

# **Second Year Action Plan**

## **Executive Summary**

As set forth in 24 CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to incorporate their planning and application requirements into one plan called the Consolidated Strategy Plan. A Consolidated Plan was prepared for federal fiscal years 2014 - 2018. An Annual Action Plan must be prepared for each year of the Consolidated Strategy Plan. This is the second Annual Action Plan to be submitted under the current Consolidated Strategy Plan.

The City's proposed allocation for FY 2015 consists of a total \$2,535,874 in projected support from the following programs: (1) Community Development Block Grant (CDBG) - \$1,667,347; (2) HOME Investment Partnerships (HOME) - \$725,195; and (3) Emergency Solutions Grant (ESG) - \$143,332. The City anticipates \$272,100 in CDBG and \$393,000 in HOME program income.

The activities and programs described in the Annual Action Plan are aligned with the Strategic Plan, as outlined in the Consolidated Plan. The 2015 program year will place considerable emphasis on targeting specific neighborhood revitalization areas and leveraging entitlement funds.

The following is the proposed FY 2015 Annual Action Plan, which identifies the method of distributing HUD funds and outlines the City's overall housing and community development needs and strategies.

### **2015 Entitlement and PI Summary**

The following is a summary of 2015 entitlement allocations and general program uses for CDBG, HOME, and ESG.

<b>2015 CDBG Allocation</b>	<b>Amount</b>
Administration	\$ 333,469
Project Delivery Cost	\$ 376,837
Public Service	\$ 112,549
Housing Projects:	\$ 844,492
1. Emergency Repairs	263,051
2. Paint Your Heart Out	436,441
3. World Changers	60,000
4. Handicap Accessibility	60,000
5. Property Management	25,000
<b>Total</b>	<b>\$1,667,347</b>

<b>2015 HOME Allocation</b>	<b>Amount</b>
Administration	\$ 72,519

Project Delivery Cost	\$ 134,100
CHDO Set-Aside	\$ 108,779
HOME Housing Projects:	\$ 409,797
1. Home Ownership Assistance/HAPPI	\$ 409,797
<b>Total</b>	<b>\$ 725,195</b>
<b>2015 ESG Allocation</b>	<b>Amount</b>
Administration	\$ 10,750
Emergency Shelters	47,856
Street Outreach – Essential Services	29,893
HMIS	3,000
Rapid Re-Housing	33,548
Homelessness Prevention	18,285
<b>Total</b>	<b>\$143,332</b>

Program income and its uses for 2015 are listed below.

<b>CDBG Program Income</b>	<b>Amount</b>
<i>Primp your Porch Project</i>	\$ 22,100
Concordia Place (Infrastructure)	\$ 100,000
Triage (Phase III)	\$ 150,000

<b>Total</b>	<b>\$ 272,100</b>
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<b>HOME Program Income</b>	<b>Amount</b>
Reconstruction	\$ 393,000
<b>Total</b>	<b>\$ 393,000</b>

**Geographic Distribution**

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in our targeting process. The HAPPI Program is available City-wide to individuals or families who qualify to participate in it.

The City of Shreveport has nineteen (19) target neighborhoods: Allendale, Lakeside, Queensborough, Ingleside, Mooretown, Ledbetter Heights, Stoner Hill, MLK, Cedar Grove, Caddo Heights, Cherokee Park, Greenwood Acres, Highland, Hollywood, Reisor, Solo Hood, Sunset Acres, Waterside, and Werner Park. The majority of the HOME and CDBG funds will be targeted in these areas.

HOME CHDO set-aside funds will be distributed on a competitive basis. CHDO operating funds will be made available to those CHDOs developing projects utilizing HOME funds.

## **Activities to be Undertaken**

The City of Shreveport will undertake a broad range of eligible activities in housing, capital improvement, public service, public facilities, economic development, and human services to improve the quality of life of its low and very low-income citizens. The FY 2015 program year will include entitlement funds, program income, and other federal and non-federal resources.

The majority of the recipients of CDBG and HOME funds will be families at or below 80 percent of the area median income. The ESG income level is at or below 30% of the area median income. Entitlement funds will be targeted with programs that serve participants in the target areas. Forgivable loans are given to persons who meet 50 to 80 percent of the area's median income and persons with special needs for specified programs outside the target area. It is expected that all of the participants of the Paint Your Heart Out-Shreveport Program will be elderly or disabled and below 50 percent of the area's median income. The majority of persons receiving homeless assistance will have incomes at or below 30 percent of the area's median income.

