hazard Grant, Healthy Housing Production Grant, and Older Adult Modification grants to modify LMI homes in targeted areas.</p> <p>Target Date 12/30/2025</p> <p>Estimate the number and type of families that will benefit from the proposed activities Homeowner Housing added: 2 household housing units Homeowner Housing Rehabilitated: 50 household housing units Other: 1 other</p> <p>Location Description City of Monroe</p> <p>Planned Activities Through the process of registrations, homes will be selected based on guidelines for rehabilitation</p>
9	<p>Project Name HOME Administration</p> <p>Target Area City of Monroe</p> <p>Goals Supported HOME Grant Administration</p>

Table 6: Projects by Goals	
Goal #	Goal/Project Details
Needs Addressed	Rehabilitation of Existing Units; Affordable Housing; Blighted Properties Neighborhood Revitalization; Economic Development & Financial Literacy
Funding	CDBG
Description	HOME funds will be used to pay administrative staff salaries, purchase supplies, office operations, provide TA to CHDO and other administrative functions necessary to ensure compliance with HUD regulations.
Target Date	12/30/2025
Estimate the number and type of families that will benefit from the proposed activities	Other: 10 other
Location Description	2 community centers will be selected from with the targeted neighborhoods of Booker T Washington, New Town, Ouachita Cotton Mills, Sherrouse and Renwick
Planned Activities	Administer grant in line with regulations

AP-50 Geographic Distribution – 91.220(f)

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

Although the City of Monroe will address housing needs throughout the City of Monroe, the CDBG Community Renewal Neighborhoods, with a primary focus in the neighborhoods of Booker T. Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick have a total population of 26,020, which is 54.8% of the City of Monroe’s total population of 48,815. The five (5) neighborhoods mentioned are neighborhoods where the City of Monroe has established Neighborhood Revitalization Area Plans, which will allow us to focus on homeownership activities, economic development, public services, financial education, and homeowner rehabilitation.

Geographic Distribution

Table 7: Target Areas by Percentage of Funds	
Target Area	Percentage of Funds
COMMUNITY RENEWAL NEIGHBORHOODS	
Booker T. Washington, New Town, Ouachita Cotton Mills, Sherrouse, and Renwick	100

Rationale for the priorities for allocating investments geographically

A high percentage of privately owned properties require clean-up activities because of trash and debris on the lawns, deteriorated buildings, and many substandard houses in dire need of rehabilitation or reconstruction. These areas also have a large number of vacant lots with noxious growth.

Neighborhoods also have a high percentage of vacant structures, deteriorated buildings, substandard rental housing, as well as single-family owner-occupied substandard housing units in need of rehabilitation. Citizens have expressed a need to expand and improve educational opportunities. These five neighborhoods are contiguous and therefore will work together to accomplish all activities, objectives and goals.

The proposed funding is based on federal funding requirements for each formula-allocated grant. Areas of Low-to-Moderate-income concentration and certain areas of high minority concentration are targeted. Our targeting process also considered areas of low homeownership and deteriorating housing conditions. The City will target most of its resources in these adjacent geographic areas to make a visible, measurable impact through ongoing neighborhood planning, meetings, and the established NRSA plans. FY '25 will also provide services based on individual qualifications throughout the City of Monroe.

Discussion (optional)

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the 2025 Program Year, the City of Monroe will invest its federal resources in activities to provide new and improved access to affordable housing. These activities are as follows:

- Community Housing Development Organization (CHDO) Housing
- Substantial Housing Rehabilitation

- Moderate Emergency Housing Rehabilitation;
- New Construction
- Demolition/Reconstruction

Table 8: One Year Goals for Affordable Housing by Support Requirement	
One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	20
Special-Needs	5
Total	325

Table 9: One Year Goals for Affordable Housing by Support Type	
One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	2
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	36

Discussion

These figures relate to production and funding specified in the annual goals for FY 2025. CDBG & HOME funding for the activities may target more or fewer households based on eligibility, criteria and available funding.

AP-60 Public Housing – 91.220(h)

Introduction

The Monroe Housing Authority administers public Housing within the City of Monroe. According to HUD, Housing Authority of Monroe is determined to be a large public housing authority, meaning it manages between 1,250 – 9,999 public housing units. Also, according to the

Department of Housing and Urban Development, the housing authority is designated as Large, meaning that it administers 1,250-9,999 Section 8 Vouchers.

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

Monroe Housing Authority (MHA) is committed to ensuring the upkeep and enhancement of its Public Housing properties. MHA utilizes Capital Fund Project (CFP) grants each year to perform facility improvements and renovations as needed at the properties. At present, new developments include a 45-unit complex referred to as Claiborne Creek Retirement Community. There are no properties slated for demolition at this time.

The MHA also shared that the Capital Improvement Needs for the 2024-2025 Five-Year Plan for the Capital Fund Grant Program will list future developments based on:

- Trends identified through work orders and preventative maintenance programs.
- Inspection reports completed on all public housing units during the last 12-month period.
- Engineering reports prepared by an independent consultant for the housing authority.
- Recommendations and requests received from residents of public housing units.

Source: PHA Plans, Streamlined Annual Plan Fiscal Year 2024 (March 2024), pg. g-2 of g-2.

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

The Monroe Housing Authority administers the “Section 8 Tenant-Based Assistance-Section 8(y) Homeownership Program” to provide Public Housing residents with the resources needed to shift from renting to owning a home. This program is used to assist a family residing in a home purchased and owned by one or more members of the family. MHA works with partnerships with several local bankers and are providing homeownership training classes and assisting residents in improving their credit scores. The Preservation Mills Development, developed during the 2020-2024 plan unit has 23 newly constructed homes available for residents to purchase after being maintained as rentals for the initial 5-year compliance period. Also, the Section 8 Department is in the process of developing a program which will allow some voucher holders to use their subsidy towards homeownership.

According to the MHA, the program is open to eligible families that are Housing Choice Voucher program enrollees, must be a cooperative member or an elderly or disabled family member.

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

Monroe Housing Authority has been a “High Performer” for the past 23 years.

Discussion

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

Introduction

Funding from the Emergency Solutions Grant Program is used to support non-profit homeless service providers in Monroe. These funds provide agencies with additional means to target specific activities. In the coming program year, the following goals were identified for the ESG requests for proposals. Street Outreach funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people, connect with emergency shelter, housing or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

Emergency Shelter funds may be used for costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as an emergency shelter for homeless families and individuals and operating emergency shelters.

Homeless Prevention funds may be used to provide housing relocation and stabilization services and short and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place.

Rapid Re-housing Assistance funds may be used to provide housing relocation and stabilization services and short and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

1. Relocation and Stabilization Services funds may be used to pay financial assistance to home-owners utility companies and other third parties.

1. HMIS funds may be used to pay the costs of contributing data to the HMIS designated by the Continuum of Care for the area.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Monroe/Northeast Louisiana Continuum of Care (CoC) works with social services agencies, governments, businesses, and others to conduct an annual gap analysis to assess existing homeless needs and to identify and address funding gaps. The annual Point-In-Time (PIT) Count, organized by the Coalition, annually assesses the number, characteristics, and needs of the jurisdiction's and region's homeless population. The CoC implements a coordinated assessment system providing standardized assessment for any homeless individual at a variety of access points. This system triages, assesses, matches and refers homeless individuals to the most appropriate housing option across the continuum. This system, which is coordinated with the United Way of NELA's 211 resource line, provides an essential referral method for most

homeless beds and functions. Coordinated access will continue to be expanded during the Consolidated Plan period to more quickly and seamlessly connect sheltered and unsheltered homeless individuals with services. Outreach staff also provides assessments and referrals to unsheltered homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to fund organizations providing emergency shelter or transitional housing for homeless individuals and families. Services will include case management, rental assistance, utility assistance, and operations costs associated with overnight shelter as well as those associated with rapid rehousing. ESG funding will address emergency shelter and transitional housing needs as discussed later in the section. As part of the planning process for community-wide coordination of ESG implementation, the CoC collaborates with local ESG recipients and sub-recipients each year to assess the adequacy of the available stock of emergency shelter, transitional housing, and rapid re-housing and to identify ways to better match the available stock with area needs. Diversion and prevention resources help to reduce the demand for emergency shelter and transitional housing and help prevent the trauma of homeless from occurring.

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

The City will support homeless housing programs with supportive services targeted to the unique needs of the listed homeless subpopulations as well as low- and moderate-income homeless. Supportive services (e.g., medical, educational, counseling, etc.) and referrals to mainstream and community services will help homeless persons access and remain in permanent housing. The City will support rapid rehousing for families with children, veterans, and unaccompanied youth. Rapid rehousing assists the homeless to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be highly effective in returning families to housing stabilization.

The CoC will also implement new tracking reports for system and program progress toward shortening the period that individuals and families experience homelessness and preventing individuals and families who were recently homeless from becoming homeless again. Through implementing the Homeless Working Group, The CoC will facilitate access for homeless individuals and families to affordable housing units.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded

institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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

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

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

Discussion

City Collaboration with the Monroe/Northeast Louisiana CoC

The City plays a vital and active role in the Monroe/Northeast Louisiana Continuum of Care (CoC), contributing to the collective mission to end chronic homelessness, Veteran homelessness, and to work toward ending family and youth homelessness, ultimately aiming to

eliminate homelessness entirely. Through its long-standing partnership and collaborative membership in the CoC, the City supports this mission by providing both funding and staff support, primarily through the Emergency Solutions Grant (ESG) and Community Development Block Grant (CDBG) programs.

Key areas of the City's support include:

- Homeless Management Information System (HMIS): Operational support and staffing for the implementation and management of HMIS.
- Strategic Planning: Assistance in developing and implementing a 10-Year Plan to Prevent and End Homelessness.
- Prevention and Planning Activities: Coordination of efforts focused on prevention and strategic planning.
- Data Collection and Analysis:
 - Annual Point-in-Time Count
 - Annual Gaps Analysis
 - Annual Housing Inventory Chart
- Grant Coordination: Collaboration on the CoC's annual HUD Collaborative Grant Application.
- Program Evaluation: Performance measurement and evaluation of CoC-funded programs.
- Coordinated Entry: Support in the development and implementation of a Coordinated Access system.
- Governance: Active participation in CoC committees and workgroups.
- Statewide Coordination: Representation in state-level groups including the Louisiana Interagency Action Council on Homelessness (LIACH) subcommittee and the Louisiana System Network Data Consortium (LSNDC).

The Wellspring Alliance for Families, Inc., serves as the HMIS Lead Agency for the CoC and is also a member of the LSNDC. It manages the HMIS, which serves as the central regional database for housing, services, and outcome tracking. This system captures essential data not only for homelessness but also for broader populations including youth, Veterans, and individuals with mental health conditions. The HMIS software, provided by Service Point, Inc., supports the generation of analytical reports that guide program improvement and strategic response.

The Regional System Administrator staff oversee data quality, conduct training, and produce quarterly reports on data completeness and accuracy. Integration with the statewide HMIS

system enables comprehensive tracking of services and outcomes while maintaining participant privacy and data security. This centralized data infrastructure also underpins the Coordinated Entry System, enhancing service delivery and ensuring a more responsive and streamlined approach to addressing homelessness.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

The housing crisis resulted in a tightening of credit for homebuyers, resulting in less availability of credit for a household with lower incomes and lower credit scores. Additionally, except for the obvious shortages of funding and housing stock, there is minimal public policy and/or barriers were found to affect the cost of the housing or the incentive to develop, maintain, and/or improve affordable housing or residential investment. The climate for affordable housing could be improved by focusing awareness on current efforts and programs to promote alternatives to new subdivision development such as infill development. The housing crisis resulted in the new stipulations/rules of credit for homebuyers, resulting in less availability of credit for households with lower incomes and lower credit scores.

Developers and builders need to be informed and educated regarding the federal designation boundaries of the HUD Designated Renewal Community (and City-wide efforts), which is more than 85% of the area inside the city limits of Monroe. The climate for affordable housing could be improved by focusing awareness on current efforts and programs to promote alternatives to new subdivision development such as infill development. Another barrier to affordable housing would be, Not in My Backyard (NIMBY) objections which come in the form of local neighborhood residents to low-income housing in what would be considered “more desirable neighborhoods” in the City of Monroe.

By hosting neighborhood meetings and ongoing neighborhood initiatives to educate, promote and celebrate homeownership, the City of Monroe will address the housing crisis one family at a time.

There are no public policies that have been identified that will have a negative effect on affordable housing and residential investment. As it relates to reaching the goal of providing affordable housing to low and moderate-income residents, other efforts to eliminate barriers to affordable housing are on-going.

The City of Monroe continues to make changes to streamline the process in order to make it more effective and accessible by continuing to work with our Code Enforcement, Inspections and Planning & Zoning divisions who lead the initiatives of land use controls, zoning ordinances, building codes, fees and charges, growth limitations and other policies related to blighted and unsafe structures.

Discussion:

Based on an analysis of its jurisdiction and waiting lists, the PHA has determined that very low-income families and elderly individuals are among the least well-served populations in the area.

According to the PHA, barriers to obtaining affordable housing include:

- Affordability
- Supply of housing resources
- Quality of available housing
- Accessibility
- Lack of PHA resources

Several of these same barriers surfaced during the needs assessment surveys and public forums held by the City of Monroe Planning and Urban Development Department.

The PHA has developed strategies, to the maximum extent practicable, to address the community housing needs described above while continuing to prioritize the needs of the low income, elderly and disabled residents.

AP-85 Other Actions – 91.220(k)

Introduction:

In addition to outlining the projects that the City of Monroe will actively pursue with available federal resources and leveraging funds, this section will briefly describe the activities planned and/or anticipated to address other strategies as required by the federal regulations.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people are the high cost of housing that is not affordable to low-income individuals and the lack of availability of home improvement financing in the private lending industry. In order to address these obstacles, the City is investing CDBG & HOME funds through the 2025 Action Plan in projects that provide grants to low- and moderate-income homeowners for home improvements, demolition assistance, projects that provide public and neighborhood services to low- and moderate-income people, establishing homeownership programs and neighborhood meetings in the different empowerment zones of the City. These obstacles will be addressed in the established HOME in Monroe, first-time homebuyer program. Additionally, to address underserved needs, the City is allocating Community Development Block Grant and HOME Investment Partnership grant funds for Program Year 2025 to projects and activities that benefit low- and moderate-income people. New or Improved access will be provided to low-moderate income neighborhoods, parks/recreation/community centers, as well as providing public service activities to low-moderate income persons through establishing a Neighborhood Revitalization Strategy Area Plan (NRSA).

Actions planned to foster and maintain affordable housing

The City will maintain affordable housing by using HOME Investment Partnership Grant funds to Community Housing Development Organizations (CHDO) & Community Development Based Organizations (CBDO) to construct new rental housing and to promote homeownership. Also, through the Homeowner Rehabilitation Repair program, the city will preserve and maintain affordable housing by providing grants to eligible low-moderate income homeowners.

Actions planned to reduce lead-based paint hazards

The Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes the prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Monroe will conduct lead-based paint testing and risk assessments for each property assisted through its Housing Rehabilitation Program that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24CFR Part 35.

The City of Monroe works to reduce lead-based paint hazards by requiring Contractors, Subrecipients, and Developers to comply with the Lead-Based Paint requirements outlined in 24 CFR Part 35. This includes meeting the requirements for notification, identification, and stabilization of deteriorated paint, identification, and control of lead-based paint hazards, and identification and abatement of lead-based paint hazards. The “Protect Your Family From Lead in Your Home” pamphlet developed by the EPA, HUD and the U.S. Consumer Product Safety Commission, is also distributed to all homeowners and with every contract.

Also, the City can expand the stock of lead-safe housing units through housing initiatives, such as lead assessment and abatement; and, the identification of additional funding for additional training and educational awareness for staff and the public concerning lead-safe standards.

Actions planned to reduce the number of poverty-level families

The City of Monroe’s general Anti-Poverty Strategy is to support the availability and accessibility of housing, employment, education, and family support services to lower-income households.

The implementation of CDBG and HOME program activities meeting the goals in the 2025-2029 Consolidated Plan Strategic Plan and this Action Plan will help reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that preserve the supply of decent, safe housing that is affordable to low- and moderate-income households;

- Supporting housing preservation programs that assure low-income households have a safe, decent and appropriate place to live;
- Supporting public services activities for low- and moderate-income residents through non-profit organizations receiving CDBG grants which also contribute to the reduction in the number of individuals and families in poverty.

Actions planned to develop institutional structure

The institutional delivery system in Monroe is high-functioning and collaborative—particularly the relationship between local government, Continuum of Care and the nonprofit sector comprised of a network of capable nonprofit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing and community activities that are implemented, support and enhance this existing institutional structure the City of Monroe will collaborate nonprofit agencies, developers and contractors receiving CDBG/HOME funds through the 2024 Annual Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2025-2029 Consolidated Plan and Strategic Plan.

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

The City of Monroe’s general Anti-Poverty Strategy is to support the availability and accessibility of housing, employment, education, transportation, health care, and family support services to lower-income households.

The strategy’s goal is to help individuals and families attain greater independence and promote neighborhood involvement. The City implements the following major strategies to achieve the goal of reducing poverty:

1. Continue coordination with private housing and social service agencies market information and resources to poverty level households, continue to partner with developers, non-profit agencies, and contractors to carry out the vision of homeownership and other housing initiatives.

Discussion:

The City of Monroe’s Planning and Urban Development staff conducts extensive outreach in partnership with a wide range of stakeholders—including developers, private housing providers, community center leaders, and community-based organizations—as part of its citizen participation efforts and public education on housing needs and community development issues. The City remains committed to strengthening collaboration between public and private housing entities and social service agencies to address housing barriers and better serve residents’ needs.

Program Specific Requirements

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

Introduction:

The City of Monroe will follow HUD regulations concerning the use of program income, forms of investment, the overall low-moderate benefit for the CDBG program while implementing programs and activities under the 2025 Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

The City will continue to apply for resources/leverage funding in support of the implementation of its community development programs.

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

The City of Monroe will provide HOME Assistance to develop homeownership opportunities for low-income homebuyers and will impose recapture requirements for the housing. The HOME Rule 92.254 (a)(5) establishes the recapture requirements. HOME Participants or Participating Jurisdictions (PJ's) herein referred to as (the City), must adhere to all requirements for homebuyer activities. The recapture revisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

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

The City requires partnering agencies to conform to the recapture requirements of 24CFR 92.254 (a)(4) to ensure unit affordability. The City also requires all agencies to enter into a contract or Memorandum of Understanding (MOU) for the use of HOME Funds and abide by all provisions concerning recapture.

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

The City of Monroe does not intend to use HOME funds to refinance existing debt secured by multifamily housing. Also, HOME funds will not be used to refinance multifamily loans made or insured by any federal program. This would also include the CDBG Programs/Projects.

5. If applicable to a planned HOME TBRA (Tenant Based Rental Assistance) activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209©(2)(i) and CFR 91.220(l)(2)(vii)). N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is

needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209©(2)(ii) and 91.220(l)(2)(vii)). N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a). N/A

APPENDICES

Consolidated Plan

– Appendices –



Department of Planning & Urban Development

Community Development Division

1401 Stubbs Avenue | Monroe, LA 71201

Appendix 1

Con Plan Development Meeting Dates

Green Highlight – No sign in sheets are available

2024

March 28	Annual Action Plan Update
April 17	Annual Action Plan Update
Jun 15	Housing Expo
Nov 14	Public Hearing Con Plan Stakeholder Meeting
Nov 22	Non-profit capacity Meeting
Nov 27	Councilwoman Wood's Chat & Chew
Dec 6 and 13	Non-profit capacity Meeting
Dec 6 City	Employees Meeting on the Con Plan
December 12	Virtual Public Forum

2025

Feb. 7	Citizen Participation Public Forum Session Stakeholder Meeting/ Workgroup formation
Feb. 21	(ZOOM) Workgroup Planning Session
March 10	Budget Hearing/ City Council Meeting
March 17	Councilman McFarland Community Meeting "District 4"
March 19	City Councilwoman Juanita Woods Community Meeting "District 3"
March 25	City Council Meeting
March 27	Southside Economic Development Board Meeting
April 3	Action Plan Public Meeting (2 to 4pm) and (6pm to 7:30pm)

NRSA PLAN

Consolidated Plan

— NRSA Plan —

Neighborhood Revitalization Strategy Areas (NRSA) Plan
A Supplement to the 2025-2029 City of Monroe Annual Action Plan
Impacting
New Town, Renwick, Booker T. Washington, Sherrouse, and
Ouachita Cotton Mills Neighborhoods



Department of Planning & Urban Development
Community Development Division
1401 Stubbs Avenue | Monroe, LA 71210

TABLE OF CONTENTS

Executive Summary

Background

Participants

Outline of Goals and Objectives

Introduction

Purpose

Scope

Plan Development

HUD Required Contents

Community Profile

Demographics

Housing Stock Assessment

Economic Overview

Boundaries

Booker T. Washington, New Town, Ouachita Cotton Mills, Renwick, and
Sherrouse Neighborhoods

Community Consultation

Strategy Criteria and Performance Measurements

Leverage: Resources & Partners

Appendices

Appendix A: NRSA Maps

Appendix B: Public Engagement Summaries:

EXECUTIVE SUMMARY

Executive Summary

Background

The City of Monroe is prioritizing five neighborhoods in the eastern quadrant of the city, identified through multi-layered assessments during the Strategic and Annual Action Plan process as facing significant revitalization challenges and having the highest concentrations of low- to moderate-income residents. This Neighborhood Revitalization Strategy Area (NRSA) Plan was prepared by the City of Monroe's Planning and Urban Development Department. Consultants along with staff utilized interviews, group meetings, agency meetings, surveys, prior plans, public forums, and neighborhood meetings to solicit input and feedback.

Participants in the NRSA Plan:

Monroe's Urban Planning and Urban Development Department – Director and Staff

Community Center Directors

Neighborhood residents volunteering as Workgroup participants

Community-Based Organizations

City of Monroe Departments

Neighborhood residents

Outline of Goal and Objectives

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

The overarching goal for this NRSA is to construct and implement a targeted revitalization strategy in the five designated neighborhoods, focusing on improving housing conditions, promoting community and economic development strategies and enhancing resident participation.

These goals are provided in greater detail, elsewhere in this Plan.

Goal 1: Neighborhood Improvements

Objectives 1.1: Develop and fund projects that leads to improved neighborhood safety through the utilization of strategies such as crime prevention through environmental design.

1.2: Evaluate and identify housing structures for rehabilitation in each of the neighborhoods.

1.3: Repurpose vacant lots.

Goal 2: Residential Developments

Objectives 2.1: Provide funding for revitalizing and stabilizing neighborhoods for homeowners, property owners, and renters in targeted areas.

2.2: Include property owners who rent to residents in all appropriate activities and initiatives.

Goal 3: Economic Developments

Objectives 3.1: Launch a Small support Initiative to increase opportunities for LMI business owners and workers.

3.2: Devise outreach activities where financial education programs and topics will be the focus.

3.3: Host job training and workforce workshops.

Introduction

Purpose

Efforts to address community concerns in the neighborhoods of Booker T. Washington, New Town, Ouachita Cotton Mills, Renwick, and Sherrouse are focused on issues such as deteriorating properties, vacant and abandoned housing, a growing number of rental units, and high poverty rates. The development of Neighborhood Revitalization Strategy Areas (NRSA) Plan allows the city to use Community Development Block Grant (CDBG) funding more flexibly. This 2025 – 2029 Plan provides specific action steps towards overall targeted resident empowerment and improved safe housing and home ownership opportunities in the five census tracts along with 12 identified block groups, with the ultimate goal of establishing safe, healthy, and stable neighborhoods, and ensuring all Monroe residents have meaningful opportunities for housing 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 proposed Plan identifies specific objectives related to improving housing stock, financial education related to attaining home ownership and home maintenance, deteriorating and abandoned housing, increasing number of safe and adequate rental properties, and increasing strategic community engagement. The Plan also provides for accountability and foster commitment to this project.

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 and affords participating jurisdictions the opportunity to braid and leverage funding while empowering residents and business to participate in the neighborhood revitalization process. This plan provides specific action steps towards overall improvement of housing opportunities and is intended to be submitted as an amendment to the City's 2025-2029 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 by utilizing the housing flexibility to aggregate housing units to increase the number of residential units are developed for ownership.
- 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, New Town, Ouachita Cotton Mills, Renwick, and Sherrouse neighborhoods which have a high percentage of low-to-moderate income (LMI) households and residents. The following chart presents the census tracts located in these five neighborhoods and the LMI percentages.

Table 1: LMI Percentages

Block Group	Census Tract	Neighborhood Name	Low Income @or below 50% AMI	Low Mod @or below 80% AMI	Lmmi @or below 120% AMI	Lowmoduniv	LMI Percentages
1	9	New Town	740	1410	17	1440	89.24%
1	7	Renwick	885	1025	1230	1330	77.07%
2	7	Renwick	605	620	650	690	89.90%
4	109	Ouachita Cotton Mills	595	855	955	1085	78.80
3	109	Ouachita Cotton Mills	680	1135	1185	1465	77.47
2	109	Ouachita Cotton Mills	450	685	920	1545	44.3
1	6	Booker T. Washington	270	520	795	865	60.12
2	6	Booker T. Washington	1225	1465	1480	1490	98.32
3	6	Booker T. Washington	485	735	1005	1030	71.36
4	6	Booker T. Washington	180	275	315	450	61.11
1	4.02	Sherrouse	340	470	685	1115	42.15
2	4.02	Sherrouse	500	565	675	940	60.11

Figure 1. LMI by Census Track – NRSA

Source: HUD Low-and Moderate-Income Summary Data, based on 2020-2023 American Community Survey ACS)

The housing metrics described in this Plan illustrate a wide gap between renters and home ownership which is used as an economic prosperity indicator in the five NSRA neighborhoods compared to the city as a whole. Numerous factors related to deteriorating housing stock, and financial resources has negatively affected prospects of home ownership in the NRSA areas.

Plan Development

The city embarked on a fact finding and solution driven mission in early 2024 as a result of the planning for the development of the HUD Comprehensive Strategic and Annual Action Plan. The city developed a coordinated outreach effort to maximize input from a large cross-section of stakeholders. Outreach initiatives included public meetings, published meeting notices in the form of fliers placed at community centers, one-on-one and group interviews and two web-based surveys and one paper survey. City of Monroe PUD staff also collaborated through presentations and participation in community meetings sponsored by Monroe City Council members and others during this process. This process took a little over six (6) months and engaged residents from diverse neighborhoods, community organizations along with residents of varied ages and work roles.

Using a similar approach to the development of the Neighborhood Revitalization Strategy Area Plan, the Director of the Monroe Planning and Urban Development (PUD) Department led an initiative that amplified residents' voices. The data collected through this process helped define revitalization activities that not only aim to improve neighborhood conditions but also empower residents by involving them in enhancing their properties and the overall appearance of their communities. This is the overall strategy used to develop the NRSA Plan.

From the five survey data results, the city developed five goals and related objectives with action steps/activities that will work towards revitalizing the five targeted neighborhoods. The ultimate goals will be to improve the quality of the housing stock, increase the number of home owners, rehabilitate the current rental apartment stock, reduce the number of vacant and abandoned properties in the NRSA Plan target neighborhoods. Partner agencies were identified and Planning and Urban Development Department staff will work closely with them to strategically align activities while targeting various financial resources in the NRSA Plan to execute and implement proposed neighborhood-staequired *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) Plan. 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.

Requirements are outlined in HUD Notice CPD-16-16, which supersedes Notice CPD-96-01.

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.

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 6 (Booker T. Washington), Census Tract 9 (New Town), Census Tract 109 (Ouachita Cotton Mills), Census Tract 7 (Renwick), and Census Tract 4 (Sherrouse) as designated areas for NRSA strategies as part of its 2025-2029 Con Plan development (See exact census tracts in Table 1 on page 5). 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, Louisiana 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—186.4 miles and 3 hours and 17 minutes later (via US-61 and US-425 N). Citywide, the average commute time is 15.34 minutes.



Table 2: People & Housing in the City of Monroe

Population Estimate (2020)	47,702
H.S. Diploma or Equivalent - % of Adults 25*(2023)	30%
Bachelor’s Degree or More - % Adults 25+ (2023)	28.8%
Households (2023)	18,383
Total Housing Units (2020)	21,236
% Total Units Vacant for seasonal or Recreational Use (2020)	Vacant 2,381= 11%

Source: 5-year estimates from the American Community Survey

Table 3. Employment and Income in the City of Monroe

Labor Force (persons working in the area) (2023) (persons age 16 + in civilian labor force)	52.6% of 46,622 Total Monroe, LA population or 24,515 persons (2023 estimate)
Unemployment Rate (2019)	8.5
Median Household Income (2023)	\$36,521
Median Family Income (2023)	\$49,395
Median Travel Time to Work (minutes) (2023)	18

Source: 5-year estimates from the American Community Survey

Within the Plan, The Planning and Urban Development Department, City of Monroe, is targeting a total of five neighborhoods that encompass five different census tracts and twelve (12) block groups. Table 4 shows the residential demographics of the neighborhoods in the NRSA Plan in correlation to the city stats shared in Tables 1 to 3 above.

Table 4. NRSA Targeted Neighborhoods

Tracts	4.2-1	4.2-2	6.1	6.2	6.3	6.4	7.1	7.2	9.1	109.2	109.3	109.4
Total Population		1042	919	1,178	637	686	1,224	639	1,323	1,102	1,024	1,100
White		82	7	11	2	2	10	8	14	20	13	33
Black		889	888	1,145	611	675	1,178	616	1,272	1,058	989	1,049
Housing Units		447	443	428	296	328	510	314	606	412	467	448
Housing Units Occupied		407	320	385	257	265	447	265	515	379	394	403
Vacant Units		40	123	43	39	63	63	49	91	33	73	45

Source: 2020 U.S. Census DEC Demographic and Housing Characteristics

Table 5. NRSA Totals Impacting NRSA Targeted Neighborhoods

Across All NRSAs	Totals
Total Population	10,874
Total White	202
Total Black	10,370
Total Housing Units	4,699
Occupied Units	4,037
Total Vacant Units	662

Population Characteristics

According to the most recent U.S. Census Bureau QuickFacts data (July 1, 2024) for Monroe, Louisiana, the most recent city population totaled 46,622 (Table 3); and there were 18,383 households and 21,236 or 45.1% housing units in the city. Overall 28.8 percent of the adult 25+ population possesses the educational attainment of a Bachelor’s Degree or higher (Table 2).

(www.census.gov/quickfacts/fact/table/monroecitylouisiana/P5T045223)

Table 6: LMI Breakdown by Census Tracts

Block Group	Census Tract	Neighborhood Name	Low Income @or below 50% AMI	Low Mod @or below 80% AMI	Lmimi @or below 120% AMI	Lowmoduniv	LMI Percentages
1	9	New Town	740	1410	17	1440	89.24%
1	7	Renwick	885	1025	1230	1330	77.07%
2	7	Renwick	605	620	650	690	89.90%

4	109	Ouachita Cotton Mills	595	855	955	1085	78.80
3	109	Ouachita Cotton Mills	680	1135	1185	1465	77.47
2	109	Ouachita Cotton Mills	450	685	920	1545	44.3
1	6	Booker T. Washington	270	520	795	865	60.12
2	6	Booker T. Washington	1225	1465	1480	1490	98.32
3	4	Booker T. Washington	485	735	1005	1030	71.36
4	6	Booker T. Washington	180	275	315	450	61.11
1	4.02	Sherrouse	340	470	685	1115	42.15
2	4.02	Sherrouse	500	565	675	940	60.11

Figure 1. LMI by Census Tract – NRSA

Source: HUD Low-and Moderate-Income Summary Data, based on 2020-2023 American Community Survey (ACS)

There are 1,410 persons (@ or below 80% of AMI) living in the New Town Neighborhood (Census Tract 9). This figure does not include Low income, LMMI or low to mod univ persons. It is important to note, this census tract has seen a growth of 125 persons in this LMI group set since 2022.

Within the Ouachita Cotton Mills Neighborhood (Census Tract 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 low to mod univ persons nor persons residing in Census Tract 109, Block group 1. Approximately 8.76% (or 4,085) of the City of Monroe’s population who reside in these designated NRSA targeted neighborhoods are @ or below 80% of the Area Median Income (AMI). Additionally, according to the City’s Zoning Map-- displayed on Page 19 --The Ouachita Cotton Mills Neighborhood (Census Tract 109) also possesses a significant number of businesses within this tract.

Housing Characteristics

According to the 2025 ACS 5-Year Table⁴, 412 persons moved in the Ouachita Cotton Mills 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 (2025 ACS 5-Year Estimates Subject Tables), Census Tract 9 (New Town), 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

⁴ Source: 2025: ACS 5-Year Estimates Subject Tables *Demographic Characteristics for Occupied Housing Units*

of residents between the period 2015-2016 appear to signal a more recent neighborhood development or expansion or several multi-family housing developments.

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, 963 for Ouachita Cotton Mills, Booker T. Washington, Renwick , and Sherrouse

Table 7 (below) shows, in the Sherrouse neighborhood, the **median construction year** for owner-occupied homes was **1979**, while renter-occupied units yielded a median year built of **1982**. A large portion of the housing was built between **1960 and 1999**, with nearly **35% constructed in the 1980s and 34% in the 1970s**, pointing to aging infrastructure that may need revitalization.

Table 7: Owner-Occupied vs Renter-Occupied Housing Units (2023 ACS)

Census Tract	Owner-Occupied Units	Median Year Built (Owner)	Renter-Occupied Units	Median Year Built (Renter)
4.02 (Sherrouse)	272 (43.1%)	1979	359 (56.9%)	1982
6 (Booker T. Washington)	456 (34.6%)	1973	862 (65.4%)	1981
7 (Renwick)	390 (29.2%)	1971	946 (70.8%)	1985
9 (New Town)	1,990 (49.9%)	1972	1,996 (50.1%)	2014
109 (Ouachita Cotton Mills)	2,000 (50.0%)	1991	2,000 (50.0%)	2013

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates, Tables B25003 & B25039.

Table 8: Race and Ethnicity of Residents (2023 ACS)

Assumed content based on standard NRSA formats. If Table 8 in your draft refers to something different, let me know.

Neighborhood	% Black or African American	% White (Non-Hispanic)	% Hispanic/Latino (Any Race)	% Other (Incl. 2+ Races)
Booker T. Washington (Tract 6)	91.8%	5.6%	1.2%	1.4%
Renwick (Tract 7)	88.2%	8.1%	2.0%	1.7%
Sherrouse (Tract 4.02)	85.3%	10.4%	2.6%	1.7%
New Town (Tract 9)	89.7%	7.3%	1.4%	1.6%
Ouachita Cotton Mills (Tract 109)	79.4%	16.5%	2.3%	1.8%

Sources:

- U.S. Census Bureau, **2019–2023 ACS 5-Year Estimates**, Table **DP05** (Demographics and Race)

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

Within the Boundaries section of this Plan, the chart in Table 8 demonstrates that the low-to-moderate income percentages in the targeted neighborhoods 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%. When averaged out in Ouachita it ends up being over 51% [See Table 10, pages 16-17]. 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, 2017-2021 edition and Census Bureau Quick Facts, Esri forecasts for 2021.

There are 40 census tracts⁵ within the city of Monroe, Louisiana.

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 and Development District)*

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.

Within Census tract 7 (Renwick), the average household size is 2.9 with a poverty rate/level of 70.5%.

According to Community Profile details (ERSI 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.

Table 9: Residential Makeup by Census Tract and Block Group using 2020 Decennial Census and 2023 ACS 5-Year Estimates, as applicable.

Table 9: Residential Makeup – Housing Units by NRSA Block Groups (2020/2023)

New Town (Census Tract 9.1)

Block Group Total Housing Units Occupied Units Vacant Units

9.1	479	412	67
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Ouachita Cotton Mills (Census Tract 109)

Block Group Total Housing Units Occupied Units Vacant Units

109.2	467	394	73
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109.3	448	403	45
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109.4	467	387	80
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Booker T. Washington (Census Tract 6)

⁵ Emsi Q4 2021 Data Set/www.economicmodeling.com

Block Group Total Housing Units Occupied Units Vacant Units Monroe city, Louisiana

Block Group	Total Housing Units	Occupied Units	Vacant Units	Monroe city, Louisiana
6.1	428	385	43	21,236
6.2	296	257	39	18,855
6.3	328	265	63	2,381
6.4	510	447	63	

Renwick (Census Tract 7)

Block Group Total Housing Units Occupied Units Vacant Units Monroe city, Louisiana

Block Group	Total Housing Units	Occupied Units	Vacant Units	Monroe city, Louisiana
7.1	314	265	49	21,236
7.2	606	515	91	18,855
				2,381

Sherrouse (Census Tract 4.02)

Block Group Total Housing Units Occupied Units Vacant Units

Block Group	Total Housing Units	Occupied Units	Vacant Units
4.02-1	447	407	40
4.02-2	443	320	123

Sources:

- U.S. Census Bureau, **2020 Decennial Census Redistricting Data (PL 94-171)** for block group counts
- U.S. Census Bureau, **2019–2023 ACS 5-Year Estimates**, Table **B25001** for cross-reference

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

Table 10: 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 (Sherrouse)	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 (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 (NRSA Neighborhoods are highlighted in purple).

LMI persons, within the five designated areas fall between the range of 51.11% to 98.32%. See Table 10 for location of the above census tracts in proximity to the entire cityscape.

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).

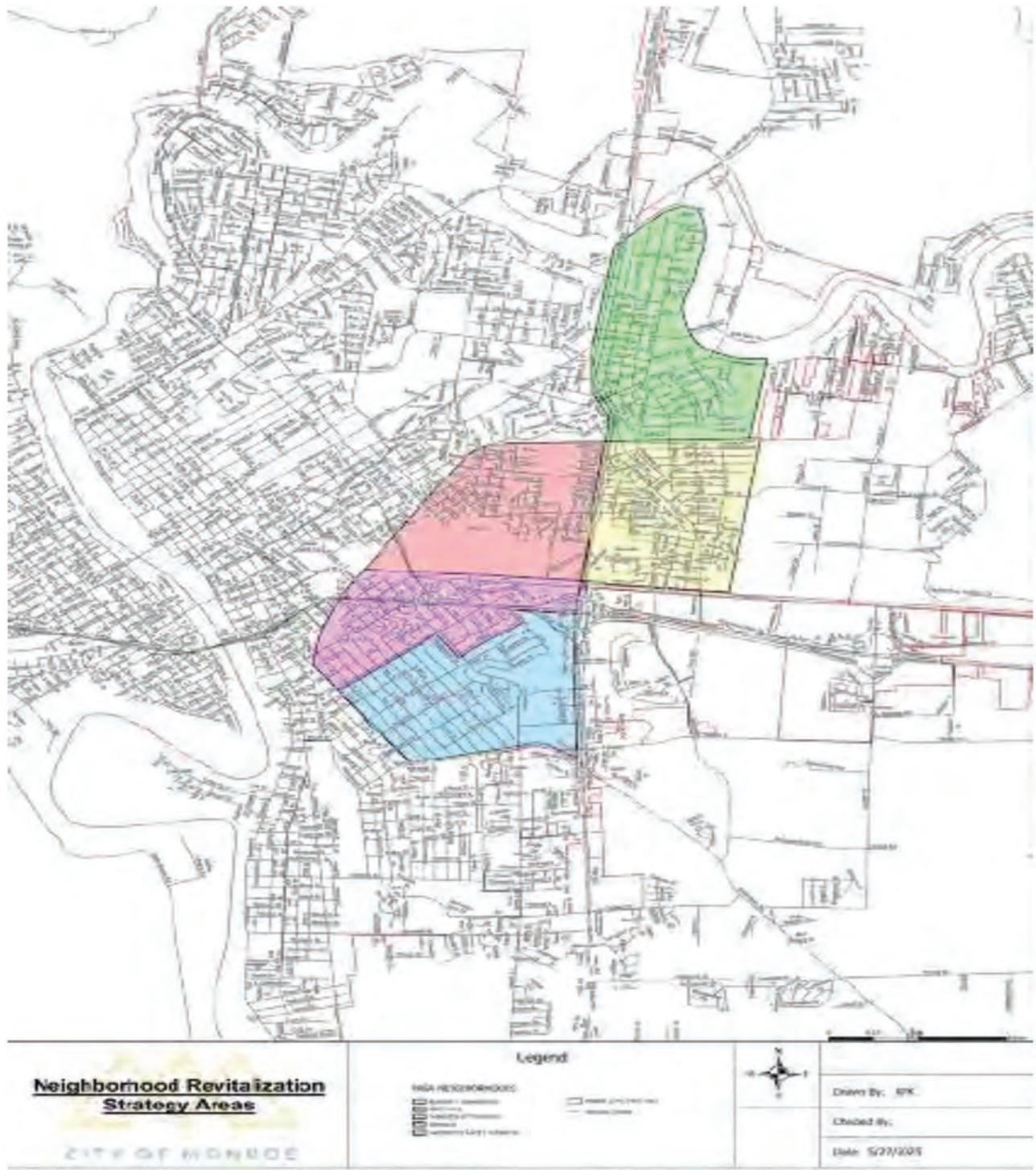
The zoning map below indicates that census tracts and consists of residential, higher density residential properties as well as commercial and industrial. Yet, from all indications, the highest presence of parcels is residential. *See Zoning Census Tracts maps for the City of Monroe in the Appendices section.*

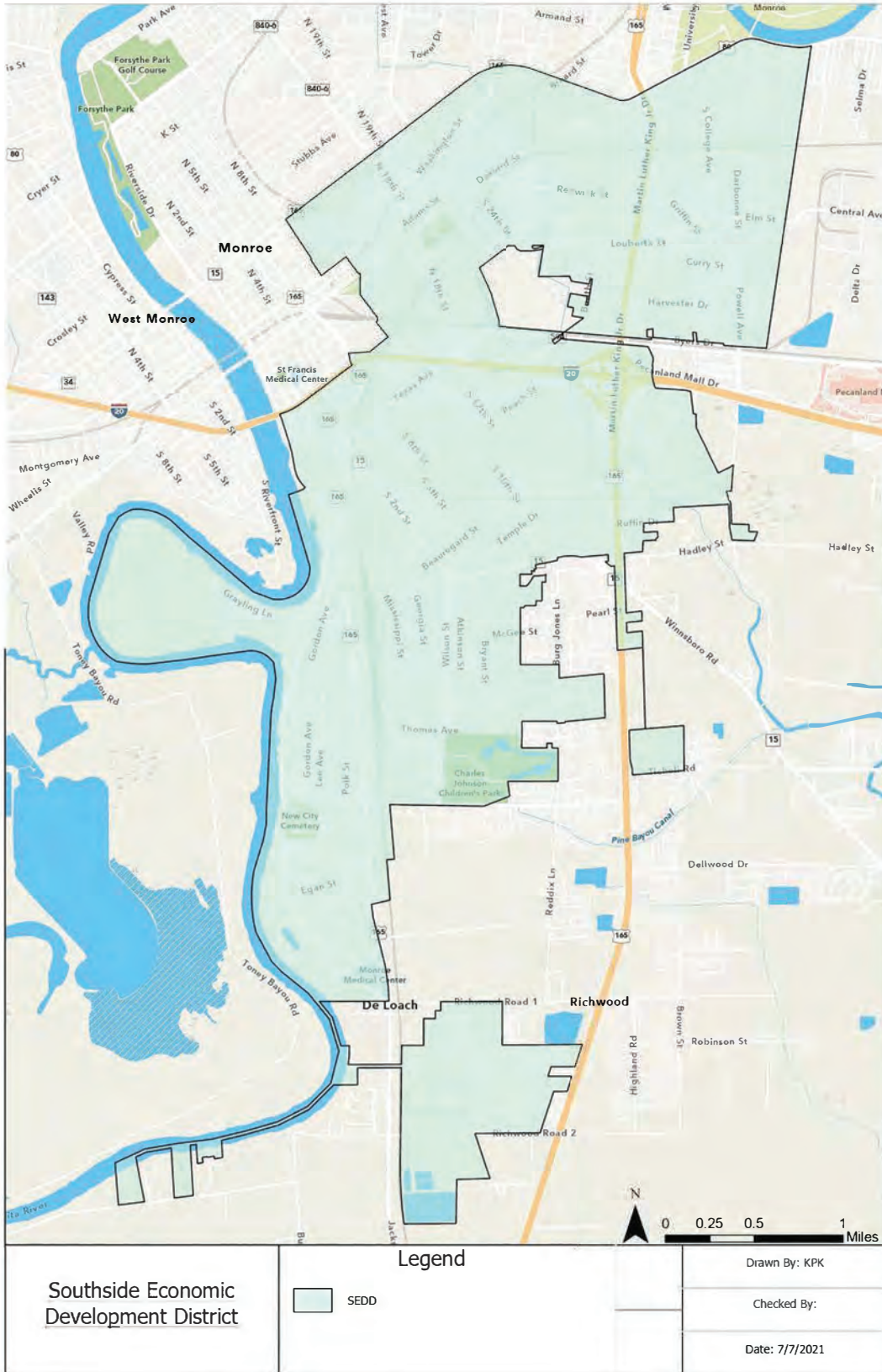
Within this section, HUD requires that the City include an assessment of the housing market and economic conditions of the NRSA area, an examination of the opportunities for housing and economic improvements, and the problems likely to be encountered in pursuit of such goals.

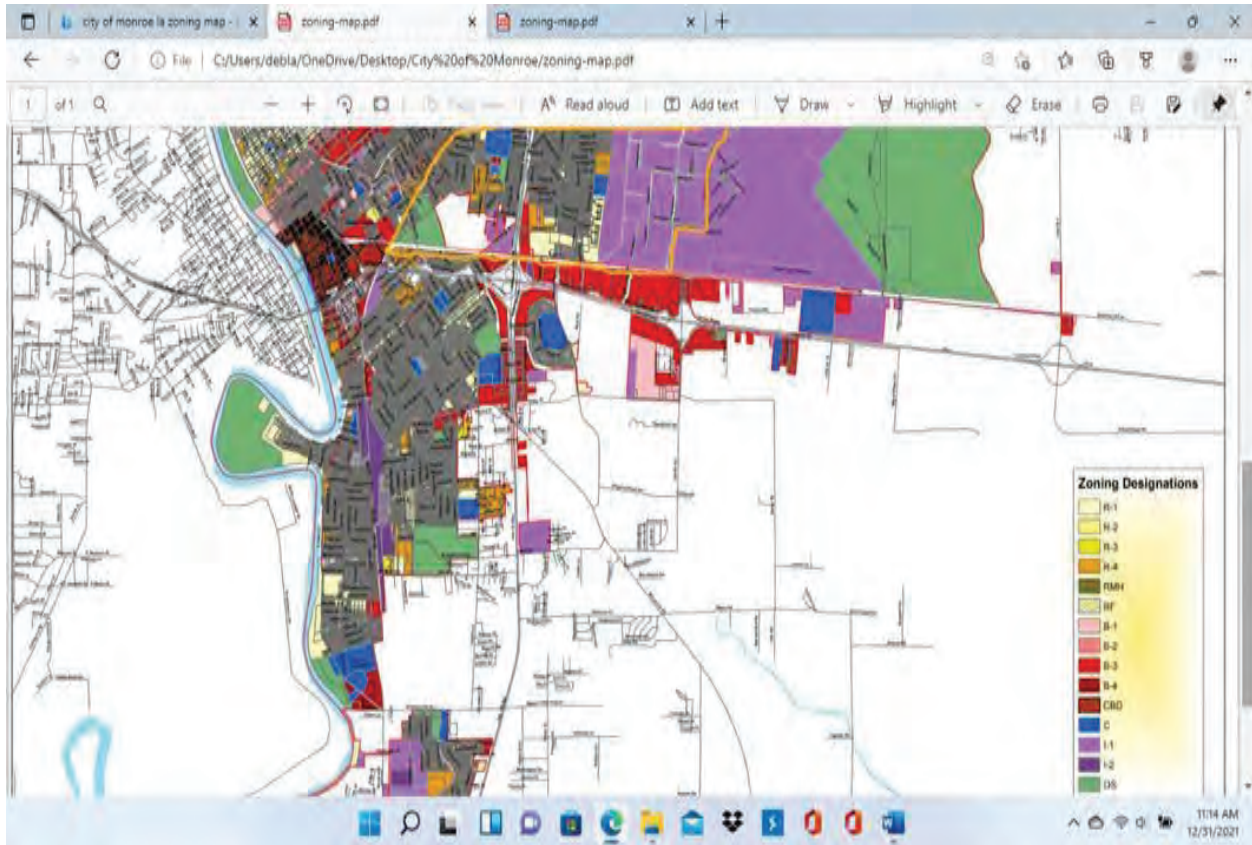
According to HUD guidance, NRSA Requirements contained in the Community Planning and Development Notice CPD-16-16, a Neighborhood Revitalization Strategy Area (NRSA) designation must identify neighborhood boundaries that are “contiguous” in order to receive HUD approval.

The designated and targeted NRSA neighborhoods, chosen by the Monroe Planning and Urban Development Department are located within Census Tract 9 (New Town), Census Tract 109 (Ouachita Cotton Mills), Census Tract 6 (Booker T Washington), Census Tract 7 (Renwick), and Census Tract 4.02 (Sherrouse) These 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 all neighboring census tracts.







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 Tract 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%.

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 Tract 7) 21.5 – lower than the Census Tract 6, the City of Monroe and Ouachita Parish.

The Sherrouse neighborhood, corresponding to Census Tract 4.02 in Monroe, presents a predominantly residential character marked by modest homeownership and aging housing stock. As of the 2023 ACS, Sherrouse had approximately **631 occupied households**, with an **average household size of 2.43**. Owner-occupied units make up **43.1%** of the total, while renters represent **56.9%**, highlighting a significant rental market.

Table 11: Total Age Distribution Percentages

Geography	Total Persons	Median Age	Age Distribution			
			Percent Of Total			
			Under 18	18 - 24	25-64	65+
City of Monroe	48,241	34.27	27.1%	12.4%	32.4%	20.9%
Ouachita Parish	155,494	35.7	25.1%	9.9%	50.5%	14.4%
Booker T Washington						
Census Tract 9 New Town	1,439	26.7	643	69	603	124
Census Tract 109 Ouachita Cotton Mills	4,493	37.7	1,016	406	2,491	580
Renwick						
Sherrouse						

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.

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). Within both designated NRSA neighborhoods, African Americans are more than 90% followed by 10% or less of White residents.

Sherrouse retains a relatively balanced population profile, with 85.3% of its residents being African American, and a small but notable presence of White, Hispanic, and multiracial residents.

Table 12. Population by Race and Hispanic Origin for the City of Monroe, July 2023

	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%
<i>Hispanic or Latino</i>				
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: US. Census: 2023 Annual Resident Population by Age, Sex, Race & Hispanic Origin July 1, 2023

Table 13. Race Distribution and Latino Population – Census Tracts and Parish Totals

Geography	Total	<i>Not Hispanic or Latino</i>						<i>Hispanic or Latino</i>
		White	Black or African American	American Indian and Alaska Native	Asian & Native Hawaiian and Other Pacific Islander	<i>Some other Race</i>	<i>Two or more Races</i>	
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
Booker T Washington 6.1-6.4								
Renwick 7.1-7.2								
Sherrouse 4.02-1; 4.02-2								

** ACS 2021: ACS 5-Year Estimates

As it relates to Owner-occupied units, there is a vast difference between the number of renter-occupied occupants—across each of the targeted census tracts; and, there is a slightly higher percentage of single persons (“Households Living Alone) as compared to “Married Households” across each of the targeted NRSAs. See Housing Tenure table below.