If additional funding is made available, the City will provide financial assistance to assist Special Tax Credit Projects for affordable housing development to expand multi-family rental development projects and homeownership opportunities. Additionally, acquisition, soft costs and site development funds will be used for affordable housing

development. Consideration for additional funding will be given upon completion of the pre-development phase.

**Housing Activities:**

Market Analysis will be conducted to analyze the redevelopment potential and areas of strength and weakness in each neighborhood via a housing and retail study and also aligned with HUD guidelines.

The City, in conjunction with its development partners, will develop a 120 unit mix of townhouses and patio homes (including cottages).

In addition, the City partnering with Community Housing Development Organizations (CHDO's) and Community Based Development Organizations (CBDO's) will assist in the development of Homeownership opportunities.

**Economic Development Activities:**

The City has entered into a new partnership with the National Development Council (NDC) to expand its highly acclaimed Grow America Fund in Shreveport, called *Grow Shreveport*. Current activities are focused on developing a new market strategy for the program. This is an economic development bank and Community Development Financial Institution (CDFI) that make SBA guaranteed loans for "job generating and community development projects, with a focus on women and minority-owned business

One of the City's long running business skills program, BEST, has been revamped and redesigned in an attempt to better serve the needs of new, established, and aspiring business owners. The concentration will now be on the challenging aspects of running a business, marketing and financial management, and meeting the needs of aspiring, new, and established small business owners, especially for working adults.

### **Homeless Facilities and Services:**

Emergency Solutions Grant (ESG) funds are available for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System or HMIS. Homeless projects will be located citywide.

### **Public Improvements/Infrastructure**

The City will assist with Phase III of a triage shelter for the homeless. The project, "HOPE'S Haven," will consist of five primary parts designed to triage and prioritize the immediate needs of those who need to utilize the existing homeless system: (a) Coordinated Access Point; (b) Day Shelter Services; (c) Low Restrictions Shelter; (d) Street Outreach Services; and (e) Community-Wide Soup Kitchen.

*Sprague Street Row House* is a Victorian shotgun styled home that is listed under the National Registry of Historic Places, and located in the Ledbetter Heights community.

The house will be deconstructed and repurposed for another use. This will be a partnership between the Department of Community Development and SPAR.

The City will collaborate with partners to develop *Healthy Living Initiatives*. There will be a city-wide thrust to increase the livability of the citizens by becoming a healthy and active community. There will be urban gardens, programs designed to tackle overweight and obesity in children, and encourage citizens to take advantage of the recreational activities offered by the City. Each of these components must work together in a sustainable manner, guided by clear strategies and principles.

The City of Shreveport has envisioned a civil rights and cultural museum dedicated to the rich history of African Americans and the African American experience during the civil rights movement. The City will engage a contractor for the preliminary design that will be the first phase of a multi-phased project for the adaptive reuse of the existing Old Galilee Missionary Baptist Church.

In addition, the City will develop more recreational opportunities through the expansion of C. C. Antoine Park (formerly Heritage Place).



## **Public Service Activities:**

The City has partnered with a local university that has obtained funding for youth programs through a YouthBuild Grant and other funding opportunities. YouthBuild grants are awarded through a competitive process. YouthBuild is a community-based alternative education program for youth between the ages of 16 and 24 who are high school dropouts, adjudicated youth, youth aging out of foster care, youth with disabilities, and other at-risk youth populations.

*Bank-On Shreveport* is an initiative to connect or re-connect the un-banked to mainstream financial institutions and away from predatory lenders and check cashing businesses. Banks/credit unions agree to create or make widely available second chance checking and/or saving accounts. In exchange for their participation, banks/credit unions get Community Reinvestment Act (CRA) credits. The second chance accounts offer a new opportunity to individuals that have poor history with bank/credit unions and are listed in Chex systems.

At least one project that encompasses President Obama's "My Brother's Keeper Initiative," will be funded. The activity will address persistent opportunity gaps faced by boys and young men of color and ensure that all young people can reach their full potential.

Children and Youth educational activities will encompass education, pre-employment skills, life skills and behavior modification. The City will fund one project designed to enhance the quality of life for the elderly.