These scenarios 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 in Booker T. Washington and Renwick outpace New Town, Sherrouse, and Ouachita Cotton Mills by almost 20 percent. This may also signal the need to offer homebuyer programs to married couples that occupy 36% of the renter-occupied housing stock in New Town (Census Tract 9) and 50.1 percent of renter-occupied units. While 70.8% of the units in Renwick (Census Tract 7) are renter-occupied followed by 65.4% in Booker T. Washington.

Table 14. Housing Tenure and Household Type

Includes owner/renter rates, individuals living alone, and marital status in NRSA areas.

Neighborhood	Owner-Occupied (%)	Renter-Occupied (%)	Households Living Alone (%)	Married Households (%)
Booker T. Washington (Tract 6)	34.6%	65.4%	38.7%	28.9%
Renwick (Tract 7)	29.2%	70.8%	36.1%	24.3%
Sherrouse (Tract 4.02)	43.1%	56.9%	34.9%	31.7%
New Town (Tract 9)	49.9%	50.1%	36.5%	36.9%

Neighborhood	Owner-Occupied (%)	Renter-Occupied (%)	Households Living Alone (%)	Married Households (%)
Ouachita Cotton Mills (Tract 109)	50.0%	50.0%	33.1%	37.2%

Sources: U.S. Census Bureau, 2019–2023 ACS 5-Year Estimates Table B25003 (Tenure)

- **Table S1101 (Household Type and Relationships)**

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.

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)⁶. Within the City’s 2025-2029 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 (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.

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.

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

⁶ Median Value by Year Structure Built (B25107), 2019 ACS 5-Year Estimates Detailed Tables

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.

Table 15: Structure Construction Data

**Table 15: Age of Housing Structures by NRSA Neighborhood (2023 ACS)
Based on year built of housing units.**

Neighborhood	Built 2010 or Later	Built 2000–2009	Built 1980–1999	Built 1960–1979	Built 1959 or Earlier
Booker T. Washington (Tract 6)	5.4%	8.2%	28.5%	32.1%	25.8%
Renwick (Tract 7)	6.0%	7.9%	30.1%	31.4%	24.6%
Sherrouse (Tract 4.02)	4.7%	6.9%	35.2%	34.3%	18.9%
New Town (Tract 9)	12.3%	15.6%	31.4%	25.2%	15.5%
Ouachita Cotton Mills (Tract 109)	14.4%	17.1%	30.7%	23.3%	14.5%

Source: U.S. Census Bureau, 2019–2023 ACS 5-Year Estimates, Table B25034 (Year Structure Built)

Table 16. Housing Structures Built in the City of Monroe

Year Structure Built	
Year	City of Monroe
2014 or later	236
2010 to 2013	499
2000 to 2009	1269
1990 to 1999	1991
1980 to 1989	2732
1970 to 1979	4535
1960 to 1969	4345
Total	20,677

Source: 2021-2023 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 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 this NRSA Plan is comparable to older housing in these five neighborhoods 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 581 were 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 fascia not repaired quickly become deteriorated. Older homes are likely to have outdated electrical wiring, deteriorated plumbing, substandard roofing and lead based paint. This is important as there is a push, by the federal government, to assess and eliminate lead-based paint in homes. Additionally, the City of Monroe has successfully received two federal Healthy Homes Lead grants.

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.

Due to the number of occurrences of single and multi-family homes built prior to 1978, the City of Monroe has received both federally-awarded US HUD Capacity Building and Lead Production grants to address exposure to lead poisoning. These programs 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.

Safe Housing and Healthy Homes Program

The Safe Housing and Healthy Homes Program is funded by US Department of Housing and Urban Development Lead Hazard and Control Grant. The program aims to increase awareness of housing-related health hazards, lead poisoning prevention, and the overall principles of a healthy home through grants to families residing in homes where lead-based paint is present. We encourage those vulnerable and low-income populations to learn more about the program to take the necessary actions and steps to feel safe in their home and to ensure a better quality of life. If the home does test positive for lead, residents may be eligible for minor rehabilitation to address those lead hazards.

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.

The Home in Monroe

The Home In Monroe Program is dedicated to providing investment to promote home ownership in the city of Monroe, Louisiana. In partnership with J.P. Morgan Chase Foundation, Mt. Pleasant CDC, Mid-City Redevelopment Alliance, and the City of Monroe Department of Planning and Urban Development, the program aims to provide Financial Coaching, HUD Certified Housing Counseling, Rent Reporting, and Down Payment/Closing Cost Assistance to support First-Time Homebuyers within the city Limits of Monroe.

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% ⁷of residents within this Census tract earning a salary greater than \$15,000.00 but not greater than \$49,999.00⁸, 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-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

⁷ 2019 ACS 5-Year Estimates Data Profiles – Selected Housing Characteristics (DP04)

⁸ Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography

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 \$49,999.00⁹, 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 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).

Table 17. Educational Attainment by Block Group (City of Monroe, LA)

Tract	Block Group	Total Age 25+	< High School	High School Grad	Some College	Associate Degree	Bachelor’s Degree	Graduate Degree+
00402	1	425	150	120	80	30	30	15
00402	2	512	180	140	95	45	35	17
000601	1	300	100	90	60	25	20	5
000601	2	275	90	80	50	20	25	10
000601	3	340	110	100	70	30	20	10

⁹ Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography

000601	4	360	120	110	75	25	20	10
000701	1	420	140	130	90	30	20	10
000702	1	410	130	125	85	35	25	10
000901	1	395	125	120	80	30	30	10
001091	1	410	135	120	90	30	25	10
001092	1	385	120	115	80	30	30	10
001093	1	390	125	120	85	25	25	10
001094	1	400	130	120	90	30	20	10

ACS (2021–2023)

In some cases, reports indicate that restaurants like McDonald’s and Hardy’s post-COVID pay started 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. But thus far, the labor industry has maintained a steady flow since the post-COVID 19 pandemic. 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+, there appears to be a close percentage of the persons across all Census tracts who have less than a high school diploma as compared to the number of persons who possess a high school diploma or greater.

Based on educational attainment (Table 17) in the impacted NRSAs, there appears to be a need for job and skills training as the majority of the population possesses 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 the targeted neighborhoods.

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, 2025, 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 collab 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 by 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 NRSA 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 based on HUD criteria, neighborhoods 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 (covering targeted area 1-New Town and targeted area 2-(Ouachita Cotton Mills), targeted area 3-(Booker T. Washington), targeted area 4-(Renwick), and targeted area 5-(Sherrouse). These neighborhoods lie within Census Tracts 9 (New Town), Census Track 6 (Booker T Washington), Census Track 7 (Renwick), Census Tract 109 (Ouachita Cotton Mills), and Census Track 4.02 (Sherrouse), all 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 2024 American Community Survey (ACS) data¹⁰, indicates that Census Tract

¹⁰ 2011-2015 Low-and-Moderate Income Area Data, Forecast's

9/Block group 1 (New Town) has 89.24% LMI while Census Tract 109 (Ouachita Cotton Mills), Block group 2 has 77.47% LMI; Block 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 neighborhood boundaries are outlined in Figure 13.

The Booker T Washington (Census Tract 6/ Block groups 6.1,6.2,6.3 and 6.4) and Renwick neighborhoods (Census tracts 7.1; 7.2) are 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.

Sherrouse Neighborhood Narrative (Census Tract 4.02)

The Sherrouse neighborhood (Census Tracts 4.02/Block groups 1 and 2) is bordered on the North roughly around Crowell Drive /University Avenue; on the East near Bayou DeSiard or along some smaller local streets and South & West Boundaries by smaller residential roads and property lines.

Sherrouse’s housing and demographic indicators suggest both challenges and opportunities in community investment, homeownership promotion, and neighborhood infrastructure upgrades.

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.

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 in Figure 7 identify the designated areas impacting Census Tracts and block groups impacted by the City of Monroe’s NRSA Plan.

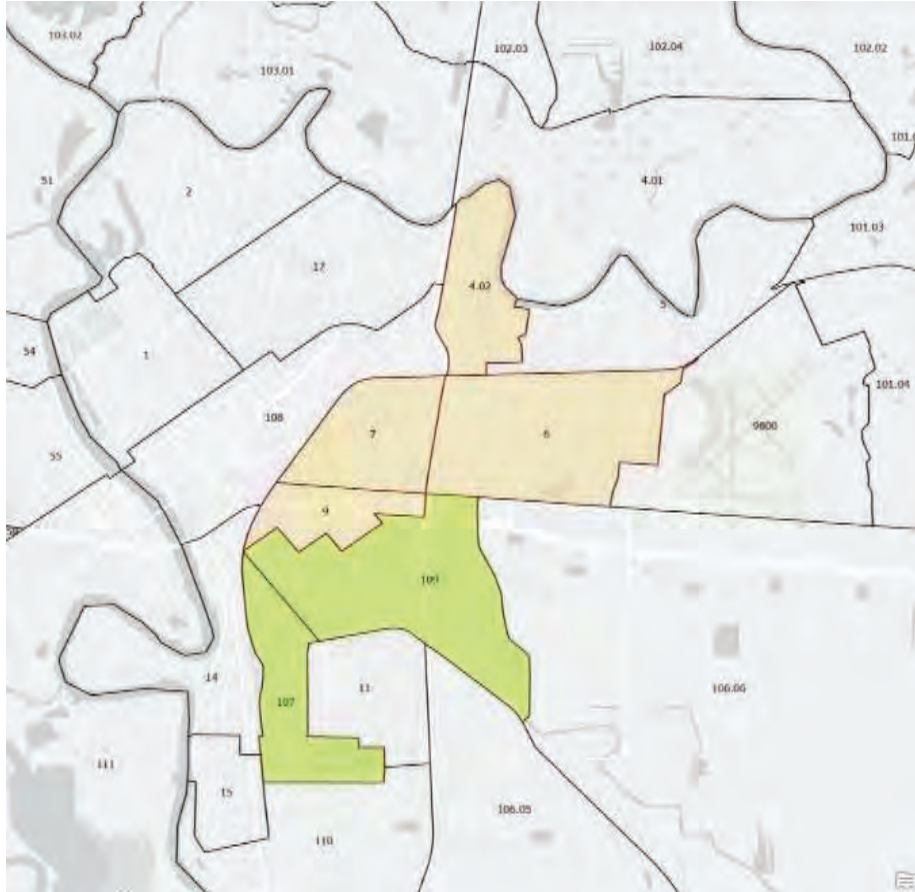


Figure 7. Targeted City of Monroe PUD NRSA Neighborhood Areas

The map on page 38 (Figure 8) displays the boundaries of the Southside Economic Development District which encompasses each of the five targeted NRSA neighborhood areas. This is a plus for the NRSA communities as Economic Development Districts afford areas opportunities for various business and economic development local and federal tax credits or incentives -- dependent upon the jurisdiction.

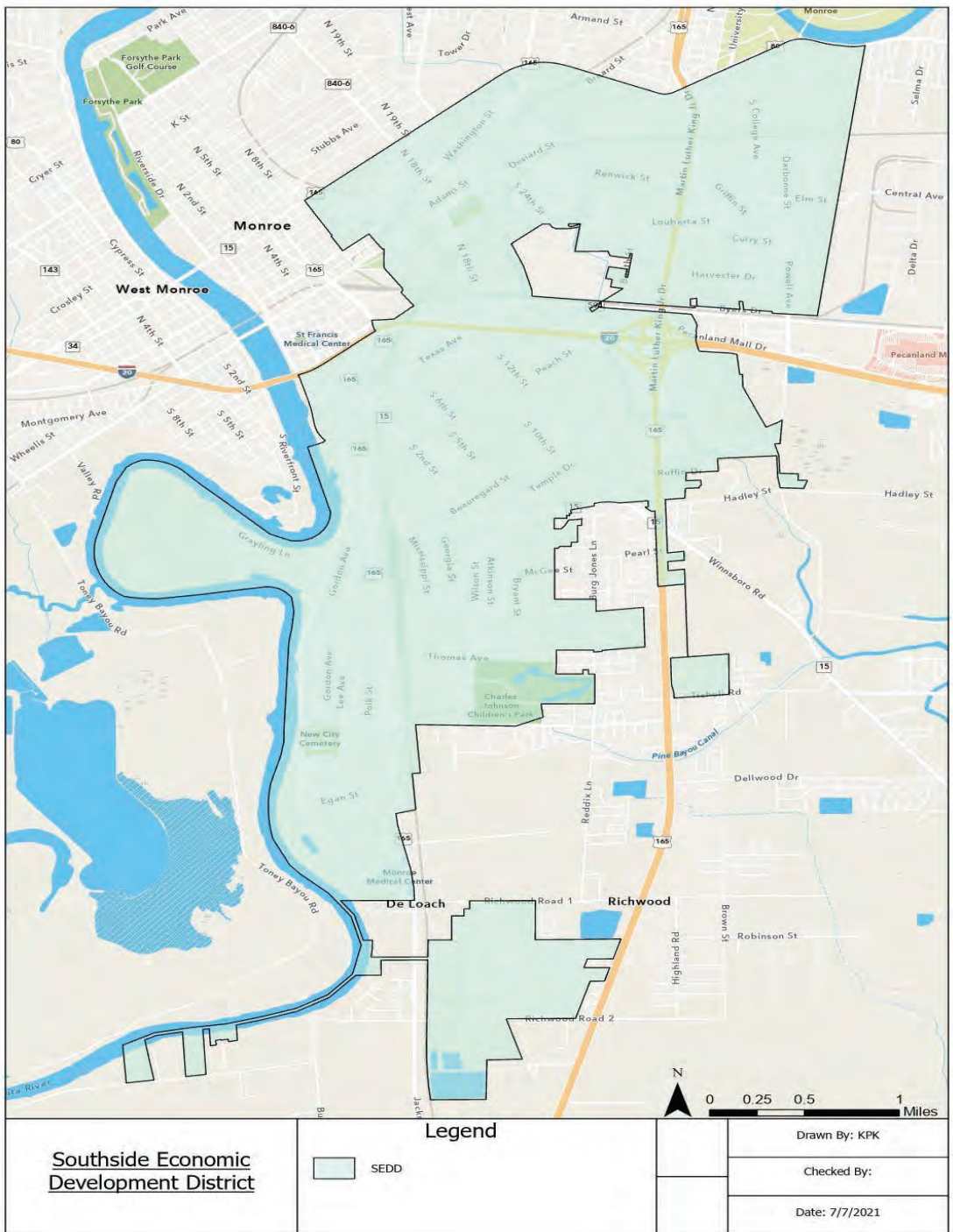


Figure 8. Southside Economic Development District Boundary Map

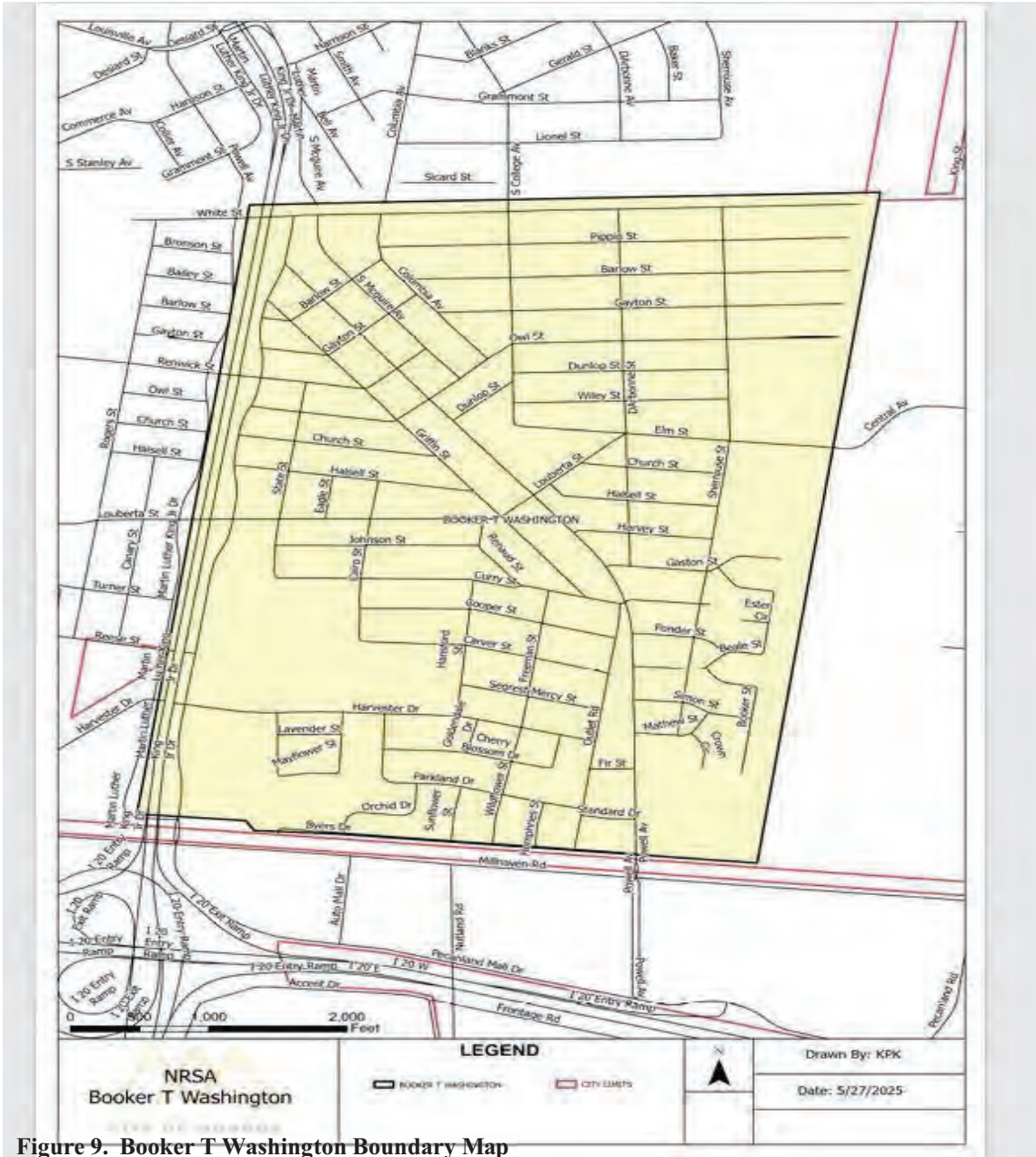


Figure 9. Booker T Washington Boundary Map

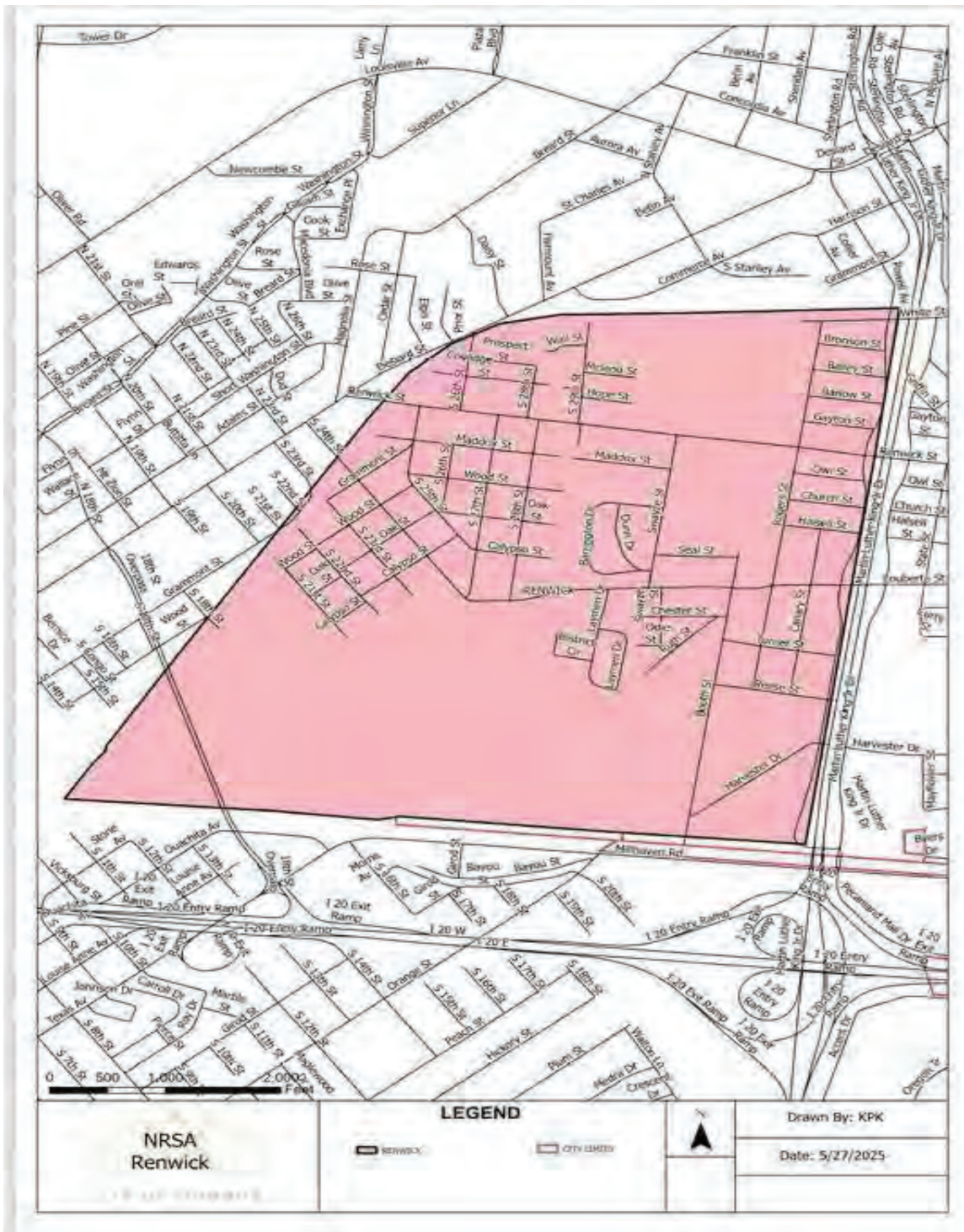


Figure 10. Renwick NRSA Boundary Map



Figure 11. University Place/Sherrouse NRSA Boundary Map

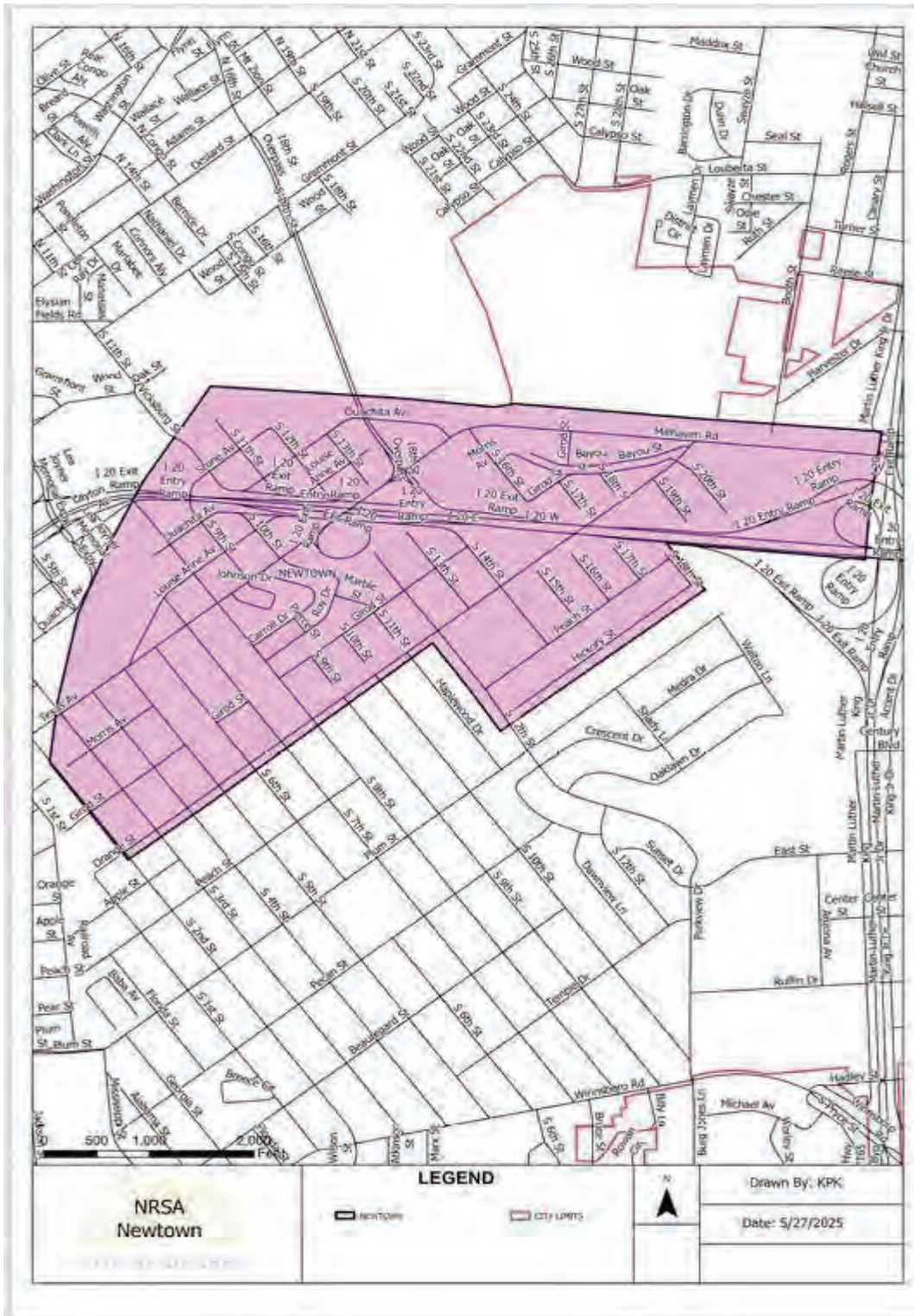


Figure 12. New Town NRSA Boundary Map



Figure 12. Booker T Washington NRSA Boundary Map

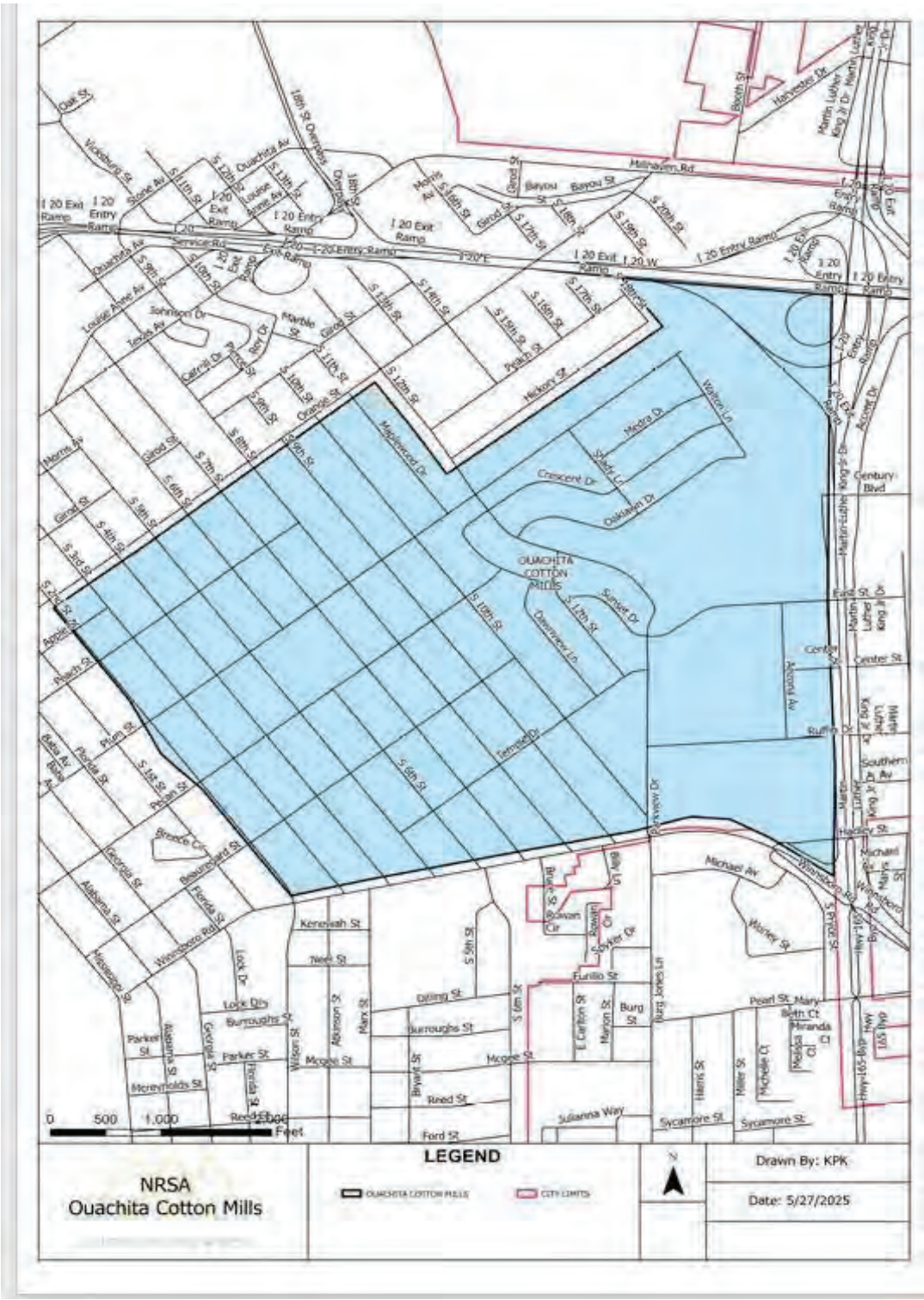


Figure 13. Ouachita Cotton Mills NRSA Boundary Map

LMI by Census Tract-Monroe, LA			
Neighborhood's Name	Census Tract	Total LMI Residents	LM Percentage
New Town	9-1	1410	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
Renwick	7.1	1025	77.07
Renwick	7.2	620	89.90
Booker T Washington	6-2	1465	98.32
Booker T Washington	6-3	735	71.36
Booker T Washington	6-4	275	61.11
Sherrouse	4.02-1	470	42.15
Sherrouse	4.02-2	565	60.11

Source: Low-Moderate Income Summary Data for CDBG, NSP, and CDBG-DR Area-Benefit Activities (based on the 2017-2021 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).”¹¹

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.

¹¹ www.hud.gov/sites/documents/DOC_16472.PDF, Chapter 3: HUD Handbook National Objectives

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.

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.

Community Consultation

The city used a number of efforts to obtain community input in order to identify the needs of neighborhood residents and the community to develop the NRSA Plan. These efforts included public hearings, stakeholder meetings, community listening sessions, an online survey, and two versions of paper survey. The city also consulted with a variety of public services organizations, business leaders, and other City Departments as part of the 2024 -2025 Consolidated Plan development activities. These efforts also produced feedback from various community residents as to what neighborhoods resources, assessments, and improvements residents could benefit from.

Community/Residents Meetings

The community members and residents represented a variety of constituencies, including local businesses, public sector departments, neighborhood groups, and residents of the five targeted neighborhoods. The meetings were conducted in November 2024 to June 2025. The overall sentiment is that the needs of these neighborhoods, residents, and community should continue to be addressed through a comprehensive approach begun by the Planning and Urban Development Division in 2020. The different surveys results reveal that to address the expressed needs of the neighborhood residents, this plan must include building the capacity of the residents to combat the effects of high poverty through financial education and directing new and existing resources in anticipation of home ownership.

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, especially in the targeted neighborhoods. Some progress was made with cleaning up blighted properties, educating and addressing lead hazards, rehabilitating homes, and a few other neighborhood improvements.

According to residents' comments in the Con Plan meetings and hearings, residents are now seeking home ownership programs that include financial education and awareness of city resources that would result in an improved. affordable housing stock for potential homeowners.

Additionally, comments focused on activities for property owners that would improve the safety of rental properties. Repeated comments focused on the use of community centers to host information sessions covering a vast variety of topics impacting seniors and youth. Lastly, residents commented on the lack of code enforcement to address some of the blighted properties and trash in their communities.

In February 2025, four Workgroups were formed under the headings of Economic Development, Transportation, Public Service/Neighborhoods, and Housing. Economic Development was merged with Transportation, and the Workgroups ended up with 3 distinct groups comprised of residents and representatives from community-based organizations. Attendees participated in both in-person and virtual sessions to provide more insight into feasible community and neighborhood needs. With the Transportation & Economic Development group, no transportation concerns surfaced. The Economic concerns were based in home ownership topics such as questions regarding down payments, financing, home repairs, etc. With the Public Service & Neighborhood group, the major concerns that emerged included clearing up blight, code enforcement for illegal dumping, and safe parks and pathways, which could incorporate sidewalks and lighting.

The Planning and Urban Development Department [City of Monroe] has created an initiative to create greater partnerships with non-profits and relevant city departments to address existing challenges in Monroe neighborhoods. Prior to the 2020 Plan efforts, the Department conducted a Needs Assessment along with public hearings to determine the needs of LMI throughout the city. There still remain inequities in accessing resources, which must be addressed in the City of Monroe if it is to reach its greatest potential.

The following commonly expressed concerns were identified during these hearings, meetings, and surveys:

- Need for more affordable housing
- Access to safe rental housing
- Rehabilitation of houses in need of repairs due to storm, flood damage, and regular maintenance
- Financial & Credit education
- More activities for youth
- Blighted and vacant buildings & homes
- Condemned properties not properly managed
- Unused community centers
- Awareness of First-time Home Buyers programs
- Need for public service improvements
- Increased affordable housing options
- Housing options for residents with disabilities
- Repair and rehabilitation of current housing stock for future LMI homeowners

The over 500 attendees included residents, community center directors, public servants, city council members, and city staff, business owners, non-profit and community organizations from across the city.

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 age ranges from 18 to 60 plus years. Over 300 respondents came from the following self-identified neighborhoods:

Atkins Quarter	Bayou Bend	Booker T Washington
Briarfield	Bryant Addition	Century Village
Cotton Wood	Cypress Point	Downtown Senior Center
East Side	Garden District	Garden Park
Lincoln Park	Morningside	Passman Plaza
Presidential Estates	Newtown	Robinson Place
Roosevelt Height	South Monroe	Tanglewood

Other details are given in the following chart.

Housing Status	Own	47.5
	Renting	52.6
Neighborhood meetings	Monthly – 14%	Annually – 10%
	Quarterly – 21%	Emergencies – 17%
		No meetings - 38%
Number of years living in their communities	4 months – 10 years	27%
	10 years to 25	29%
	26 years to 37	9%
	38 years to 49	19%
	50 + year	16%

Strategy Criteria

Planning and Urban Development staff reviewed all of the concerns and needs expressed by residents, businesses, community groups, and service providers. Additionally, updated neighborhood profile data was analyzed including housing markets and economic conditions by census tract in comparison to the City-wide data. 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 targeted neighborhoods fall into three broad categories. First goal, increasing affordable housing units 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 and capacity to maintain their current homes. All of these comments came together under one major need. The two specific topics that surfaced after analyzing the data and comments was related to housing stock, the need for affordable homes and safe rentals units. These factors support Goal One and Goal Two.

The Second goal involves Residential Development involves revitalizing and stabilizing neighborhoods for homeowners, property owners, and renters in targeted areas. As stated earlier, many residents who are homeowners in these neighborhoods lack the financial capacity to make improvements to their homes. Some believe that these residents did not want to improve their properties. This is a fallacy and solutions can continue to be discussed with more positive outcomes than in previous times. Ownership went from 12% to 21% in these neighborhoods. These low percentages mean very high rental rates along with large number of vacant and deteriorated houses. The suggestion from the residents' comments is to direct awareness campaigns regarding financial resources for demolition, rehabilitation and/or other property remedies. These factors support Goal Two.

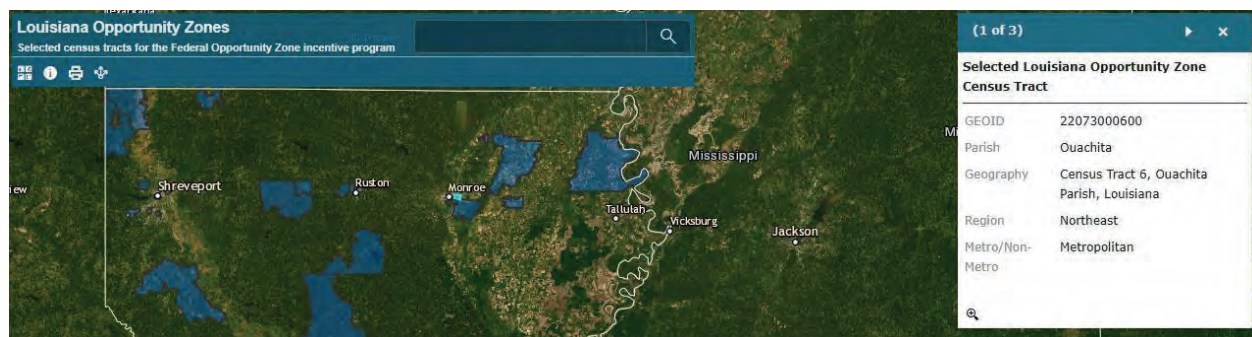
The third goal is Economic Developments, financial strategies for home ownership and home improvements. Goal Four is related to Public Service opportunities. These two goals are interrelated in that residents, via survey comments, acknowledge that they were unaware of the meaning of Public Service other than basic services provided for residents, such as sanitation, transportation, or fire and police services. However, communities and residents can be educated on Public Services as they relate specifically to their neighborhood improvements and overall rehabilitation of residences and community spaces.

Comments impacting development surfaced in community meetings held both on November 14, 2024 and February 7, 2025 relevant to the provision of homebuyer opportunities to positively impact the Monroe real estate market in addition to favorably contributing to the tax base, i.e., property taxes, ad valorem taxes, etc. Hosting job training in neighborhood community centers was also proposed.

Goal Five responds to the HUD requirement for the construction of a Neighborhood Revitalization Plan, which results from all of the resident and community engagement and input.

These NRSA neighborhoods contain the lowest property values and have some of the most concentrated vacant and abandoned properties. It has been evidenced that these neighborhoods have high code violations for property maintenance and some of the highest concentrations of rental properties. There is also a high percentage of longtime residents in these neighborhoods which will lead to identifying activities that would promote stability in their neighborhoods. 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 renters is an ultimate targeted mission of the Neighborhood Revitalization Strategy Area Plan as well as the 2025-2029 City of Monroe Consolidated Plan. However, opportunities do exist in certain census tracts. For example: the excerpted map below demonstrates that portions of Census Tract 6 falls in a federally designated Opportunity Zone:



Retrieved from: <https://led.maps.arcgis.com/apps/View/index.html?appid=117d9113148c47f3945ce9bef6342625>

An Opportunity Zone is a designation and investment program created by the Tax Cuts and Jobs Act of 2017 allowing for certain investments in lower income areas to have tax advantages.

The Opportunity Zone Program is an effort by the Federal Government to spur new or increased investments in low-income communities. It is based on 25% of the census tracts identified as 'Low Income Communities' by the Community Development Financial Institutions Fund (CDFI Fund), a division of the US Department of the Treasury. Capital Gains from private holdings, which are invested in Qualified Opportunity Funds that in turn invest in designated Opportunity Zones, can see significant tax benefits.

Lastly, developing homeowners from these longtime neighborhood residents is an ultimate targeted mission of the Neighborhood Revitalization Strategy Area Plan as well as the 2025-2029 City of Monroe Consolidated Plan.

Following is a restating of the list of Goals and Objectives for NRSA Plan.

Goal 1: Neighborhood Improvements

Objectives 1.1: Develop and fund projects that leads to improved neighborhood safety through the utilization of strategies such as crime prevention through environmental design.

1.2: Evaluate and identify housing structures for rehabilitation in each of the neighborhoods.

Goal 2: Residential Developments

Objectives 2.1: Provide funding for revitalizing and stabilizing neighborhoods for homeowners, property owners, and renters in targeted areas.

2.2 : Include property owners who rent to residents in all appropriate activities and initiatives in the targeted areas.

Goal 3: Economic Developments

Objective 3.1 : Launch a Small Support Initiative to increase opportunities for LMI business owners and workers.

3.2 Devise outreach activities where financial education programs and topics will be the focus.

3.3: Host job training and workforce workshops.

Performance Measures

Introduction

There are so many opportunities where prospective home-owners may be able to benefit from programs for first-time home buyers, financial education for first-time home buyers, grants 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 refurbish some of the properties so that a new home buyer would purchase them and remain in the targeted neighborhoods. Residents are not always aware of the City of Monroe offerings, such as, a series of housing options through its “Home in Monroe Program.” Several program offerings by private entities include Down Payment Assistance and a Buy Down Program.

Low property values can contribute to property deterioration especially in rental properties. The aging of the housing stock in the NRSA neighborhoods is older than most of the housing stock in other Monroe neighborhoods. These factors may lead to low property values and little equity in the homes for homeowners. 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 goals and objectives will begin the process of rehabilitating the neighborhoods as a whole. Short-term improvements will lead to Long-term, permanent improvements. Community revitalization usually consists of a lengthy series of community improvement projects, rather than a single initiative. The activities that will be included in order to accomplish the goals follows:

Goal 1: Neighborhood Improvements

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

Objective 1.1: Develop and fund projects that lead to improved neighborhood safety through the utilization of strategies such as crime prevention through environmental design. The activities are: 1. Engage NRSA residents in project planning and priority setting for their neighborhoods. 2. The PUD staff will work with residents to collaborate using certain activities such as identifying vacant and abandoned properties, high concentration of rental properties, deteriorating properties, low property values and numerous code violations. 3. Modifying the neighborhoods to make it less attractive for criminal activity for example tearing down abandoned structures, repurpose vacant lots as community gardens or outdoor spaces, and/or improve visibility and feelings of safety by improving lighting.

Objective 1.2: Evaluate and identify housing structures for rehabilitation in each of the neighborhoods. The activities are: 1. The PUD staff will work with residents to collaborate using certain activities such as identifying vacant and abandoned properties in their neighborhood. 2. Collaborate with City's Code Enforcement Unit to assess which abandoned houses could be put back into commerce. 3. Lead Hazard and Healthy Home grants will be used for funding for home improvements.

Objective 1.3: Repurpose vacant lots. The activities are: 1. Engage neighborhood residents in tracking vacant lots in their neighborhoods and document activity around vacant lots. 2. Work with the PUD staff to find other purposes that will be allowable that residents could initiate and maintain. 3. Funding for this objective may come from the city.

Goal 2: Residential Developments

Objective 2.1 Provide funding for revitalizing and stabilizing neighborhoods for homeowners, property owners, and renters in targeted areas. The activities are: 1. Funds for this objective will come from CBDG funds and various Bank programs operating in the city. 2. Provide a mechanism that could address deferred maintenance issues for property owners in the targeted neighborhoods. 3. Develop an awareness campaign that would promote community resources with property owners who rent their properties in the targeted neighborhoods.

Objective 2.2 Include property owners who rent to residents in all appropriate activities and initiatives in the targeted areas. The activities are: Develop an awareness campaign that would allow landlords to register their contact information alerting them to community resources that would assist in improving their properties to safe living standards. 2. Develop a campaign that would educate landlords as to what goes into providing affordable and safe rental units. 3. Lead Hazard and Healthy Homes grants can be used for funding for home and rental property improvements.

Goal 3: Economic Developments

Objective 3.1: Launch a Small Support Initiative to increase opportunities for LMI business owners and workers. The activities are: 1. Work with the Chamber of Commerce to get a

listing of businesses in each targeted area that may volunteer to mentor potential residents who aspire to be entrepreneurs. 2. Partner with the small business development center at ULM to plan such an initiative. 3. Funding for this objective may be private and grant funding.

Objective 3.2: Devise outreach activities where financial education programs and topics will be the focus. The activities are: 1. Work with area financial institutions to promote their financial education programs. 2. Connect community agency programs to residents through a promotional campaign including various media outlets and social media campaigns.

Objective 3.3: Host job training and workforce workshops. The activities are: 1. Work with Workforce Board to develop a promotional campaign in the targeted areas focused on job training opportunities as they come up. 2. Communicate with other potential workforce type partners, such as the community college, to advertise opportunities regarding job training and employment prep workshops in the targeted neighborhoods.

Monitoring of the city progress towards their plan's goal and objectives will be documented by the PUD staff keeping track of all activities. Qualitative and quantitative assessments to document progress towards goals will result from pictures, various data collection files,

additional surveys after events and interviews with residents who were directly impacted by the plan's activities and strategies.

Aggregation of Housing Units: As part of the assessment plan, the City of Monroe will maintain documentation that demonstrates 51 percent of the units completed were initially occupied by low- and moderate-income households and report such accomplishments in IDIS to comply with CDBG performance measurement requirements. Using the flexible benefit of aggregating housing units, the NRSA Plan will document 51% were owned by Low-to-Moderate income homeowners.

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 approved NRSA plan 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 an existing directory of agencies and service providers will denote the resources that could enhance progress towards the goals. Discussions on how the agencies, organizations, financial institutions and professional construction related vendors can 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 presentations on specific topics for residents.

Examples of leveraging opportunities might be lumber companies donating lumber and building materials for the refurbishing vacant lots owned by the city. Plant nurseries donating plants for upgrading curb appeal for homeowners learning how to increase the value of their homes. Professional tradesman could volunteer to complete some of the residents' projects. Habitat for Humanity could be approached to partner on a home building project for a qualified resident.

The community centers can be a hub for much of the outreach activities. Volunteers will be needed to conduct focused workshops. Various financial institutions could offer their financial education programs focusing on preparation to be a homeowner. City staff could volunteer to launch awareness campaigns on code enforcement and Public Services. Construction companies could offer courses on Home Maintenance. Nursery workers can also teach homeowners how to landscape. All of these in-kind resources can be leveraged as they are received to approach other entities to get in these neighborhoods improving the overall quality of life for the residents.

Examples of leveraging opportunities might be donating lumber and building materials for the refurbishing vacant lots owned by the city. Plant nurseries donating plants for upgrading curb appeal for homeowners learning how to increase the value of their homes. Professional tradesman could volunteer to complete some of the residents' projects. Habitat for Humanity could be approached to partner on a home building project for a qualified resident. Their can be several means of support for these objectives and the PUD staff will work towards identifying some new relationships and solidifying some current ones as they review the NRSA.