### **Special Revitalization Projects:**

The Northwest Louisiana Council of Governments (NLCOG) has partnered with the City and completed the *Choice Neighborhoods* Transformation Plan, targeting Allendale and Ledbetter Heights, two neighborhoods marked by high abandonment, urban decay, severe poverty, high crime, and unemployment. NLCOG and the City will strengthen connections with neighborhood social service providers and schools and undertake a comprehensive needs assessment to measure housing, neighborhood and socio-economic indicators to determine more areas for improvement.

The City will now enter into the Implementation Phase. The vision is to expand rental housing and homeownership opportunities throughout this neighborhood. This housing would serve residents across an income spectrum, including veterans.

The *Ledbetter Heights Initiative* will link housing development and economic development efforts to create positive synergy and take advantage of current development opportunities in the downtown district. The plan will also include detail strategies to improve landscaping, parks, infrastructure, and other public spaces. The

plan focuses on primarily physical improvements, but addresses other elements of community livability such as public safety, and social service delivery strategies.

The first phase of development will be centered around Millennium Studios. The city in conjunction with Millennium Studios has developed a conceptual plan for the first phase of development surrounding Millennium and adjacent areas. These projects include hotels, commercial and retail development, mix-income housing, improved infrastructure, parking and studio-ware housing. Millennium Studios proposes to build a variety of sets on a backlot, which can depict cities such as Los Angeles, New York, Chicago, etc. These designs will comprise an assortment of architectural styles that will be used for film making.

### **Other Community Development Needs:**

The City plans to develop an Artistic Board-Up project which will not only alleviate the dangerous eyesores in the neighborhood, but will make vacant property more attractive, safer and secure. The City is determined to help revitalize neighborhoods by providing cost effective solutions to the challenge of vacant property.

Although the City is responsible for the Consolidated Plan activities, a variety of public and non-profit organizations will be involved in administering components of the plan. The participating entities will be encouraged to leverage their own resources with other grant programs. Activities undertaken in FY 2015 will involve a network of entities focusing on addressing gaps in the delivery of services, housing programs, economic

development, and human services programs, all of which will help combat blight and encourage neighborhood revitalization.

### **Federal, State and Local Resources**

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

**Low Income Housing Tax Credits** – Private developers are encouraged to apply for state allocations of tax credit equity for affordable housing development and the proceeds from the syndication of tax credits will be used to leverage multifamily rental development projects.

**Economic Development Initiative** – In 2000, the City of Shreveport was awarded a \$2 million grant (the Economic Development Initiative) to provide economic opportunities for low to moderate-income persons. These funds will continue to be used to enhance economic development opportunities in the target areas until expended.

**Lead Based Paint** – the City will submit an application for Lead Based Paint funding. Funds will be used to provide mitigation assistance for housing impacted by lead based paint.

**Choice Neighborhood Implementation Grant** – If available, the City will apply for a Choice Neighborhood Implementation Grant. This grant is designed to support those communities that have undergone a comprehensive local planning process and are ready to implement their “Transformation Plan” to redevelop the neighborhood.

**Youthbuild** - The City will collaborate with a local University who has received the grant to engage low-income young people ages 16 to 24 to work full-time for 6 to 24 months toward their GEDs or high school diplomas while learning job skills by building affordable housing in their communities.

**Workforce Investment Act (WIA)**, now referred to as the WIOA, (Workforce Innovation Opportunity Act). Funds are used to provide workforce investment activities that increase the employment, retention, and earnings of participants and increase occupational skill attainment by participants, which will improve the quality of the workforce, reduce welfare dependency, and enhance the productivity and competitiveness of economically disadvantaged individuals.

**Louisiana Jobs Employment Training Program (LAJET)** Funding is provided from the Louisiana Workforce Commission for the LAJET Program. This activity will provide job readiness service for food stamp recipients. Clients will be engaged in testing, assessment and general classroom activities.

## **Other Resources**

Other resources are expected to be made available to address the needs identified in this plan. Other State of Louisiana funding grants will also be sought. Private lenders will contribute significant leverage to the Homebuyer's Assistance Program Participation Initiative (HAPPI) Program, the City's Economic Development Initiative, and several multifamily projects slated for FY 2015.