APPENDIX 3: Maps of Targeted Neighborhoods

Maps of Targeted Neighborhoods

Map 1: Neighborhood Revitalization Strategy Area Map of

Map 2: Booker T. Washington Neighborhood Map of

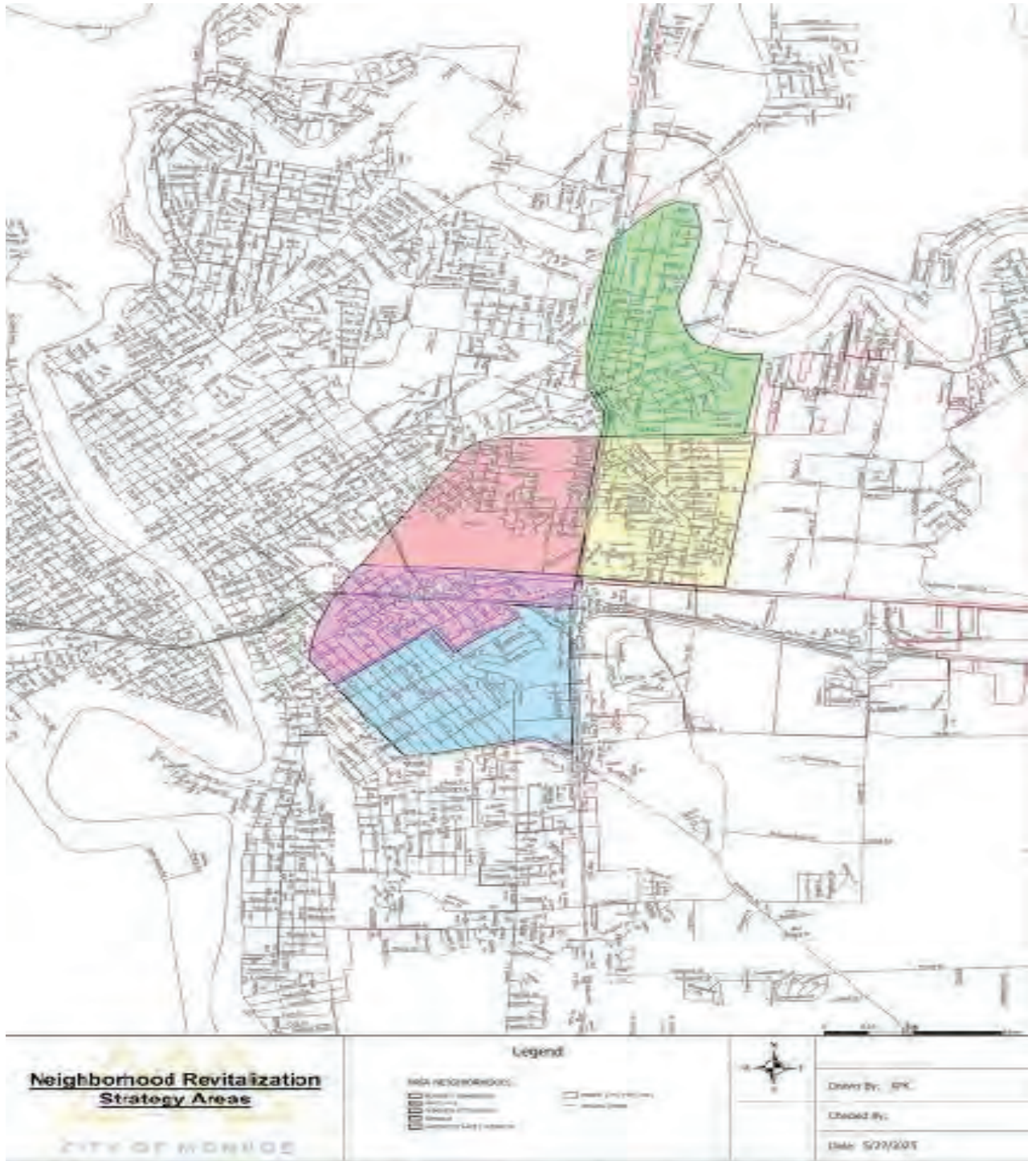
Map 3: Newtown Neighborhood

Map 4: Map of Ouachita Cotton Mills Neighborhood

Map 5: Map of Renwick Neighborhood

Map 6: Map of Sherrouse Neighborhood

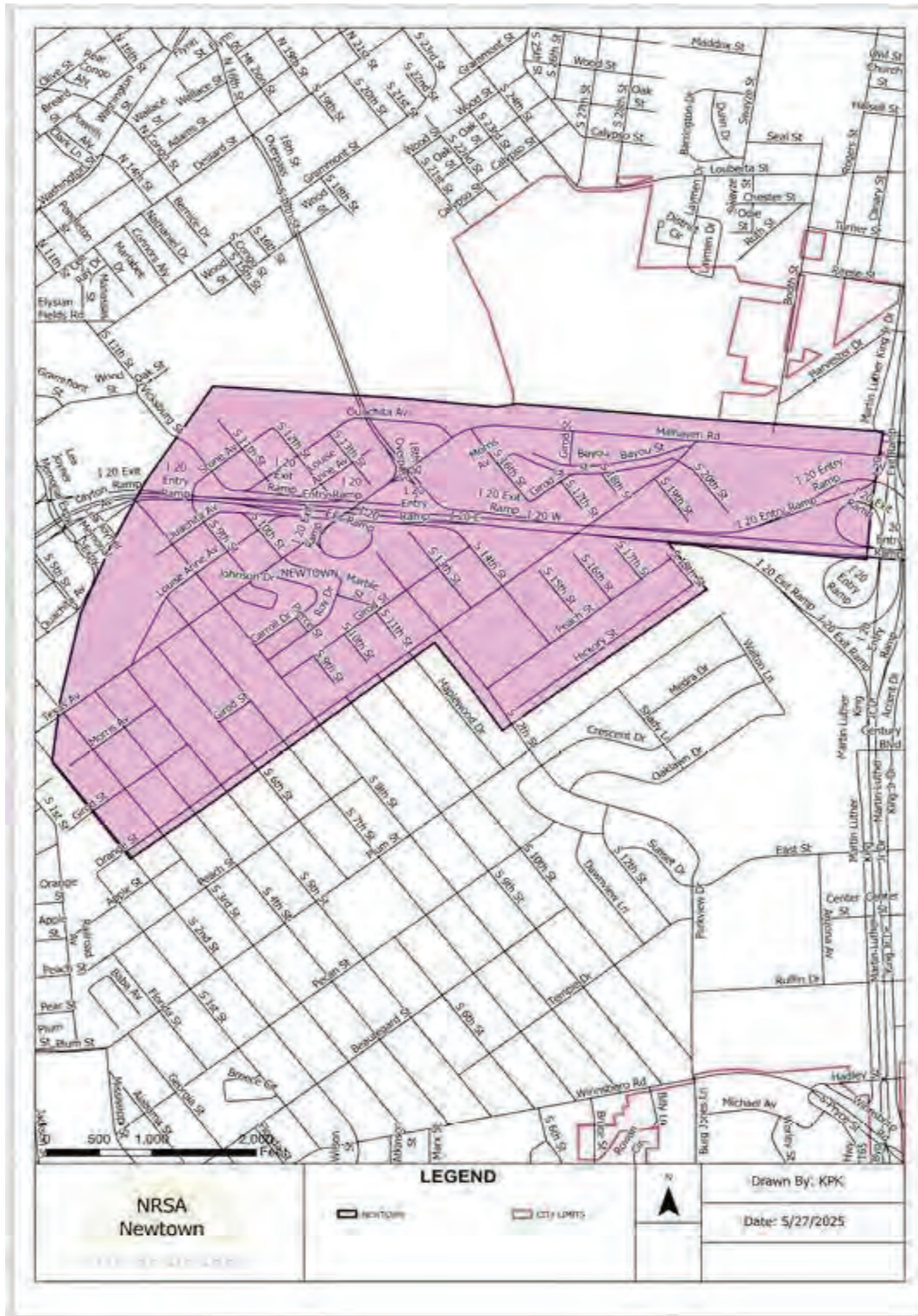
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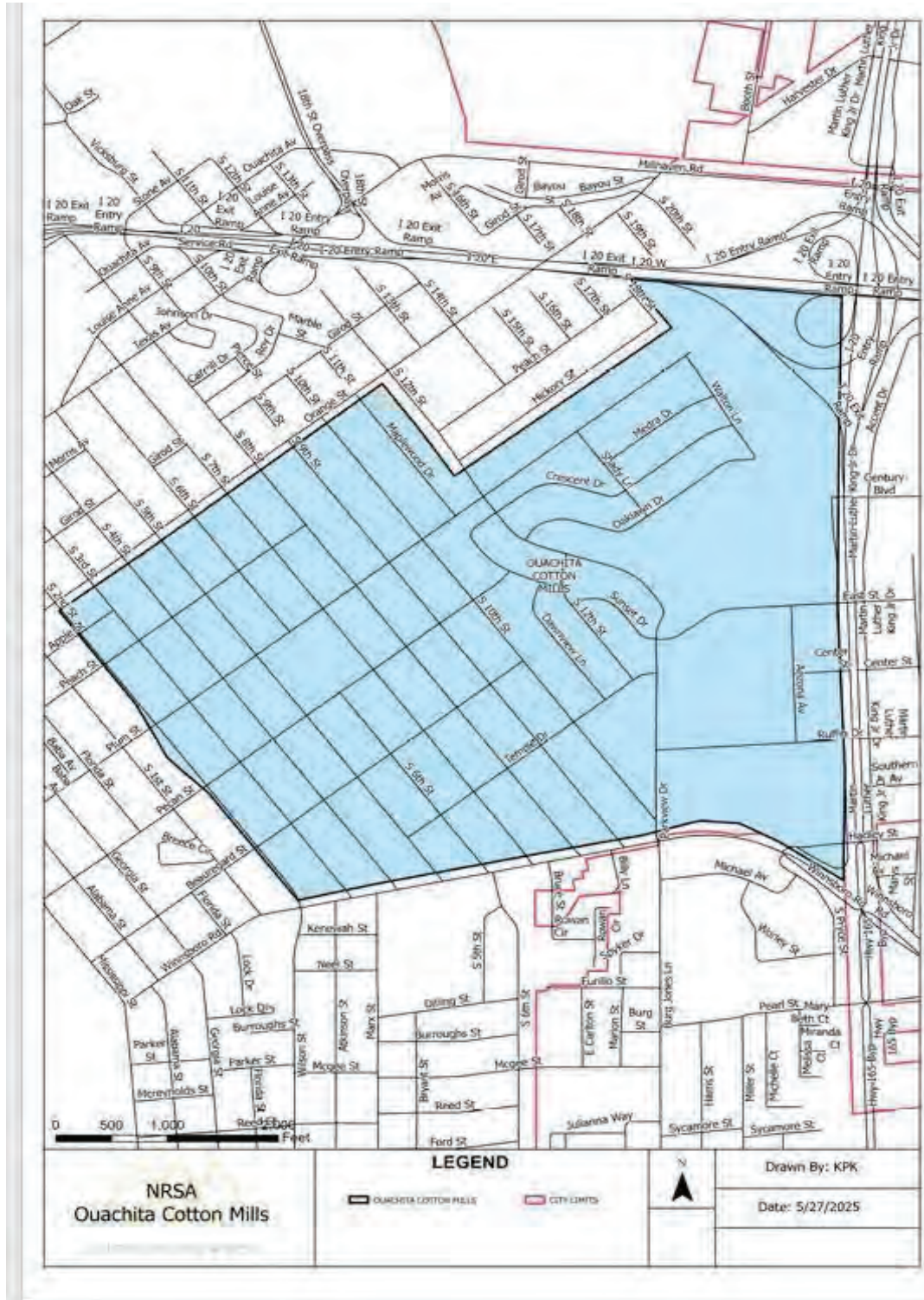
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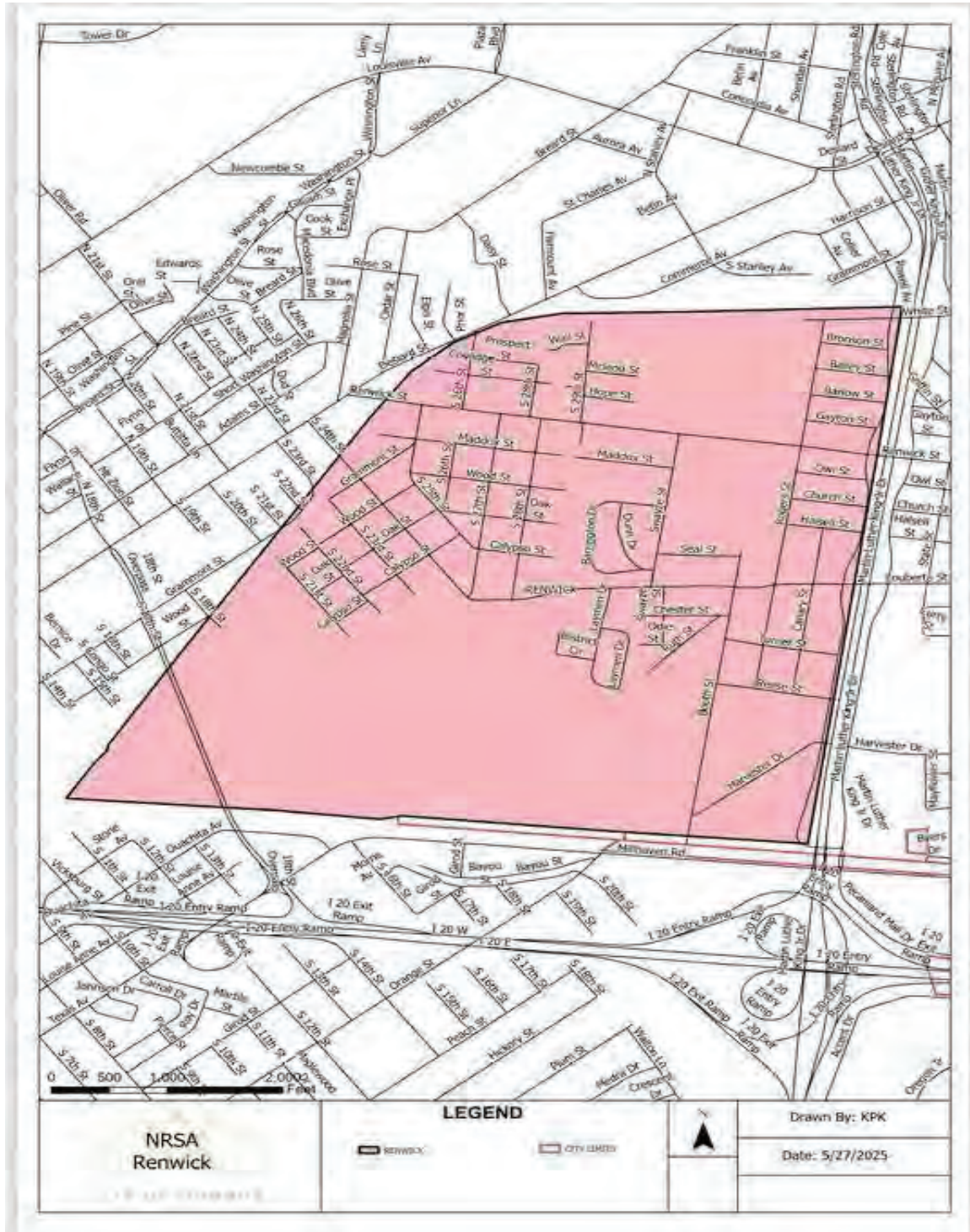
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EVENT SIGN-IN

APPENDIX 4: Sign In Sheets for Consolidated Plan Meetings

SIGN IN SHEETS

Annual Action Plan Update Meeting

March 28, 2024

Sign In Sheets

10 Pages

City of Monroe
Planning & Urban Development
2024 Annual Action Plan
Public Hearing (CDBG, HOME, & ESG)
Public Safety Center
March 28, 2024 - 3:00 P.M.
Sign-In Sheet

Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept.	Housing Provider	Economic Provider
DR. Melissa Toney/ Serving With A Purpose		(469) 739-8491	Melissa.toney@ ServingWithAPurpose.org		✓	
Michael Taylor/ Christopher Youth Center		318-345- 5556	enimmers@comcast. net		✓	
Derrick Johnson		318-348-4440	Derrick-Johnson5987@ yahoo.com		✓	
Deborah Smith		(318)-803- 1261	deborahsmith79 gmail.com			
Ella Nimmers/Christopher Youth Center		318-345- 5556	enimmers@comcast. net		✓	

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Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept.	Housing Provider	Economic Provider	Social Services
City of Monroe Jeanette Mitchell	3901 Jackson	318-329-2256	jeanette.mitchell@ci.monroe.la.us	✓			
City of Monroe/PUD Tisa Dhalwal	3901 Jackson St.	318-329-2256	Tisa.Dhalwal@ci.monroe.la.us	✓			
City of Monroe Wendy Harper	3901 Jackson St	318-329-2256	wendy.harper@ci.monroe.la.us	✓			
City of Monroe Claire Brooks	3901 Jackson St.	318-329-2256	Claire.brooks@ci.monroe.la.us	✓			
City of Monroe/PUD Tynisha Thompson	3901 Jackson St	318-329-2256	tynisha.thompson@ci.monroe.la.us	✓			
City of Monroe Anternee Gallaway	3901 Jackson St	318-329-2256	anternee.galloway@ci.monroe.la.us	✓			
City of Monroe Desmond Jackson	3901 Jackson St	318-329-2335	desmond.jackson@ci.monroe.la.us	✓			

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Sydnee Clary City of Monroe	City Hall	318-446-1489	sydnee.clary@ci.monroe.la.us	Legal		
BRANDON CREEKBAUM CITY OF MONROE LEGAL DEPARTMENT	CITY HALL	318 329 2246	BRANDON CREEKBAUM@ci.monroe.la.us	LEGAL		
Douglas A. Seegers City of Monroe Community Affairs	401 Levee Jayne Memorial Exp. 71201	318-329 2240	doug.seegers@ci.monroe.la.us	CAF		
Meghan Risinger City of Monroe, Economic Development/Mayor's Office	City Hall	318-805-8778	Meghan.risinger@ci.monroe.la.us	E. Dev / Mayor		
Kelsea McCrary City of Monroe Economic Development	City Hall	318-267-6259	Kelsea.McCrary@ci.monroe.la.us	E. Dev / Mayor		

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Shontal Johnson HAMPCD Inc.	1116 Jackson Street Monroe, LA 71202	318-791-4034	hampco31@gmail.com				✓
Amy Magee	153 Tanager Ridge Dr Monroe, LA 71203	713-501-3913	eegam3@yahoo.com				
Billy Varner	6414 Cypress Pt Monroe, La 71203	318-3660379	bvarner1516@gmail.com		✓		✓
Rachel N. Washington City Council		(318) 732-2244	rachel.washington@ci.monroe.la.us	✓			
Brenda Wade - E.P. Robinson (Com) Centers and Programs	3504 Jackson St Monroe, LA 71201	318) 235-3114	brenda.wade@ci.monroe.la.us	✓			
Hayden Hodges	2136 Maywood Drive	(318) 736-8744	wolfhayden11@gmail.com				
Yolanda Washington	PO Box 123 Monroe, La	318 329 2303	Yolanda.Washington@ci.monroe.la.us	✓			

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LYNN STEVENS GOODWILL INDUSTRIES	801 N. 31ST ST MONROE	(cell) 318-771-1929	lstevens@goodwillnla.org			
Manasseh J. McLawell	202 Briarwood DRIVE, Monroe, Louisiana	(call) (318) 351-9144	manasseh9333@gmail.com			
Robert Jordan	111 N. Stanley street	318-324 1144	jordans-auto@yahoo.com			

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Lee Futrell	City Hall Accounting	318. 329. 4969	lee.futrell@ci.monroe.la.us	✓			
Joe Ann Washington	3305 Gordon Ave City Hall Accounting	318 (351) 0024	Joe Ann Wilson 5666@gmail.com				
Mr. Adam J. Bingham	3305 Gordon Ave.	318-235-4863	binghamadam299@gmail.com	✓			
Madelyn Carson Academy of College Education	505 Glenner Ave.	318 450, 7669	jcfreeman@aceforasd.org				
L. Shonda Hawkins	114 Melissa Court Richmond, LA 71202	832-4471565	mslashonkh@gmail.com				

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Grace Jenkins	517 ALABAMA ST	318-690-7700	gjt123.com				
Annie M. Martin	3113 DICKTAYLOR ST.	318-917-3633	Anniemmartin@gmail.com				
Elaine H. Thompson	3205 DICK TAYLOR ST.	318-680-4304	mse Lucy@gmail.com				
Peggy Jones	3312 JACKSON ST.	318-235-8185					
Cartwright Learning, Inc. Cosandra Douglas/Stephanie Carter	1114 JACKSON ST.	318-537-2891	Cartwright1906@gmail.com				
Kustie Hall / The Wellspring	1515 JACKSON ST MONROE, LA 71201	318-237-2228	khodges@wellspringalliance.org kustie		X		
Sedwick J. Berry	3212 VIRGINIA ST MONROE, LA.	318-547-3772	sedwickberry@gmail.com				

**City of Monroe's
 Planning & Urban Development
 2024 Annual Action Plan
 Public Hearing (CDBG, HOME, & ESG)
 Public Safety Center
 March 28, 2024 - 3:00 P.M.
 Sign-In Sheet**

Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept.	Housing Provider	Economic Provider
Power Tools For At Risk Youth Inc.	111 N. Stanley Ave. Monroe LA 71201	318 605 6931 318 547 4221	powertoolsforatriskyouth@yahoo.com			✓
Jordan's Automotive -3- Performance	111 N. Stanley Ave Monroe la. 71201	318 324 1144	jordans_auto@yahoo.com			
Kay LaFrance - Sprint	607 Blenmar	318-805-8774	KAYLA FRANCE @BELL-SOUTH.NET			
Jones Kount Teens 2 Jame Williams	21 Century Blvd. STE 200 Monroe LA 71203	318 348 5014	joneewilliams@kountteens2.org	↘		
Ellen Hud - City of Monroe	PUD			↘		

**City of Monroe's
 Planning & Urban Development
 2024 Annual Action Plan
 Public Hearing (CDBG, HOME, & ESG)
 Public Safety Center
 March 28, 2024 - 3:00 P.M.
 Sign-In Sheet**

Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept.	Housing Provider	Economic Provider	Social
NWSR City of Monroe Housing Project Inc.	2604 Coolidge St. Monroe, LA	(209) 619-7320	tnewman156@gmail.com	Urban Planning Dept			
MONROE REGIONAL BANK Chamber	1500 NORTH 19th Suite 24	(318) 235-4840	admin@mrba.org			X	
Michelle Saucer United Way NELA	1201 Hudson Ln Monroe, LA	318. 325.3869	msaucer@unitedwaynela.org				✓

**City of Monroe's
 Planning & Urban Development
 2024 Annual Action Plan
 Public Hearing (CDBG, HOME, & ESG)
 Public Safety Center
 March 28, 2024 - 3:00 P.M.
 Sign-In Sheet**

Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept.	Housing Provider	Economic Provider
Ouachita Council ON Aging, Inc. Diane Gaines	2407 Ferrand MONROE, LA 71201	318 - 387-0535 ext. 2205	dianegaines@ hotmail.com			
City of Monroe Engineering Dept.	802 No 31st	318-704 9072 or 329-2210	ashia.moore@ci. monroe.la.us	✓		
City of Monroe Engineering Dept.	802 No 31st	329-2210 329-2597	arthur.kalant@ci. monroe.la.us	✓		
Quest 4 Success	405 Strubs Monroe	318- 614-8509	quest4success55@ gmail.com		✓	

Annual Action Plan Update Meeting

April 17, 2024

Sign In Sheets

5 Pages

**City of Monroe's
 Planning & Urban Development
 2024 Annual Action Plan
 Public Hearing (CDBG, HOME, & ESG)
 Public Safety Center
 April 17, 2024 - 4:00 P.M.
 Sign-In Sheet**

Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept.	Housing Provider	Economic Provider	Social Service
Peggy Jones	3312 Jackson St	318-235-8185	peggyjones93@gmail.com				
Anne M. Martin	3113 Dickson St Annemartin@gmail.com	318-977-3633	Annemartin ²¹⁵ @gmail.com				
Sajud E. Blacher	P.O. Box 318044 Baton Rouge, LA		Strategic community solutions of 12@yahoo.com				
S. Crawford	3307 Kendrick Monroe, LA		samcraw098@gmail.com				
Tynisha Thompson City of Monroe	3901 Jackson St Monroe, LA	318 329 2373	tynisha.thompson@ci.monroe.la.us	✓			
Antonee Galloway MidCity Redevelopment				✓			
Matthew Ware				✓			

**City of Monroe's
 Planning & Urban Development
 2024 Annual Action Plan
 Public Hearing (CDBG, HOME, & ESG)
 Public Safety Center
 April 17, 2024 - 4:00 P.M.
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Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept/Dept.	Housing Provider	Economic Provider
Power Tools for At Risk Youth Inc.	111 N. Stanley Ave Monroe La. 71203	318605 6931	power tools for at risk youth@yahoo.com			
The Chaperone foundation	P.O Box 4500 4146	318-350 9135	theChaperonefoundation @gmail.com			
United Way NELA	1201 Hudson Lane Monroe, LA 71201	318. 325- 3869	msaucer@unitedwaynela. org			

**City of Monroe's
 Planning & Urban Development
 2024 Annual Action Plan
 Public Hearing (CDBG, HOME, & ESG)
 Public Safety Center
 April 17, 2024 - 4:00 P.M.
 Sign-In Sheet**

Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept.	Housing Provider	Economic Provider	Contact
Ahayah Community Development	1205 N. KIMMEL Monroe, LA 71201		Ahayah@gmail.com		✓		
Tisa Shaliwal	3901 Jackson St Monroe, LA 71202	(318) 812-7422	Tisa.Shaliwal@ci.monroe.la.us	✓			
Ellen HM	PUD						

**City of Monroe's
 Planning & Urban Development
 2024 Annual Action Plan
 Public Hearing (CDBG, HOME, & ESG)
 Public Safety Center
 April 17, 2024 - 4:00 P.M.
 Sign-In Sheet**

Name/Organization	Address	Phone	Email (PLEASE PRINT)	City Dept/Dept.	Housing Provider	Economic Provider	Social Service
James DeTiege	1604 Pillins St	318-307-0990	James.deTiege@ci.monroe.la.gov	X			
Katherine Zimmerman	2002 Pope St	817-313-5697	KZimm2018@gmail.com				

HOUSING EXPO

HOUSING EXPO

June 15, 2024

Sign In Sheets

59 Pages

59

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024
09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
- No

* 3. Have you owned a home within the last three (3) years?

- Yes
- No

* 4. Which would best describe your current living arrangement?

- Renter
- Renter (Section 8 or any other form of rental subsidy)
- Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Kimberly

Last Name

Duncan

Email Address

Yellbone2000@gmail.com

Phone Number

318-417-0874

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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09:00 a.m. - 1:00 p.m.

Monroe Convention Center

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401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Lashanda B

Last Name

Taylor

Email Address

taylornae76@gmail.com

Phone Number

(318) 512-3734

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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Monroe Convention Center
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401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Lonesha

Last Name

Tyson

Email Address

Lonesha9@gmail.com

Phone Number

(318) 453-0023

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

willing with others

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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* 1. Your contact info:

First Name

Last Name

Email Address

Phone Number

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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Monroe, LA 71201

* 1. Your contact info:

First Name

DAVID

Last Name

GOAD

Email Address

DAVID47GOAD@gmail.com

Phone Number

318 509 9587

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Bobby

Last Name

Whitlock

Email Address

WhitlockBobby433@gmail.com

Phone Number

318 355-3829

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

own

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Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

DOROTHY

Last Name

Reed

Email Address

DRreed2825@gmail.com

Phone Number

318-963-4054

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

FSIAH

Last Name

JANDERS

Email Address

isanders318@gmail.com

Phone Number

318 267 9612

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

own

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09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Patsy

Last Name

Brown

Email Address

pbrown@ptcacademy.com

Phone Number

318-235-6900

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

owner

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Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

*** 1. Your contact info:**

First Name

Viola

Last Name

Sparks

Email Address

vlsparks@comcast.net

Phone Number

318-261-9836

*** 2. Do you live within the city limits of Monroe?**

Yes

No

*** 3. Have you owned a home within the last three (3) years?**

Yes

No

*** 4. Which would best describe your current living arrangement?**

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

OWN

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024
09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Thaddeus

Last Name

Bush

Email Address

Thaddeus.Bush78@gmail.com

Phone Number

318 914 2349

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Loretta

Last Name

May-Tyson

Email Address

lorretta.2809@comcast.net

Phone Number

324-9627

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Homeowner

**Thank you for your interest in attending the City of Monroe's Home in
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event.**

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Willie Mae

Last Name

Williams

Email Address

Phone Number

318-376-9168

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

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Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Danielle

Last Name

Welch

Email Address

dwll-welch@yahoo.com

Phone Number

(318) 235-7744

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

living with my mother with 2 sons
desperately trying to become A first
time home owner! 😊

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First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

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Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

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401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

WILLIE

Last Name

PARKS

Email Address

peppacookie2@gmail.com

Phone Number

504 914 9418

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

OWN

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09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

*** 1. Your contact info:**

First Name

Rathy

Last Name

Thomas

Email Address

R.Thomas14@saginaw.com

Phone Number

318-307-2339

*** 2. Do you live within the city limits of Monroe?**

Yes

No

*** 3. Have you owned a home within the last three (3) years?**

Yes

No

*** 4. Which would best describe your current living arrangement?**

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

C. Renee

Last Name

Hutto

Email Address

Renee.hutto@yahoo.com

Phone Number

318-738-1455

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

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Email Address
Phone Number

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- Yes
 No

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- Yes
 No

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 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

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Phone Number

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- Yes
 No

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Other (please specify)

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Monroe Convention Center

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Monroe, LA 71201

* 1. Your contact info:

First Name

Cherie

Last Name

Bass

Email Address

siveetie29@gmail.com

Phone Number

318-791-2390

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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Monroe Convention Center

Abe Pierce Conference Center

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Monroe, LA 71201

* 1. Your contact info:

First Name

Ethyl

Last Name

May-Moore

Email Address

emmy0453@yahoo.com

Phone Number

(318) 267-4624

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

OWNER

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* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

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Monroe Convention Center

Abe Pierce Conference Center

**401 Lea Joyner Memorial Expressway
Monroe, LA 71201**

* 1. Your contact info:

First Name

Bonetta

Last Name

Spears

Email Address

Spearsbonetta@yahoo.com

Phone Number

318-737-9819

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name	<input type="text" value="Michael"/>
Last Name	<input type="text" value="Simmons"/>
Email Address	<input type="text" value="Simmons.m1415@yahoo.com"/> Simmons.m1415@yahoo.com
Phone Number	<input type="text" value="378-331-6281"/>

* 2. Do you live within the city limits of Monroe?

Yes
 No

* 3. Have you owned a home within the last three (3) years?

Yes
 No

* 4. Which would best describe your current living arrangement?

Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

**401 Lea Joyner Memorial Expressway
Monroe, LA 71201**

* 1. Your contact info:

First Name

Katenia Holland

Last Name

Email Address

Katenia@aol.com

Phone Number

318-381-0220

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

buying

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024
09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Janice

Last Name

Williams

Email Address

Phone Number

(318) 351-4649

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Owner / inheritance

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Saturday, June 15, 2024
09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Katie

Last Name

Marshall

Email Address

Sboss1956@yahoo.com

Phone Number

318-732-4612

landline
other: 318-237-6995

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

owner

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Saturday, June 15, 2024
09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

La Nekka

Last Name

Bursey

Email Address

laneka.bursey@yahoo.com

Phone Number

(318) 512-1537

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024
09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Betty Bullock

Last Name

Bullock

Email Address

bettybullock.2014@gmail.com

Phone Number

318-612-9789

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Lamika

Last Name

Bursey

Email Address

Lamika.johnson45@gmail.com

Phone Number

318-914-3473

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024
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Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
- No

* 3. Have you owned a home within the last three (3) years?

- Yes
- No

* 4. Which would best describe your current living arrangement?

- Renter
- Renter (Section 8 or any other form of rental subsidy)
- Rent-to-Own

Other (please specify)

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Abe Pierce Conference Center
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Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

David

Last Name

Buic

Email Address

d.l.buic73@gmail

Phone Number

318-557-6495

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

**401 Lea Joyner Memorial Expressway
Monroe, LA 71201**

* 1. Your contact info:

First Name

Anthony

Last Name

Glover

Email Address

glover4real@hotmail.com

Phone Number

318-237-0271

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

OWN

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024
09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Carolyn

Last Name

Thomas

Email Address

Gunnie.Carolyn47@yahoo.com

Phone Number

(318) 884-4542

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

*** 1. Your contact info:**

First Name
Last Name
Email Address
Phone Number

*** 2. Do you live within the city limits of Monroe?**

- Yes
 No

*** 3. Have you owned a home within the last three (3) years?**

- Yes
 No

*** 4. Which would best describe your current living arrangement?**

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Joyce

Last Name

Tate

Email Address

jteach2010@att.net

Phone Number

318-366-0373

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Home Owner

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Fantella Johnson

Last Name

Johnson

Email Address

Fantella.johnson@gmail.com

Phone Number

530-315-9171

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Shelia Cage

Last Name

CAGE

Email Address

sboss56@yahoo.com

Phone Number

318-237-6995

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

OWNER

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Tyiska

Last Name

Anderson

Email Address

tyiska84@gmail.com

Phone Number

318-235-5338

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

Brenda

Last Name

Sheppard-Nelson

Email Address

bsheppardnelson@yahoo.com

Phone Number

714 793-6171

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?


- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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Abe Pierce Conference Center
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Monroe, LA 71201

* 1. Your contact info:

First Name 
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

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09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

EMMA

Last Name

McDONALD

Email Address

Courtinmcdonald@google.com

Phone Number

318 323 1915

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

HOME OWNER

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Nicole

Last Name

Rogers

Email Address

nicolerogers2018@gmail.com

Phone Number

812-80486

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Currently in program to buy home

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Courtnei McDonald

Last Name

McDonald

Email Address

courtneimcdonald@gmail.com

Phone Number

(318)417-2654

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

Down

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

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Monroe Convention Center
Abe Pierce Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name
Last Name
Email Address
Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

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* 1. Your contact info:

First Name

Last Name

Email Address

Phone Number

* 2. Do you live within the city limits of Monroe?

- Yes
 No

* 3. Have you owned a home within the last three (3) years?

- Yes
 No

* 4. Which would best describe your current living arrangement?

- Renter
 Renter (Section 8 or any other form of rental subsidy)
 Rent-to-Own

Other (please specify)

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09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

*** 1. Your contact info:**

First Name

Willie

Last Name

Gibson

Email Address

williegibson25@gmail.com

Phone Number

318 732-1033

*** 2. Do you live within the city limits of Monroe?**

Yes

No

*** 3. Have you owned a home within the last three (3) years?**

Yes

No

*** 4. Which would best describe your current living arrangement?**

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

OWNER thru attorney - purchase

Thank you for your interest in attending the City of Monroe's Home in Monroe Housing Expo. Please fill out this survey to register for the event.

Saturday, June 15, 2024

09:00 a.m. - 1:00 p.m.

Monroe Convention Center

Abe Pierce Conference Center

401 Lea Joyner Memorial Expressway

Monroe, LA 71201

* 1. Your contact info:

First Name

Heather

Last Name

Strawther

Email Address

myrastrawther@hotmail.com

Phone Number

318-732-3755

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

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Saturday, June 15, 2024
09:00 a.m. - 1:00 p.m.
Monroe Convention Center
Abe Pierre Conference Center
401 Lea Joyner Memorial Expressway
Monroe, LA 71201

* 1. Your contact info:

First Name

WILLIE A.

Last Name

WILLIAMS

Email Address

Phone Number

318-417-2728

* 2. Do you live within the city limits of Monroe?

Yes

No

* 3. Have you owned a home within the last three (3) years?

Yes

No

* 4. Which would best describe your current living arrangement?

Renter

Renter (Section 8 or any other form of rental subsidy)

Rent-to-Own

Other (please specify)

HOME OWNER

Housing Expo

June 15, 2024

Pre-registration Sheets

3 Pages

Your contact info:			
Column1	Column2	Column3	Phone Number
First Name	Last Name	Email Address	Phone Number
Kimberly	Abraham	kimabe1971@gmail.com	3185125722
Kimberly	Abraham	kimabe1971@gmail.com	3185125722
Theresa	Alexander	theresaloydalexander@gmail.com	3184604307
Donterrio	Anderson	donnieanderson813@gmail.com	3187912392
Nita	Andrews	niru7463@gmail.com	3185164162
Diamond	Anthony	diamondeanthony@gmail.com	3182356464
Cherrice	Arnold	Reece1976@gmail.com	3185160620
Lashonda	Bailey	blashonda00@gmail.com	3184171002
Joshua	Bass	moneymattersconsultings@gmail.com	5017074994
Johnisha	Benard	johnisha.benard@yahoo.com	3185127809
Jakeithia	Bishop	jakeithia1021@gmail.com	3189772590
J'Kezia	Braggs	bjkezia@yahoo.com	9722469157
Eva	Brown	elbrownafb@gmail.com	3187913065
Patsy	Brown	pbrown@pfcademy.com	3182356900
Latoya	Calhoun	latoyacalhoun31@gmail.com	3185474914
Jeanette	Calloway	jeanette.calloway@gmail.com	3182359215
Morgan	Chemkhi	Mizmorgan02@gmail.com	3186804296
Courtney	Collins	hazelpicturespro@gmail.com	3183441718
Lea	Collins	collinr13@gmail.com	3188014158
Juanita	Conway	juanitaconway081@gmail.com	3183812281
Akira	Cooper	akiracooper@ymail.com	8326523754
Kimberly	Cooper	kcooper0925@gmail.com	3184174364
Gerald	Cox	gcox63@gmail.com	3183076578
LaToya	Cox	cox.latoya@aol.com	3182378740
Stephanie	Craig	stephaniewells777@yahoo.com	3185828834
Octae'via	Crockhom	octaevia.crockhom@yahoo.com	3185352795
Eric	Davis	eeicdavis48@outlook.com	3183667201
Joseph	Davis	Josephwdavis1985@gmail.com	225-773-4976
Tamahya	Davis	tamahyadavis745@gmail.com	3187320378
TerriLove	Davis	terri.love007@gmail.com	3188163788
Shaneka	Davis	prettyface9685@yahoo.com	3183072274
Hattie	Dawson	Hattmar7@yahoo.com	3183311343

(10)

✘ DeLisa	Dotson	delisadotson4@gmail.com	601-629-7480	3185472924
✘ Sherrill	Duncan	sherrill.duncan@yahoo.com		3184039721
✘ Stacey	Failla	staceyfailla319@gmail.com		3186934291
Clint	Ferguson	cferg3184017@gmail.com		3186050619
Latambria	Fletcher	latambrialetcher8@gmail.com		3183669172
LaQuanta	Gant	laquantagant.jg@gmail.com		3183414851
Tonya	Gordon	ronetonya@yahoo.com		3183669662
Danielle	Green	dgreen4@gsumail.gram.edu		3185370229
Gerline	Guillaume	gerlineg2013@gmail.com		3184461472
Keuana	Hayes	keuana.hayes@gmail.com		6627012251
Destiny	Holloway	destinyholloway21@gmail.com		4698906624
Lucretia	Holmes	lucretiaholmes6@gmail.com		3183412278
Takeia	Hudson	takeiahudson3@yahoo.com		3186474338
Miesha	Jackson	jackson.miesha4@gmail.com		3186929540
Eboný	Jackson	ejackson42016@hotmail.com		3183665933
Jmirah	Jackson	jacksonjmirah@yahoo.com		3189149021
Sherlonda	Johnson	Sherbondadjohnson@gmail.com		
Jennifer	Johnson	Jenjon77771@gmail.com	225-371-2011	
Candice	Jones	candicejones2007@gmail.com		3185703350
nedra	jones	njones345@icloud.com		2146089899
Cierra	Jones	cierrajones@yahoo.com		3186805624
Jaaric	Keys	jdezzy64@hotmail.com		3183483917
Lamesia	Lamb	mesia_lamb@yahoo.com		3187895013
Jacob	Lamb	jc1364@proton.me		3187535635
Stacey	LaTurco	laturcos415@gmail.com		3182891011
Elaine	Matthews-Roberts	Tricem34@gmail.com		3185376699
Desiree	Mccray	desiree_lmccray@yahoo.com		3185470142
Macee	McDonald's	macee.mcdonald@gmail.com		3187917023
PaShonna	McGinnis-Guttikonda	pashonnacmg@yahoo.com		3186808909
Carol	Mickens	mickenscarol@gmail.com		3183768474
Martina	Miley	martina.miley@yahoo.com		512217746
Charlotte	Morrison	charlottesmorrison835@gmail.com		3184998715
✘ Gandra	Obaze	skobaze@yahoo.com		2148938655
Brandon	Paine	Brandon.paine@ci.monroe.la.us		3188166410

(17)

Saniah	Parker	saniahparker@gmail.com	3185478419
David	Payne	payne318@icloud.com	3183660978
✱ JoAnn	Powell	graciously7@hotmail.com	3188555906
✱ SARITA	RICHARDSON	ATIRAS.SMITH.1970@HOTMAIL.COM	318-737-0979
Kenya	Robinson	robinsonkenya92@yahoo.com	3183318233
Jessica	Robinson	jessrobinson589@gmail.com	3183665246
Wilinsha	Rodgers	roddgerswilinsha9@gmail.com	3189143597
Attlee	Simonton	simontonattlee@gmail.com	3187913065
✱ Regina	Smith-Gipson	randtgipson@yahoo.com	3187914237
Leticia	Stapleton	Tisha03244@outlook.com	3187329647
Ebony	Steele	ebonysteele2009@gmail.com	3185010950
Aleka	Straughter	alekacollins@yahoo.com	3186805784
Heather	Strawther	myrastrawther@hotmail.com	3187323755
Tawanna	Tarvin	tntarvin@yahoo.com	3185576735
Shaquita	Taylor	3504 Parkland Dr	3187895747
Barbara	Taylor	barbarataylor816@yahoo.com	3187919369
Catherine	Varner	cathy.varner@ci.monroe.la.us	3187894017
Catherine	Varner	cathy.varner@ci.monroe.la.us	3187894017
✱ Shayla	Varner	shaylavarner@yahoo.com	3185120879
Lajasmine	Webb	flookie8860@gmail.com	3184187141
Carla	White	carlawhite39@icloud.com	3184991776
Adrienne	Williams	nnae990@icloud.com	3183767331
Elyssa	Willis	misselyssawillis.96@gmail.com	225-305-7894
Lisa	Wilson	troylisa46@gmail.com	3183071135
Shenterius	Young	shenteriusyoung@yahoo.com	3186808080

(14)

Housing Expo
June 15, 2024 Vendor
Sign In Sheets 26
Pages

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Cadence Bank

Sign-In Sheet

Name

Signature

Cadence Bank L J Holland

L J Holland

Cadence Bank Cheryl Newcom

Cheryl Newcom

Cadence Bank Brad Becken

Brad Becken

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Louisiana Department of Health

Sign-In Sheet

Name

Signature

Madison Puzdrakiewicz

Madison Puzdrakiewicz

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

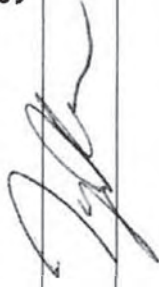
Sanderson Legal Solutions LLC

Sign-In Sheet

Name

Signature

Tyler Sanderson



Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Regions Bank

Sign-In Sheet

Name

Ben Westenburg

Signature







Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Chase Bank

Sign-In Sheet

Name	Signature
Latetao Hutchinson	
Kenya Green	
Tia White	
DeAnn Henderson	
Demetrice Stewart	



Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Homeland Federal Savings Bank

Sign-In Sheet

Name

Signature

Vicki Fletcher

Vicki Fletcher

Erin Warner

Erin Warner

Ashley Doughty

Phyllis Fuller

Phyllis Fuller



Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

First Horizon Bank

Sign-In Sheet

Name	Signature
Brenda Johnson	
Ginger McGrew	

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Magnolia Johnson Estates

Sign-In Sheet

Name

Signature

Derrick Johnson



Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

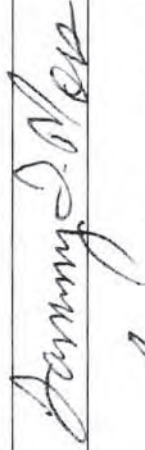
Ahayah Community Development

Sign-In Sheet

Name

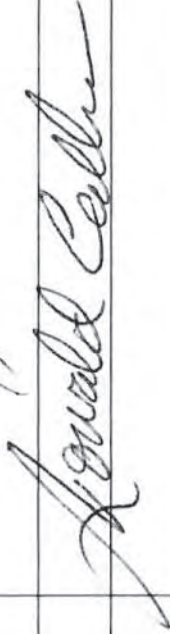
Signature

Tammy Moss



Katamira Billups

Ron Calhoun



Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Creating New Horizons

Sign-In Sheet


Name

Anthony Garcia

Signature

Anthony Garcia

Home in Monroe Housing Fair & Expo
June 15, 2024
9AM-1PM
Habitat for Humanity of North Louisiana
Sign-In Sheet

Name	Signature
Kathy Gardner	

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Quest 4 Success

Sign-In Sheet

Name

Zuleika Moore

Anthony Moore

Signature

Z Moore
Anthony Moore

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Guest Sign-In Sheet

Name	Email	Contact Number	Signature
Angela Perry Sanders		318-812-8340	angela Perry
Robert Sanders		(318) 690-8429	Robert Sanders
Shudrica Williams	Shudrica.williams@yahoo.com	(318) 536-2501	Shudrica Williams
Ariisa Waters	vpevy@yahoo.com	(318) 237-7119	Ariisa Waters
Courtney Collins	hazelpicturespro@gmail.com	318-344-1218	Courtney Collins
H. Anelle Armstrong	k.armstrong@gmail.com	318-791-6979	H. Anelle Armstrong
Chanelle Hudson	J.hudsonchanerh3@gmail.com	(318) 732-5883	Chanelle Hudson

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Guest Sign-In Sheet

Name	Email	Contact Number	Signature
PAE-ALC.com			Pushen Com
Mary A. Cooper	chewcooper@yahoo.com	318-345-4203	Mary A. Cooper
Debra Bridges	debra.bridges42@gmail.com	318-57-7433	Debra Bridges
Kristina Duncan	(Child)		
Erica Coleman	blinqueen-4200@yahoo.com	318-664-2083	Erica Coleman
Kenya Gray Dmar: bell		81077	
Courtney Rush	courtney1smith32@yahoo	318-680-7105	Courtney Rush
Patricia Turner	ATUMG13E@comcast.net	318-791-4755	Patricia Turner
Keorkian Moore	Keorkian-meycha.com	318-289-6207	Keorkian Moore
ERNEST MUHAMMAD	EREMUGLIVE.COM	773-858-9018	Ernest Muhammad


(11)

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Guest Sign-In Sheet

Name	Email	Contact Number	Signature
KJ Huffo	kj.huffo@cloud.com	318-376-7719	

11





De(ta) - Con Plan Volunteers

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Guest Sign-In Sheet

Name	Email	Contact Number	Signature
Shauna Morris	shnm63@gmail.com	318-470-8393	
SNATHACGM	SNMM63@gmail.com	318-470-8393	
Trenord Williams	Trenord.williams@ladetada.com	318-297-1192	
Katijah Dunmore	Katijahdunmore@la.gov	_____	








(14)

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Guest Sign-In Sheet

Name	Email	Contact Number	Signature
Rev Davis Shirley Hill	cevil.davis@yahoo.com	(318) 557-1129	
Shirley Hill	basinc@gmail.com	(318) 778-5463	
Sharkull Enterprises	basinc@gmail.com	318-278-5463	
Tony Hill	Exodus Home Dev.	318 380 4337	
Jamie Guice	Jamie.Smith@mcshools.net	318 557 0205	
Augusta June	AugustaTurner@yahoo.com	469-910-1854	
Calvin Guice	lunanda.yoburns@yahoo.com	791-1275	
Nia Walker	NiaWalker@gmail.com	3186908489	







7

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Guest Sign-In Sheet

Name	Email	Contact Number	Signature
Deela Woods	dwoods@ppj.us	(318) 367-3058	
Broderick, Abadie	broaderick@gnieil.com	(557) 257-2023	gnieil.com
Shelby Taylor	shelby.taylor@gnieil.com	318-322-2650	
Daratha Bennett	dbennett@ppj.us	318-367-3058	dbennett
David Good	DAVID7600@gmail.com	318 509 9587	
Jennifer Harris	Jenniferharris@gmail.com	318-614-4572	Jennifer Harris
Phyllis Newman	newman15@gmail.com	219-619-7520	Phyllis Newman
Leroy Jackson	leroyjackson	702 560 1451	
Leroy Jackson	leroyjackson@auntie.com	202 560 1451	
Michelle Saucier	msaucier@untedwaynela.org	318-998-9207	M. Saucier
Michelle Saucier	msaucier@untedwaynela.org		
William McFarland	New Concept Develop	318-237-8361	

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Monroe Fire Department

Sign-In Sheet

Name	Signature
✓ Brandon Paine	
✓ Shabrodrick Jones	

102

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

MidCity Redevelopment Alliance

Sign-In Sheet

Name

Amfernee Galloway
Rayna Klinfield

Signature

Rayna Klinfield






Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Centric FCU

Sign-In Sheet

Name	Signature
Ashley Owens	
Tessa Morris	
Amy Gregory	
Lucia Weeks	
Matty Wise	

10

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Louisiana Housing Corporation

Sign-In Sheet

Name

Signature

Danel Duggan

Dexter Alexander

Brenda Evans

Terry Hale

Lauren Holmes

Manoqiang W. Claman

Richard A. Wray

MD



BJ



Louisiana Housing Corp



7

Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

Magic Touch LLC, Home Organizer

Sign-In Sheet

Name

M. Linda Bell

Signature

M. Linda Bell







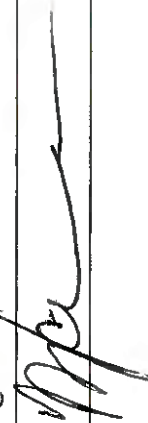
Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

City of Monroe Staff

Sign-In Sheet

Name	Signature	Time In
Ellen Hill		
Tisa Dhaliwal		
Desmond Jackson		7:45
Leon Green		7:40
Wendy Harper		
Tynisha Thompson		7:30
Kenneth Rogers		8:24
Jordan Greggs		8:25
Claire Brooks	Claire Brooks	7:30
Thaddius Ware		7:44am






Home in Monroe Housing Fair & Expo

June 15, 2024

9AM-1PM

City of Monroe Staff

Sign-In Sheet

Name	Signature	Time In
Tommy James		7:51
Reginald Burrell		7:45
Angelique Dorsey		8:00 AM
Stacy Newbill		
Amber Sellers		8:00 AM

CON Plan Public Hearing

November 14, 2024

Sign In Sheets

10 Pages

Non-Profit Capacity Meetings

November 22, 2024

December 6, 2024

December 13, 2024

Sign In Sheets

5 Pages



Nonprofit Education Training
DATE/TIME: Friday, December 13, 2024, 12pm-2pm

SIGN-IN SHEET

NAME	EMAIL (Please Print)	Organization
Alfredo Cruz	letsfixitt@gmail.com	Let's Fix it!
Jeff Elkins	jelkins@choicebrands.net	1900 Club
Gene Tarter	geetaer200712@procast.net	1900 Club
Harveta Reddix	harvet2000@gmail.com	Loveys Inc / Mobile Academic Classroom
Doris Whitty	doris1159@yahoo.com	Trinity Birthday Club, Inc.
Marva Muhammad	Crescentacademy2020@gmail.com	Crescent Educational Services.
Metrina Branson	MetrinaBranson@gmail.com	Holistic Vibes



Nonprofit Education Training
DATE/TIME: Friday, December 06, 2024, 12pm-2pm

SIGN-IN SHEET

NAME	EMAIL (Please Print)	Organization
Leticia Zithy	doris1159@yahoo.com	Trinity Birthday Club, Inc.
Gina Edmondson	ginalynn@comcast.net	LA Thunder
Gene Farver	genefarver712@comcast.net	1900 Club
Jeff Elkins	jellins@choicebrands.net	1900 Club
Katrina Branson	katrina.branson@gmail.com	Holistic Vibes
Marva Muhammad	crescentacademy202@gmail.com	Crescent Educational Services
ERNEST MUHAMMAD	ESFMUGLIVE.COM	LAVELLE ENTITY, LLC
L. K. Stands	Lkstands@disd.net	Trinity Birthday Club



PLANNING & URBAN DEVELOPMENT
Community Development

Nonprofit Education Training
DATE/TIME: Friday, November 22, 2024, 12pm-2pm

SIGN-IN SHEET

NAME	EMAIL (Please Print)	Organization
Bernie Tucker	bernie.tucker@atl.com	Upper Hill Baptist Church
Quincy J. Gardner	quincy@streetnewcoch.org	St. Matthew COCH
Christopher J. Lynch	chrislynch43@yahoo.com	Mary Goss Baptist Church
Mia M. Syar	loretta.1809@comcast.net	Bethel Co's Property Owner
Ellen Hill		
Catherine Thompson	sthompson@unitedusa.yuba.ca.gov	United Way of Northwest CA
Likh Stranler	Likh@halka@icloud.com	Trinity birthday club
Yulanda Washington	yulanda.washington@ci.monroe.la.us	City of Monroe



Nonprofit Education Training

DATE/TIME: Friday, November 22, 2024, 12pm-2pm

SIGN-IN SHEET

NAME	EMAIL (Please Print)	Organization
Lou Turner (James)	louturner54@yahoo.com	
Jeff Atkins	jelkins@choicebrands.net	1900 Club
Gene Foster	gene.foster7121@gmail.com	1900 Club
Katrina Branson	katrina.branson@gmail.com	Holistic Vibes
Harvella Reddix	harvet2000@gmail.com	Loveys, Inc. Mobile Tutoring
Doris Whitty	doris1159@yahoo.com	Trinity Birthday Club, Inc.
Alfredo Cruz	detsfixitt@gmail.com	
Gwendolyn Warfield	Gdarrington@yahoo.com	Union Hill

Citizen Participation Public Forum/
Stakeholders Meeting /
Workgroup Meeting
February 7, 2025
Sign In Sheets
12 Pages

16
 719
 That
 parent
 present



PLANNING & URBAN DEVELOPMENT
 Community Development

2025 Annual Action Plan Public Forum
 DATE/TIME: Thursday, April 3, 2025 2:00 pm-4:00 pm
 LOCATION: Public Safety Center

SIGN-IN SHEET

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Adebola Shoubeji	communityoutreach2000@yahoo.com	Community Outreach of Ouachita Jr
Sharon Pratt	sharonpratt44@yahoo.com	
Chaliqua Watson	fandfacademy@outlook.com	Faith's Finance Academy
Jessica Walker	jwalker83@gmail.com	Innovative Solutions
Amber Sellers	amber.sellers@ci.monroe.la.us	COM - Engineering EMPOWER REAL FOUNDATION (NON PROFIT)
ERNEST MUHAMMAD	ESFMU@LIVE.COM	LAVELLE ENTITY, LLC
Curtis Harrison	richlandbayar73@gmail.com	Richland Bayan Est. LLC
Curtis GRIFF		Self
Kristen Gladen	Regional Manager@ccnla.org	Catholic Charities
Alberta Green	alberta.green@abypds.com	Abb Development Academy

10



**PLANNING & URBAN
DEVELOPMENT**
Community Development

2025 Annual Action Plan Public Forum
DATE/TIME: Thursday, April 3, 2025, 2:00 pm - 4:00 pm
LOCATION: Public Safety Center

SIGN-IN SHEET

(P)

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Melissa Dairon	missypme@yaho.com	Orchita Council on Aging
Jeff Elkins	jelkins@choicebrands.net	1900 Club
Debra Gibbs	libra@daycho.com	President
Melissa Thaxton	Melissa.Thaxton@ci.monroe.la.us	City of Monroe - CA
Brenda Wade	brenda.wade@ci.monroe.la.us	Com - CA
Harveta Reddix	harvet2000@gmail.com	Loveys - Mobile Academic Classroom
Ashley Harris	ashleyharrisinc@gmail.com	Industrial Park
Brenda Johnson	brenda-r-johnson@gmail.com	Wanda's Abounding Grace
Harry Sumner	hampres18@gmail.com	HAMPRES18@gmail.com
Sheral King	Sheraldking84@gmail.com	President

4/30
 298
 JTM



PLANNING & URBAN DEVELOPMENT
 Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025 2:00 pm-4:00 pm

LOCATION: Public Safety Center

9

SIGN-IN SHEET

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Joseph Davis	Joseph Davis 1985@gmail.com	
Jensen Johnson	Jen Jen 7771@gmail.com	
Louis G. Tolliver Jr.	louis.tolliver@monroe.la.us	Public Works
Tim Basswin	tim.basswin@ci.monroe.la.us	Community Affairs - Clearmont Park BC
Cliff Thomas	pres.montive@ccrp.org	Monroe-Duachita WAA CP
Andrea Atwood	amen6415@yahoo.com	
Zanovia Colvin	ZanoviaColvin@gmail.com	
Sharon Pratt	Sharonpratt44@yahoo.com	
Melissa Dixon	lorettahudson@duachita.com duachita.com.net	Duachita Council on Aging



**PLANNING & URBAN
DEVELOPMENT**
Community Development

2025 Annual Action Plan Public Forum
 DATE/TIME: Thursday, April 3, 2025, 2:00 pm - 4:00 pm
 LOCATION: Public Safety Center

SIGN-IN SHEET

(4)

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Fannie Mae Williams	Fannie-Price@yahoo.com	
Carrie W Simon	carrie.simon.hampco@gmail.com	Hampco Inc.
Aramentha Tarvin Lloyd	Ms Tarvin@yahoo.com	
DOMITA TARVIN	domita.tarvin@gmail.com	



**PLANNING & URBAN
DEVELOPMENT**
Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025, 2:00 pm - 4:00 pm

LOCATION: Public Safety Center

SIGN-IN SHEET

8/4

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
TERRITA WATSON	our-house@comcast.net	Christopher Youth Center
Anthony & Zuleike Moore	Quest 4 Success.org	Quest 4 Success
DR. MELISSA TONEY	melissa.toney@servingswithapurpose.org	Serving with A Purpose



**PLANNING & URBAN
DEVELOPMENT**
Community Development

2025 Annual Action Plan Public Forum
 DATE/TIME: Thursday, April 3, 2026, 2:00 pm-4:00 pm
 LOCATION: Public Safety Center

SIGN-IN SHEET

1

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Kenya Robertson	admin@mrbaa.org	Northeast Chamber of Commerce
Kenya Robertson	robertsonk88@ptd.com	Good News Community Resource



**PLANNING & URBAN
DEVELOPMENT**
Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025, 6:00 pm-7:30 pm

LOCATION: Public Safety Center

SIGN-IN SHEET

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Debra Melan	dmeccaa1678@bellsouth.net	<input checked="" type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
Johnny Melan	dmeccaa1678@bellsouth.net	<input checked="" type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other



**PLANNING & URBAN
DEVELOPMENT**
Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025, 6:00 pm - 7:30 pm

LOCATION: Public Safety Center

SIGN-IN SHEET

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
T.J. Stevenson	freshfruitblast@yahoo.com	<input checked="" type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input checked="" type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other



**PLANNING & URBAN
DEVELOPMENT**
Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025, 6:00 pm - 7:30 pm

LOCATION: Public Safety Center

SIGN-IN SHEET

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Katrina Branson	katrinabranson@gmail.com	Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other



**PLANNING & URBAN
DEVELOPMENT**
Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025, 6:00 pm - 7:30 pm

LOCATION: Public Safety Center

SIGN-IN SHEET

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
John L. Russell III	j@thepreacher@yahoo.com	<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other <i>Non Profit</i>
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
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DEVELOPMENT**
Community Development

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NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Row Calhoun	rkc@yahoo.com	Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other
		Resident Youth Organization Senior Organization Public Service City Department Other

Con Plan
Workgroup Planning Session
ZOOM Meeting Format
February 21, 2025
Agenda and Attendance Record
1 Page

CITY OF MONROE
PLANNING AND URBAN DEVELOPMENT DEPARTMENT (PUD)
CONSOLIDATED PLAN COMMUNITY ENGAGEMENT WORK GROUP PLANNING SESSION
FRIDAY, FEBRUARY 21, 2025

AGENDA

2:00 - 2:15 pm Welcome and Session Purpose
Director: ** Ellen Hill

2:15 - 3:05 pm Work Groups Convene & Wrap-up

GROUP ONE/ROOM ONE: Transportation & Economic Development

Facilitator: **Daryl Blacher

GROUP TWO/ROOM TWO: Housing

Facilitator: **Shauna Morris

GROUP THREE/ROOM THREE: Public Service & Neighborhoods

Facilitator: **Wendy Harper

Others in attendance: Staff, D'Monda Hill; Consultant , Ann Zanders

Group Instructions: From the issues shown, please select two priority areas and provide strategies to share with larger group

3:05 - 3:10 pm Group One

3:10 - 3:15 pm Group Two

3:15 - 3:20 pm Group Three

3:20 - 3:30 pm PUD Remarks and Thank You!

Workgroup Participants **in attendance:**

Janet Hall	Toni Jones	Kim Lowery
Anthony Moore	Zueika Moore	Ernest Muhammed
Ella Nemaner	Henry Newman	Lorenzo Richard
Q Tarie	Brenda Wade	Jessica Waller

Participants: When you enter the Zoom, please place your name [including your organizational affiliation and neighborhood] along with your chosen work group in the Chat Box.

****PLEASE NOTE: THIS SESSION WILL BE RECORDED TO CAPTURE OUR WORK TOGETHER****

Action Plan Public Meeting

April 3, 2025

Sign Sheets

12 Pages



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DEVELOPMENT**
Community Development

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NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Barney Swinson	barneyswinson@gmail.com	<input checked="" type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input checked="" type="checkbox"/> Public Service <input checked="" type="checkbox"/> City Department <input type="checkbox"/> Other
Toni Jones	tonijones210@gmail.com	<input checked="" type="checkbox"/> Resident <input checked="" type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
Janet Hall	shalle.wellspringalliance.org	<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input checked="" type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
Lickey Wilson	marie.kralle316@icloud.com	<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
Sharni Wilson	renese.love13@icloud.com	<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
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NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Deborah Melaa	dmeaa@bellsouth.net	<input checked="" type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
Johnny Melaa	dmeaa@bellsouth.net	<input checked="" type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
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NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
T.J. Stevenson	freshfruitblast@yahoo.com	<input checked="" type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input checked="" type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
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NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Katrina Branson	KatrinaBranson@gmail.com	<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
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NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
John L. Russell III	jrthepreacher2@yahoo.com	<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input checked="" type="checkbox"/> Other <i>Non Profit</i>
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**PLANNING & URBAN
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Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025, 6:00 pm-7:30 pm

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SIGN-IN SHEET

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Row Calhoun	rkd@yahoo.com	<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input checked="" type="checkbox"/> Other <u>Public Safety</u>
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
		<input type="checkbox"/> Resident <input type="checkbox"/> Youth Organization <input type="checkbox"/> Senior Organization <input type="checkbox"/> Public Service <input type="checkbox"/> City Department <input type="checkbox"/> Other
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PLANNING & URBAN DEVELOPMENT
Community Development

2025 Annual Action Plan Public Forum
DATE/TIME: Thursday, April 3, 2025 2:00 pm - 4:00 pm
LOCATION: Public Safety Center

SIGN-IN SHEET

16
+ 19
Total
parent/parts
present

10

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Adebola Shugbo	communityoutreachouachita@gmail.com	Community Outreach of Ouachita, Inc
Sharon Pratt	sharonpratt44@yahoo.com	
Chaliqua Watson	FaithAcademy@outlook.com	Faith's Finance Academy
Jessica Walker	jwalker83@gmail.com	Innovative Solutions
Amber Sellers	amber.sellers@ci.monroe.la.us	COM - Engineering EMPOWER REAL FOUNDATION (NON PROFIT)
ERNEST MUHAMMAD	ESFMU@LIVE.COM	LAVELLE ENTITY, LLC
Curtis Harrison	richlandbayou73@gmail.com	Richland Bayou Est. LLC
Curtis GIBERT		Self
Hester Gladen	RegionalManager@ccnla.org	Catholic Charities
Alberta Green	alberta.green@abypds.com	Abb Development Academy



PLANNING & URBAN DEVELOPMENT
Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025, 4:00 pm-4:00 pm
LOCATION: Public Safety Center

SIGN-IN SHEET

(10)

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Melissa Dairon	missypme@yaho.com	Archite Council on Aging
Jeff Elkins	jelkins@choicebrands.net	1900 Club
Delibra Gibbs	libra@yaho.com	President
Melissa Thaxton	Melissa.Thaxton@ci.monroe.la.us	City of Monroe - CA
Brenda Wade	brenda.wade@ci.monroe.la.us	Com - CA
Harveta Reddix	harvet2000@gmail.com	Loveys - Mobile Academic Classroom
Ashley Harris	ashleytharrisinc@gmail.com	Richard Resident - NATEP ^{Industrial OP} by the train
Brenda Johnson	brenda-r-johnson@gmail.com	Nanda's Abounding Grace
Nancy Dummer	Namp318@gmail.com	NAMP318@gmail.com
Sheral King	Sheraldking84@gmail.com	President





PLANNING & URBAN DEVELOPMENT
 Community Development

2025 Annual Action Plan Public Forum
 DATE/TIME: Thursday, April 3, 2025 2:00 pm - 4:00 pm
 LOCATION: Public Safety Center

SIGN-IN SHEET

9

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Joseph Davis	Joseph.W.Davis1985@gmail.com	
Jennifer Johnson	Jen.John7771@gmail.com	
Louis G. Tolliver, Jr.	louis.tolliver@ci.monroe,la.us	Public Works
Tim Baldwin	tim.baldwin@ci.monroe,la.us	Community Affairs - Chenault Park BC
Cliff Thomas	pres.monroe.nearp@yahoo.com	Monroe-Duachita WACP
Andrea Atwood	amen6415@yahoo.com	
Zanouia Colvin	ZanouiaColvin@gmail.com	
Sharon Pratt	Sharonpratt44@yahoo.com	
Velissa Dixon	lorettahudson@duachita.net	Duachita Council on Aging



CITY OF MONROE

PLANNING & URBAN DEVELOPMENT

Community Development

2025 Annual Action Plan Public Forum

DATE/TIME: Thursday, April 3, 2025, 2:00 pm - 4:00 pm

LOCATION: Public Safety Center

84

SIGN-IN SHEET

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
TelQuita Watten	Our_house@comcast.net	Christopher Youth Center
Anthony & Zeleke Moore	Quest 4 Success.org	Quest 4 Success
Dr. Melissa Toney	melissa.toney@servingswithapurpose.org	Serving with A Purpose



2025 Annual Action Plan Public Forum
 DATE/TIME: Thursday, April 3, 2025, 2:00 pm - 4:00 pm
 LOCATION: Public Safety Center

SIGN-IN SHEET

4

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Fannie Mae Williams	Fannie.Price@yahoo.com	
Carrie N Simon	carrie.simon.hampco@gmail.com	Hampco Inc.
Aramantha Tarvin Lloyd	Ms Tarvin@yahoo.com	
DOMITA TARVIN	domita.tarvin@gmail.com	



2025 Annual Action Plan ~~Public Forum~~

DATE/TIME: Thursday, April 3, 2026, 2:00 pm-4:00 pm

LOCATION: Public Safety Center

SIGN-IN SHEET

1

NAME (Please Print Clearly)	EMAIL (Please Print Clearly)	Organization
Kenya Roberson	admin@mrblm.org	Northeast Chamber of Commerce
Kenya Roberson	Roberson688@uptee.com	Good News Community Resources

SURVEY RESULTS

Blank Surveys & Surveys' Summaries Used for the NRSA and CON Plan Development Process

#1 – Con Plan 2024 - Housing Expo Survey

#2 - City of Monroe Consolidated Plan Survey

#3 - Monroe Consolidated Plan Survey Edited

#4 - Needs Assessment Surveys Combined (NRSA)

#5 – Open Comment Period: The open Comment Period started on 6/ 25/ 2025 and ended on 7/ 25/ 2025. There were no comments to make note of.



Department of Planning and Urban Development

ConPlan 2024 - Housing Expo Survey

1. Do you live in the City of Monroe? Yes No If not, where do you live? _____

2. Please select the category that best represents you. – Check all that apply

- Resident Business Owner
- Developer Faith-based Organization (Church)
- Real Estate Agent/Owner Lending Institution (Bank, etc.)
- Stakeholder (Social Services agency, non-profit, housing advocate, etc.)

3. What brings you to today's event? _____

4. Do you live in a house that you own? Yes No. If "yes" for how long _____?

Before you purchased, how long did you rent? _____

If "no," are you:

renting? For how long? _____

renting with the option to buy? For how long? _____

other?

Are you interested in buying a starter home? Yes No

Do you need down payment assistance? Y N

What neighborhood do you live in now? _____ If moving, where would you like

to live? _____

Are you facing eviction? Y N

DEVELOPERS/REAL ESTATE PROFESSIONALS/STAKEHOLDERS

1. Have you ever:

purchased adjudicated properties through the City of Monroe? Y N

developed (constructed low-to-moderate income) single family or multi-family units? Y N

received funds from the Division of Community Development? If not, are you interested in finding out more. Y N

Do you purchase homes, repair them and flip them?

Do you offer first-time homebuyer closing cost or down payment assistance or premiums for participation in financial literacy (money management) classes? Other special programs to support homeownership? Y N. Please explain if "yes": _____

ALL ATTENDEES

What are your individual/family, business or agency's most immediate needs? Please share:

What things make a neighborhood or would make you feel "at home in Monroe"?



City of Monroe Consolidated Plan Survey

This survey gives residents the opportunity to provide insight and feedback regarding housing, neighborhood, public service, and economic development needs in their community. Residents of Monroe are encouraged to provide input and comments to help with identifying priority needs. The City of Monroe receives funds from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program, the HOME Investment Partnerships (HOME) program, and the Emergency Solutions Grants (ESG) program. Programs supported through these funds increase and preserve affordable rental and homeowner housing, improve public facilities, and support public and community services (e.g., food banks, health care services). These funds benefit low- and moderate- income households.

Which of the following best describes you? (Please circle)

- I am a resident in the City of Monroe.
- I work with an organization or agency that provides housing, community development, and/or services to residents in Monroe.
- Other

If other was selected in previous question fill in on line below:

Please rank each critical housing need in Monroe. Rank your answers from 1 to 5, with 1 being the most critical housing need.

Affordable rental housing (e.g., construct and/or rehabilitate rental housing units for low- and moderate-income households).	
Affordable homeownership opportunities (e.g., down payment or closing cost assistance for purchasing a home).	
Addressing housing discrimination/fair housing resources (e.g. fair housing training for landlords, legal assistance for residents facing housing discrimination).	
Accessible housing for persons with disabilities (e.g. housing options with no-step entrances, wider hallways and doors, etc.).	
Increase housing opportunities for people or households experiencing or that have experienced domestic violence.	
Housing hazard mitigation assistance(e.g., removing mold and moisture, pests, lead hazards, fire/carbon monoxide hazards).	

Housing repair and rehabilitation for low- to moderate-income homeowners (e.g., roof repair and heating, electrical, or plumbing systems).	
Housing repair and rehabilitation for renters (e.g., roof repair and heating, electrical, or plumbing systems).	
Transitional housing for people moving from homelessness to permanent housing.	
Emergency shelters or homeless shelters for persons experiencing homelessness/housing instability.	

Community Development Needs

Please rank each critical community development needs in Monroe. Rank your answers from 1 to 5, with 1 being the most critical community development need.

Accessibility (ADA) improvements to public buildings and/ or community amenities (e.g., parks, libraries).	
More and/or improved senior center facilities in my neighborhood/ community.	
More and/or improved community centers in my neighborhood/ community.	
Accessible housing for persons with disabilities (e.g. housing options with no-step entrances, wider hallways and doors, etc.).	
Help for non-profits (e.g., identifying loan/grant opportunities, capacity building).	
More and/or improved public parks in my neighborhood/community.	
More and/or improved nonprofit facility improvements.	
More and/or improved child care facilities in my neighborhood/ community.	
Sidewalks, streetlights, and/or other similar neighborhood improvements.	

Public Service Needs

What public service needs would you like to see? Please rank each housing outcome you would most like to see prioritized.

Affordable Childcare	
Access to the Internet	
Emergency/Overnight Shelter Services	
Homeless Services	

Transportation	
Education Advocacy Services	
Services to Address Food Insecurity	
Health and Dental Care Services	
Mental Health Services	
Addiction Treatment Services	
Senior Services	
Supportive Services for Vulnerable Population (Low-Income residents, Persons living with Disabilities, LGBTQIA+)	
Youth Activities	

Housing Outcomes

What housing results would you most like to see? Please rank each housing outcome you would most like to see prioritized.

Housing is more energy efficient.	
People with disabilities have more accessible housing options.	
More employment opportunities (e.g., employment re-entry services for previously incarcerated individuals, interview and resume assistance services).	
People have access to more housing choice vouchers/rental subsidies.	
Vulnerable populations (e.g., low-income residents and families, persons experiencing homelessness) have more affordable rental housing options.	
First-time home buyers, young adults, low-to moderate-income residents, and/or large households have more opportunities to buy an affordable home.	
Residents can afford to purchase an ADU/granny flat.	
Residents can afford to purchase a duplex/triplex, townhome, or condo.	
Residents can afford to purchase a single-family home (attached or detached).	
Better distribution of affordable housing in the city.	
Seniors/persons with disabilities are able to live independently.	

Seniors have several housing options to downsize.	
There is increased shelter capacity to support persons experiencing homelessness.	
People experiencing homelessness/housing instability have more non-congregate shelter options.	
People experiencing homelessness/housing instability have more permanent housing options.	
Owner-occupied housing is in better condition.	
Rental housing is in better condition.	
Residents have more resources to resolve housing discrimination/better awareness of fair housing rights.	
Residents have more resources to avoid displacement.	

General Feedback or Comments

TELL US ABOUT YOURSELF

What is your gender? Please circle one.

- Male
- Female
- Gender Non-Confirming
- Do not identify as female, male, or transgender
- Transgender male
- Transgender female
- Prefer not to answer

What is your age? Please circle one

- Under 18 years of age
- 18-24 years
- 25-34 years
- 35-44 years
- 45- 54 years
- 55-64 years
- Over 65
- Prefer not to answer

Which race category best describes you? Please circle one.

- African American/Black
- Caucasian/White
- Asian/Asian American
- Hispanic/Latino
- Native American/American Indian/Alaska Native

- Native Hawaiian/other Pacific Islander
 - Other (please fill in on line below)
-

How would you define your current housing situation?

- Rent
- Own
- Sheltered Vehicle/safe parking
- Unsheltered
- Sheltered-transitional/friends/family
- Prefer not to answer

Do you or anyone in your household identify as having or living with a disability? Circle one.

- Yes
- No
- Prefer not to answer

What is your household size?

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

Into what category does your total household income fall?

- Less than \$10,000
- \$10,000-\$14,999
- \$15,000-\$24,999
- \$25,000-\$34,999
- \$35,000-\$49,999
- \$50,000-\$99,999
- \$100,000-\$149,999
- \$150,000-\$199,999
- \$200,000 or more
- Prefer not to answer

Thank you!

Thank you for your interest and participation in this survey. If you would like to receive notices about this plan, please provide your email OR phone number. Your information will only be used for this purpose and will not be shared with anyone.

Print Email

Print Phone Number



PLANNING & URBAN DEVELOPMENT

Community Development

CITY OF MONROE CONSOLIDATED PLAN SURVEY

How can the City of Monroe serve your community? This survey gives residents the opportunity to provide insight and feedback regarding housing, neighborhood, public service, and economic development needs in their community.

Residents of Monroe are encouraged to provide input and comments to help with identifying priority needs.

The City of Monroe receives funds from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program, the HOME Investment Partnerships (HOME) program, and the Emergency Solutions Grants (ESG) program. Programs supported through these funds increase and preserve affordable rental and homeowner housing, improve public facilities, and support public and community services (e.g., food banks, health care services). These funds benefit low- and moderate- income households.

1. Which of the following best describes you?

- I am a resident in the City of Monroe.
- I work with an organization or agency that provides housing, community development, and/or services to residents in Monroe.
- Neither.

HOUSING NEEDS

2. Please rank the five most critical housing needs in Monroe. Rank your answers from 1 to 5, with 1 being the most critical housing need.

- | | |
|--|---|
| <input type="checkbox"/> Affordable rental housing (e.g., construct and/or rehabilitate rental housing units for low- and moderate-income households). | <input type="checkbox"/> Addressing housing discrimination/fair housing resources (e.g. fair housing training for landlords, legal assistance for residents facing housing discrimination). |
| <input type="checkbox"/> Affordable homeownership opportunities (e.g., downpayment or closing cost assistance for purchasing a home). | <input type="checkbox"/> Accessible housing for persons with disabilities (e.g. housing options with no-step entrances, wider hallways and doors, etc.). |

- Increase housing opportunities for people or households experiencing or that have experienced domestic violence.
- Housing hazard mitigation assistance (e.g., removing mold and moisture, pests, lead hazards, fire/carbon monoxide hazards).
- Housing repair and rehabilitation for low- to moderate-income homeowners (e.g., roof repair and heating, electrical, or plumbing systems).
- Housing repair and rehabilitation for renters (e.g., roof repair and heating, electrical, or plumbing systems).
- Transitional housing for people moving from homelessness to permanent housing.
- Emergency shelters or homeless shelters for persons experiencing homelessness/housing instability.
- Other (please specify in Question 3).

3. Are there any other housing needs not listed above you would like to identify provided they are within the city's scope of work ?

COMMUNITY DEVELOPMENT NEEDS

4. Please rank the five most critical community development needs in Monroe. Rank your answers from 1 to 5, with 1 being the most critical community development need.

- Accessibility (ADA) improvements to public buildings and/ or community amenities (e.g., parks, libraries).
- More and/or improved senior center facilities in my neighborhood/ community.
- More and/or improved community centers in my neighborhood/ community.
- Help for non-profits (e.g., identifying loan/ grant opportunities, capacity building).
- More and/or improved public parks in my neighborhood/community.
- More and/or improved nonprofit facility improvements.
- More and/or improved child care facilities in my neighborhood/ community.
- Sidewalks, streetlights, and/or other similar neighborhood improvements.
- Other (please specify in Question 5).

5. Are there any other community development needs not listed above you would like to identify or other comments you would like to make?

PUBLIC SERVICE NEEDS

6. Please rank the five most critical public service needs in Monroe. Rank your answers from 1 to 5, with 1 being the most critical public service need.

- | | |
|---|--|
| <input type="checkbox"/> Affordable childcare | <input type="checkbox"/> Mental health services |
| <input type="checkbox"/> Access to internet | <input type="checkbox"/> Addiction treatment services |
| <input type="checkbox"/> Emergency/overnight shelter services | <input type="checkbox"/> Senior services |
| <input type="checkbox"/> Homeless services | <input type="checkbox"/> Supportive services for vulnerable populations (low-income residents, persons living with disabilities, LGBTQIA+) |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Youth activities |
| <input type="checkbox"/> Educational advocacy services | <input type="checkbox"/> Other (please specify in Question 7) |
| <input type="checkbox"/> Services to address food insecurity | |
| <input type="checkbox"/> Health and dental care services | |

7. Are there any other public service needs falling within the city's scope of work, not listed above you would like to identify or other comments you would like to make?

ECONOMIC DEVELOPMENT NEEDS

8. Please rank the five most critical economic development need Monroe. Rank your answers from 1 to 5, with 1 being the most critical economic development need.

- | | |
|---|--|
| <input type="checkbox"/> Job training programs (e.g., technical and vocational skills training, training programs in specific industries (i.e., construction, technology)). | <input type="checkbox"/> programs for underserved communities). |
| <input type="checkbox"/> Workforce development programs (e.g., career training, education, internships, and apprenticeship | <input type="checkbox"/> More employment opportunities (e.g., employment re-entry services for previously incarcerated individuals, interview and resume assistance services). |

- Business assistance programs (e.g., business plan development, accounting and management, social media strategy, etc.).
- Grants for small businesses.
- Microenterprise programs (e.g., assist low-to-moderate income residents with launching new or expanding existing businesses with 5 or less employees).
- One-on-one business counseling or training for small business entrepreneurs.
- Low-cost loans for small/start-up businesses and non-profits.
- Other (please specify in Question 9).

9. Are there any other economic development needs not listed above you would like to identify provided funding is available?

HOUSING OUTCOMES

10. What housing results would you most like to see? Please rank your top five answers from 1 to 5, with 1 being the housing outcome you would most like to see prioritized.

- Housing is more energy efficient.
- Residents can afford to purchase a single-family home (attached or detached).
- People with disabilities have more accessible housing options.
- Better distribution of affordable housing in the city.
- People have access to more housing choice vouchers/rental subsidies.
- Seniors/persons with disabilities are able to live independently.
- Vulnerable populations (e.g., low-income residents and families, persons experiencing homelessness) have more affordable rental housing options.
- Seniors have several housing options to downsize.
- First-time home buyers, young adults, low- to moderate-income residents, and/or large households have more opportunities to buy an affordable home.
- There is increased shelter capacity to support persons experiencing homelessness.
- Residents can afford to purchase an ADU/granny flat.
- People experiencing homelessness/housing instability have more non-congregate shelter options.
- Residents can afford to purchase a duplex/triplex, townhome, or condo.
- People experiencing homelessness/housing instability have more permanent housing options.

- Owner-occupied housing is in better condition.
- Rental housing is in better condition.
- Residents have more resources to resolve housing discrimination/better awareness of fair housing rights.

- Residents have more resources to avoid displacement.
- Fewer affordable units are converted to market rate housing.
- Other (please specify in Question 11).

11. Are there any other housing outcomes not listed above you would like to identify or other comments you would like to make?

COMMUNITY DEVELOPMENT OUTCOMES

12. What community development results would you most like to see? Please rank your top five answers from 1 to 5, with 1 being the community development outcome you would most like to see prioritized.

- | | |
|---|---|
| <input type="checkbox"/> New community centers. | <input type="checkbox"/> New senior centers. |
| <input type="checkbox"/> Improvements to existing community centers. | <input type="checkbox"/> Improvements to existing senior centers. |
| <input type="checkbox"/> More non-profit/services space.
Improvements to non-profit/services space. | <input type="checkbox"/> More recreation opportunities for youth and other special populations. |
| <input type="checkbox"/> New parks and recreation centers.
Improvements to parks and recreation centers. | <input type="checkbox"/> Street and sidewalk improvements.
Accessibility improvements to existing public buildings and/or community amenities. |
| | <input type="checkbox"/> Other (please specify in Question 13). |

13. Are there any other community development outcomes not listed above you would like to identify provided they are with in the city's scope of work ?

PUBLIC SERVICE OUTCOMES

14. What public service results would you most like to see? Please rank your top five answers from 1 to 5, with 1 being the public service outcome you would most like to see prioritized.

- | | |
|---|--|
| <input type="checkbox"/> Increased access to mental health care services. | <input type="checkbox"/> Increased access to health and dental care services. |
| <input type="checkbox"/> Increased access to addiction treatment services. | <input type="checkbox"/> Increase access to supportive services for vulnerable populations (e.g., low-income residents, persons living with disabilities, LGBTQIA+ communities). |
| <input type="checkbox"/> Increased access to internet/broadband services. | <input type="checkbox"/> Increased access to/more senior services and activities. |
| <input type="checkbox"/> Increased access to educational advocacy services. | <input type="checkbox"/> Increased access to/more youth services and activities. |
| <input type="checkbox"/> Increased access to services that address food insecurity. | <input type="checkbox"/> More affordable childcare options. <input type="checkbox"/> |
| <input type="checkbox"/> Increased access to transportation. | Other (please specify in question 15). |

15. Are there any other public service outcomes not listed above you would like to identify provided they are with in the city's scope of work ?

ECONOMIC DEVELOPMENT OUTCOMES

16. What economic development results would you most like to see? Please rank your top five answers from 1 to 3, with 1 being the economic development outcome you would most like to see prioritized.

- More job training programs or job training centers.
 - Revitalization of neighborhood businesses/commercial areas.
 - More opportunities for start-up businesses, businesses looking to expand, or businesses looking to relocate.
 - More economic development programs that develop and strengthen small businesses.
- Improving access to job opportunities.
- Other (please specify in question 17).

17. Are there any other economic development outcomes not listed above you would like to identify or provided they are with in the city's scope of work ?

TELL US ABOUT YOURSELF (OPTIONAL)

18. What is your gender? Please select one.

- | | |
|---|--|
| <input type="checkbox"/> Female | <input type="checkbox"/> Gender non-conforming |
| <input type="checkbox"/> Male | <input type="checkbox"/> Do not identify as female, male, or transgender |
| <input type="checkbox"/> Transgender female | <input type="checkbox"/> Prefer not to answer |
| <input type="checkbox"/> Transgender male | |
| <input type="checkbox"/> I identify as: _____ | |

19. What is your age? Please select one.

- | | |
|---|---|
| <input type="checkbox"/> Under 18 years | <input type="checkbox"/> 45 to 54 years |
| <input type="checkbox"/> 18 to 24 years | <input type="checkbox"/> 55 to 64 years |
| <input type="checkbox"/> 25 to 34 years | <input type="checkbox"/> Over 65 years |
| <input type="checkbox"/> 35 to 44 years | <input type="checkbox"/> Prefer not to answer |

20. Which race category best describes you? Please select one.

- | | |
|--|---|
| <input type="checkbox"/> Asian/Asian American | <input type="checkbox"/> Native Hawaiian/Other Pacific Islander |
| <input type="checkbox"/> African American/Black | <input type="checkbox"/> White/Caucasian |
| <input type="checkbox"/> Native American/American Indian/
Alaska Native | <input type="checkbox"/> Two or more races |
| | <input type="checkbox"/> Prefer not to answer |

If not listed above, please share your race/ ethnicity: _____

21. Are you of Hispanic, Latino/Latina/Latinx or Spanish ethnicity?

- Yes
- No
- Prefer not to answer

22. Which of the following best describes your current employment status? Choose all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Employed full-time | <input type="checkbox"/> Temporary work/odd jobs |
| <input type="checkbox"/> Employed part-time | <input type="checkbox"/> Unemployed/looking for work |
| <input type="checkbox"/> Self-employed | <input type="checkbox"/> Stay-at-home parent/caregiver |
| <input type="checkbox"/> Retired | <input type="checkbox"/> Part-time student |
| <input type="checkbox"/> Receive disability benefits | <input type="checkbox"/> Prefer not to answer |
| <input type="checkbox"/> Full-time student | |

23. How would you define your current housing situation?

- | | |
|--|---|
| <input type="checkbox"/> Rent | <input type="checkbox"/> Sheltered – vehicle/safe parking |
| <input type="checkbox"/> Own | <input type="checkbox"/> Unsheltered |
| <input type="checkbox"/> Sheltered – transitional/friends/family | <input type="checkbox"/> Prefer not to answer |

24. Do any children under the age of 18 live with you?

- Yes
- No
- Prefer not to answer

25. Are you a US Military member on active duty or a veteran?

- Yes – Active Duty
- Yes - Veteran
- No
- Prefer not to answer

26. Do you or anyone in your household identify as having or living with a disability?

- Yes
- No
- Prefer not to answer

27. What is your household size?

- | | |
|----------------------------|----------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 5 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 6 |
| <input type="checkbox"/> 3 | <input type="checkbox"/> 7 |
| <input type="checkbox"/> 4 | <input type="checkbox"/> 8 |

28. Into what category does your total household income fall?

- | | |
|---|---|
| <input type="checkbox"/> Less than \$10,000 <input type="checkbox"/> | <input type="checkbox"/> \$75,000 up to \$99,999 <input type="checkbox"/> |
| <input type="checkbox"/> \$10,000 up to \$14,999 <input type="checkbox"/> | <input type="checkbox"/> \$100,000 up to \$149,000 <input type="checkbox"/> |
| <input type="checkbox"/> \$15,000 up to \$24,999 <input type="checkbox"/> | <input type="checkbox"/> \$150,000 up to \$199,999 <input type="checkbox"/> |
| <input type="checkbox"/> \$25,000 up to \$34,999 <input type="checkbox"/> | <input type="checkbox"/> \$200,000 or more |
| <input type="checkbox"/> \$35,000 up to \$49,999 <input type="checkbox"/> | <input type="checkbox"/> Prefer not to answer |
| <input type="checkbox"/> \$50,000 up to \$74,999 <input type="checkbox"/> | |

THANK YOU!

Thank you for your interest and participation in this survey. If you would like to receive notices about this plan, please provide your email OR phone number. Your information will only be used for this purpose and will not be shared with anyone.

Email/ phone number: _____



General Community Needs

1. ****What do you believe are the top three needs in our community?***

2. ****How satisfied are you with the current resources and services available in the community? (Very satisfied, Satisfied, Neutral, Unsatisfied, Very unsatisfied)*** **Please circle your choice.**

3. ****What type of community services do you feel are lacking? (e.g., healthcare, education, transportation)***

Housing Specific Matters

4. ****How would you rate your current housing situation? (Excellent, Good, Fair, Poor)*****Why?**

5. ****What are the biggest challenges you face in finding or maintaining affordable housing?***

6. ****What features are most important to you in a housing community? (e.g., safety, accessibility, amenities)***

7. If you are a renter or a buyer who feels you have been discriminated against, would you know how to file a Fair Housing complaint? Yes No Maybe Please explain:

Social Services and Programs

8. ****Which of the following social services do you feel should be prioritized in our community? (e.g., job training, mental health services, youth programs)*****Why?**

9. ****Have you or someone you know utilized community support services? If yes, which ones?***

Community Engagement

10. ****How often do you participate in community events or meetings? (Regularly, Occasionally, Rarely, Never)*** **Please circle your answer.**

11. ****What types of community events would you like to see more of?***

Safety and Environment

12. ****How safe do you feel in your neighborhood? (Very safe, Safe, Neutral, Unsafe, Very unsafe)*****Why?**

13. ****What environmental issues concern you most in our community? (e.g., pollution, lack of green spaces)***

Future Community Development

14. ****What improvements would you like to see in our community over the next five years?***

Open-Ended Questions

15. ****What additional comments or suggestions do you have regarding community needs?***

****Thank you for your participation in this process. Your comments are valued and important.****

Surveys' Summaries Used for the NRSA and CON Plan Development Process

#1 – Con Plan 2024 - Housing Expo Survey

#2 - City of Monroe Consolidated Plan Survey

#3 - Monroe Consolidated Plan Survey Edited

#4 - Needs Assessment Surveys Combined (NRSA)

#5 – Open Comment Period: The open Comment Period started on 6/ 25/ 2025 and ended on 7/ 25/ 2025. There were no comments to make note of.

CON Plan 2024 – Housing Expo Survey

111 respondents

Who are you and where do you live

Monroe Residents Responders 73

Non- Monroe Residents Responders 33

No response 5

Ouachita Parish 106

East Baton Rouge Parish 2

Mississippi 1

Texas 2

Residents 79

Business Owners 5

Stakeholders 4

Developer 3

No response 20

Renters 65

Homeowners 39

No response 7

What brings you to today's event?

Related to preparing to purchase a home, programs, etc. 89

Landlord 2

Home improvement 9

Safe Housing Program -	3
No response	7

How long have you lived in your current house?

26 + Years	7
8 To 14 years	6
2 to 5 years	10
Suspect that all of these respondents are homeowners	
No response	88

Before you purchased, how long did you rent?

Currently renting	53
6 months to 3 years	11
7 years to 10 years	2
15 years to 20 years	14
No response	31

If you are renting, how long have you been renting?

6 months to 4 years	10
& years to 14 years	10
17 years to 32 years	16
All of their lives	6
No responses	23

Do you need downpayment assistance?

Housing assistance	35
--------------------	----

What neighborhood do you live in ?

Neighborhoods represented in the respondents

33

If you are moving, where do you want to live?

Very few attendees responded and some of the neighborhoods mentioned are:

Booker T Washington

Renwick

Sherrouse

Lakeshore

North Monroe

West Monroe

Foster Heights

Warhawk Way

Are you facing eviction?

Yes – 2

Developed Low to mod rate home?

Responders saying yes

4

Received funds from Division of Community Development

1

Do you flip houses?

Responders saying yes

3

Do you offer first-time homebuyer closing costs or down payment assistance or premiums for participation in financial literacy (money management) classes?

2

Do you offer other special programs to support homeownership?

1

Do you offer other special programs to support homeownership?

1

What are your individual/family, business or agency's most immediate need?

Homeownership

Space

Finances/Credit

I have 4 other people that live in the home including me. I need something handicap acceptable for my mom because she lives with me. I have been renting for a while and would like my home.

Roof on house; flooring; ceiling in bathroom

Affordable housing development funds, rehab funds, foreclosure prevention counseling/medication

Buying a home for my daughter, myself and our dogs.

Need repairs on home or purchase a new home

Safe and efficient housing

Also, interested in flipping homes

To own my own home in a quiet, productive neighborhood. Need assistance with firsttime homebuyer funds.

We need a house of our own.

Repair home in blighted area in the City of Monroe that I own

Life Insurance

Updated housing

My desire is to purchase a home for first time. Not looking for nothing fancy but safe and affordable.

Home buyers education

Looking to buy a house or may getting one built.

To purchase a home and the options available.

Safe Housing

A safe. family-oriented neighborhood for a single parent home

Repairs

Home with yard, garage, spacious, 2 bathroom, 3 bedrooms, home that belongs to me!

Education, in tech, financing, business building

Developer-Need resources about Homebuyer program

Information and assistance with purchasing a home.

What things make a neighborhood or would make you feel at "at home in Monroe"?

I love to live in a safe neighborhood

friendly people feeling safe

Children playing in the fields, cars being washed in the yards, barbequing and volleyball during summer, holiday decorations

better resources for teens, jobs, recreation on better businesses in the city (Ex: national chains)

A community with working people and families

1) safety, 2) well maintained area, clean, 3) friendly neighborhood.

Safe environment, non-flood area, etc.

Nice area close to places I need to go daily, low to no crime, no flood zone, low noise levels

Being safe home, to repair the flooding in the area

Safety, no noise

Safety and a neighborhood that would be close to a good school.

Safe areas; cop presence since I'm around elementary schools - keep kids protected



Consolidated Plan Public Feedback Summary + Report

Overview Summary

Based on feedback from 37 submissions, the community has highlighted key areas of concern and improvement regarding housing and accessibility in Monroe. The survey responses reflect a strong need for affordable housing solutions, fair housing protections, and support for vulnerable populations.

1. Demographic Summary

- **Gender Distribution:**
 - Female: 36.11%
 - Male: 50.00%
 - Prefer Not to Answer: 11.11%
- **Age Distribution:**
 - 25-34 years: 22.22%
 - Over 65: 16.67%
 - Prefer Not to Answer: 13.89%
 - 55-64 years: 13.89%
 - 18-24 years: 11.11%
 - 45-54 years: 11.11%
 - 35-44 years: 8.33%
 - Under 18 years: 2.78%
- **Race Distribution:**
 - African American/Black: 75.00%
 - Prefer Not to Answer: 19.44%
 - White/Caucasian: 5.56%
- **Housing Situation:**
 - Own: 40.54%
 - Rent: 40.54%
 - Prefer Not to Answer: 13.51%
 - Sheltered (transitional, friends/family): 2.70%
 - Unsheltered: 2.70%
- **Disability Status:**
 - No: 62.16%

- Yes: 27.03%
- Prefer Not to Answer: 10.81%
- **Household Size Distribution:**
 - 2 persons: 27.03%
 - 3 persons: 21.62%
 - 5 persons: 16.22%
 - 4 persons: 16.22%
 - 1 person: 5.41%
 - 6 persons: 5.41%
 - 8 persons: 5.41%
 - 7 persons: 2.70%
- **Household Income Distribution:**
 - Less than \$10,000: 25.00%
 - \$25,000-\$34,999: 19.44%
 - \$15,000-\$24,999: 16.67%
 - Prefer Not to Answer: 13.89%
 - \$75,000-\$99,999: 8.33%
 - \$35,000-\$49,999: 5.56%
 - \$50,000-\$74,999: 5.56%
 - \$100,000-\$149,999: 2.78%
 - \$150,000-\$199,999: 2.78%

2. Key Housing Needs Identified

The following are the most critical housing needs in Monroe based on public ranking (1 = most critical, 5 = least critical):

- **Accessible housing for persons with disabilities:** 1.81
- **Housing repair and rehabilitation for low- to moderate-income homeowners:** 1.94
- **Addressing housing discrimination/fair housing resources:** 1.94
- **Increase housing opportunities for people experiencing domestic violence:** 1.97
- **Transitional housing for people moving from homelessness to permanent housing:** 2.00
- **Affordable rental housing:** 2.03
- **Affordable homeownership opportunities:** 2.03
- **Housing repair and rehabilitation for renters:** 2.06
- **Emergency shelters for persons experiencing homelessness:** 2.06
- **Housing hazard mitigation assistance:** 2.22

3. Key Takeaways

- Affordable rental housing and homeownership opportunities were ranked among the highest priorities.

- Housing repair and rehabilitation for low- to moderate-income homeowners is a critical concern.
- Addressing fair housing discrimination and increasing accessible housing options are also top priorities.
- A majority of respondents fall within lower-income categories, emphasizing the need for targeted financial support.

SUMMARY OF COMMUNITY SURVEY RESULTS

Total Submitted: 41

Neighborhoods represented in the survey: 22 neighborhoods

Time living in perspective neighborhoods: 40 years and longer – 13

20 to 39 years – 8

3 to 19 years – 13

Less than 3 years – 12

Meeting frequency of neighborhood residents/ association:

Monthly – 5

Quarterly – 11

Annually – 4

Emergency/Concerns – 13

Never – 8

Civic Associations established : YES - 10

NO – 27

Unknown – 4

Rate connectivity & pride of neighborhood Range 1 to 10 with 10 being Very Good

10 – 2

9 – 3

8 – 9

7 - 7

6 – 6

5 – 4

4 – 2

3-3

2-2

1-4

Strong Civic Association Leadership with scale 1 to 5 with 5 being highest

5-8

4-2

3-6

2-6

1-12

No response -

Communication System for residents with scale 1 to 5 with 5 being highest

5-5

4-4

3-5

2-8

1-12

No response - 7

Safety Goals & Crime prevention strategies with scale 1 to 5 with 5 being highest

5-7

4-4

3-4

2-7

1-13

No response - 6

Leaders have goals with scale 1 to 5 with 5 being highest

5-6

4- 4

3- 5

2- 6

1- 12

No response - 8

Discussed how to use parks & pathways with scale 1 to 5 with 5 being highest

5- 4

4- 8

3- 7

2- 5

1- 12

No response - 5

Business community working with residents with scale 1 to 5 with 5 being highest

5- 6

4- 2

3- 4

2- 7

1- 14

No response - 8

System to welcome new neighbors with scale 1 to 5 with 5 being highest

5- 4

4- 1

3- 4

2- 5

1- 20

No response - 7

Attend or know about neighborhood events with scale 1 to 5 with 5 being highest

5– 3

4– 6

3– 8

2– 3

1 - 13

No response - 8

Know neighborhood history & stories with scale 1 to 5 with 5 being highest

5– 6

4– 8

3– 3

2– 3

1 - 13

No response - 8

Youth activities with scale 1 to 5 with 5 being highest

5– 3

4– 3

3– 6

2– 5

1 - 14

No response - 10

Neighborhood has a sense of pride & community with scale 1 to 5 with 5 being highest

5– 8

4– 4

3– 9

2– 2

1 - 12

No response - 6

One idea to better neighborhood & build community:

Atkins Quarter –

Community Center:

More equipment

Gaming Room

Lounge Furniture

Video/Audio editing Center

Restored Tennis Court

Better lighting

Cleaning of vacant Land

Rehab of old good ho: uses to help homeless

Sidewalks

Change Leadership

Improving of parks accessibility to communities centers for persons with disabilities

Bayou Bend: Communication

Booker T: Get younger residents

We don't have neighborhood meetings and we need to have them

Cotton Wood - Housing

Cypress Point – 1]Change Leadership. Do not hear from them. No community info shared.

Downtown Senior Center – more police in the neighborhood

Lincoln Park - Work better as a community

Morningside – More people connected together to talk about neighborhood problems.

Passman Plaza - Get us together to do all above things

Presidential Estates - Do all of the above things

Robinson Place – to have a community meeting and talk about things with leaders

South Monroe – to have more meetings of seniors in the complex to express their ideas

Monroe Housing & Community Needs Surveys Results Combined

Demographics Overview

- Total Submissions: 159
- Most Common Gender: Male
- Most Common Age Group: Over 65
- Most Common Race: African American/Black
- Most Common Housing Situation: Renters
- Most Common Disability Response: None
- Most Common Household Income Bracket: Less than \$10,000
- Approximately 58% were renters and 41% were home owners

Top Critical Housing Needs

1. Housing repair and rehabilitation for low- to moderate-income homeowners (e.g., roof repair and heating, electrical, or plumbing systems).
2. Housing repair and rehabilitation for renters (e.g., roof repair and heating, electrical, or plumbing systems).
3. Transitional housing for people moving from homelessness to permanent housing.
4. Accessible housing for persons with disabilities (e.g. housing options with no-step entrances, wider hallways and doors, etc.).
5. Emergency shelters or homeless shelters for persons experiencing homelessness/housing instability along with related services

Top Community Development Needs

1. Help for non-profits (e.g., identifying loan/ grant opportunities, capacity building).
2. Sidewalks, streetlights, and/or other similar neighborhood improvements.
3. More and/or improved community centers in my neighborhood/ community.
4. More and/or improved senior center facilities in my neighborhood/ community
5. Accessible housing for persons with disabilities (e.g. housing options with no-step entrances, wider hallways and doors, etc.).
6. Serious concern regarding blighted property and enforcement of existing codes
7. Responses desired more interaction and education around city services, particularly Code

Monroe Housing & Community Needs Surveys Results Combined

Enforcement.

Top Public Service Needs

1. Youth Activities
2. Services to Address Food Insecurity
3. Health and Dental Care Services
4. Mental Health Services
5. Senior Services
6. Many respondents expressing concern for enhancing and increasing activities at the community centers

Top Desired Housing Outcomes

1. Seniors expressed have some housing options to downsize.
2. Owner-occupied housing can be repaired and maintained keeping the properties in good condition.
3. The majority of attendees and respondents expressed a need for affordable housing, and information on how to rehabilitate their home
4. Many of the resident responders felt they could afford to purchase a single-family home (attached or detached) and approximately 77% expressed interest in buying a starter home
5. Housing that is more energy efficient would be more affordable
6. The majority of survey respondents were interested in preparation for home ownership, in particular, how to prepare for and/or access downpayments and financing for a new home.
7. The majority of attendees and respondents expressed a need for affordable housing, and information on how to rehabilitate a home

Safe Housing Program -	3
No response	7

How long have you lived in your current house?

26 + Years	7
8 To 14 years	6
2 to 5 years	10
Suspect that all of these respondents are homeowners	
No response	88

Before you purchased, how long did you rent?

Currently renting	53
6 months to 3 years	11
7 years to 10 years	2
15 years to 20 years	14
No response	31

If you are renting, how long have you been renting?

6 months to 4 years	10
& years to 14 years	10
17 years to 32 years	16
All of their lives	6
No responses	23

Do you need downpayment assistance?

Housing assistance	35
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What neighborhood do you live in ?

Neighborhoods represented in the respondents

33

If you are moving, where do you want to live?

Very few attendees responded and some of the neighborhoods mentioned are:

Booker T Washington

Renwick

Sherrouse

Lakeshore

North Monroe

West Monroe

Foster Heights

Warhawk Way

Are you facing eviction?

Yes – 2

Developed Low to mod rate home?

Responders saying yes

4

Received funds from Division of Community Development

1

Do you flip houses?

Responders saying yes

3

Do you offer first-time homebuyer closing costs or down payment assistance or premiums for participation in financial literacy (money management) classes?

2

Do you offer other special programs to support homeownership?

1

Do you offer other special programs to support homeownership?

1

What are your individual/family, business or agency's most immediate need?

Homeownership

Space

Finances/Credit

I have 4 other people that live in the home including me. I need something handicap acceptable for my mom because she lives with me. I have been renting for a while and would like my home.

Roof on house; flooring; ceiling in bathroom

Affordable housing development funds, rehab funds, foreclosure prevention counseling/medication

Buying a home for my daughter, myself and our dogs.

Need repairs on home or purchase a new home

Safe and efficient housing

Also, interested in flipping homes

To own my own home in a quiet, productive neighborhood. Need assistance with firsttime homebuyer funds.

We need a house of our own.

Repair home in blighted area in the City of Monroe that I own

Life Insurance

Updated housing

My desire is to purchase a home for first time. Not looking for nothing fancy but safe and affordable.

Home buyers education

Looking to buy a house or may getting one built.

To purchase a home and the options available.

Safe Housing

A safe. family-oriented neighborhood for a single parent home

Repairs

Home with yard, garage, spacious, 2 bathroom, 3 bedrooms, home that belongs to me!

Education, in tech, financing, business building

Developer-Need resources about Homebuyer program

Information and assistance with purchasing a home.

What things make a neighborhood or would make you feel at "at home in Monroe"?

I love to live in a safe neighborhood

friendly people feeling safe

Children playing in the fields, cars being washed in the yards, barbequing and volleyball during summer, holiday decorations

better resources for teens, jobs, recreation on better businesses in the city (Ex: national chains)

A community with working people and families

1) safety, 2) well maintained area, clean, 3) friendly neighborhood.

Safe environment, non-flood area, etc.

Nice area close to places I need to go daily, low to no crime, no flood zone, low noise levels

Being safe home, to repair the flooding in the area

Safety, no noise

Safety and a neighborhood that would be close to a good school.

Safe areas; cop presence since I'm around elementary schools - keep kids protected