**Matching Requirements** – the HOME and ESG Programs will be met with various resources ranging from in-kind donations and cash to volunteer labor.

**Private Donations** – The City is currently engaged in housing development efforts with several lending institutions. Private donations and in kind contributions are committed annually to the Paint Your Heart Out-Shreveport campaign.

**Private Lenders** – The City of Shreveport has partnerships with several lending institutions to provide permanent financing for first-time homebuyers whose incomes are at or below 80 percent of the area median income level.

**Shreveport Home Mortgage Association (SHMA)** – The City will be seeking opportunities to provide homebuyer assistance for first-time homebuyers.

**City-owned and Adjudicated Property** – The City will continue its emphasis on expropriating abandoned and adjudicated property and making property available for profit and no-profit developers for affordable housing development.

### **Managing the Process**

1. The City of Shreveport, Department of Community Development is the responsible entity for administering programs as outlined in the consolidated plan.
2. The consolidated plan was developed utilizing input from community meetings, outreach workshops, focus group sessions, surveys and interviews.

There was an attempt to reach a broad range of citizens in order to incorporate their comments into the planning process. Housing, homeless, and disability service providers, economic development organizations, real estate and finance professionals, non-profits organizations, and the community at large participated in the process.

### **Citizen Participation**

1. This plan was developed using an effective citizen participation process in compliance with the regulations set forth in 24 CFR Part 91. A copy of the comments that were received is incorporated into this document. The City's participation plan encourages and empowers citizens to participate in the

- development of viable urban programs. A notice of public hearings was published in the local newspaper. Two public hearings were held to obtain the views of citizens on housing and community development needs and the development of proposed activities.
2. The plan was made available for citizen comments or views on the plan for a thirty day period. There were no comments received.
  3. It is the policy of the City of Shreveport to take reasonable steps to assist non-English speaking residents to be able to understand and participate in discussions that take place at public hearings, when a significant number of non-English speaking residents can reasonably be expected to attend.
  4. Non-applicable

### **Procedures**

- A. Anyone anticipating that the effectiveness of the public hearing will be significantly reduced because of English language limitations should contact the City of Shreveport, Department of Community Development as far in advance of the public hearing as possible.
- B. At least 48 hours (two complete business days) advance notice is required.



- C. It is the policy of the City of Shreveport to provide citizens with reasonable advance notice of and opportunity to comment on proposed activities not previously included in the Consolidated Plan and any proposed deletion or other substantial change to the activities.

### **Institutional Structure**

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.
4. Create networking opportunities through a housing roundtable that provides
5. Opportunities for City staff to interact with all sectors of the housing industry.

### **Monitoring**

The Department of Community Development views its monitoring responsibilities as an ongoing process, requiring continued communication, evaluation, and follow-up. The process involves frequent telephone contacts, written communications, an analysis of reports, audits, and periodic meetings with the sub-grantee. The Department's staff

stay informed concerning compliance with program requirements and the extent to which technical assistance is needed.

The overriding goal of monitoring is to identify deficiencies and promote corrections in order to improve and reinforce performance. Deficiencies will be corrected through discussion, negotiation, or technical assistance. The three stages utilized for addressing problem areas are early identification of problems, intervention for more serious or persistent problems, and sanctions.

In selecting an area to review, the monitor will conduct an analysis to identify the specific program areas to review and the depth of the review. Certain types of activities will be selected as appropriate for monitoring.

The following are samples of areas that will be considered for monitoring:

- A. Compliance with regulations and contract requirements,
- B. Compliance with OMB circulars,
- C. Performance goals,
- D. Operating costs,
- E. Recordkeeping, and
- F. Utilization of minority business for purchasing and procurement.

It is essential that each review be adequately documented and that the documentation supports the conclusion reached. Each program will have a monitoring form or checklist. These forms and checklists will permit monitors to use their judgment in determining which specific issues will be covered in greater detail.

### **Preparation of On-Site Reviews**

The monitor will review the following types of in-house data prior to the visit:

- A. Sub-recipient application for funding,
- B. Written agreement,
- C. Progress reports,
- D. Draw-down requests,
- E. Correspondences,
- F. Previous monitoring reviews, and
- G. Copies of any audits.

When conducting a monitoring visit, the following steps will be followed:

- Notification letter contacting sub-recipients to explain the purpose of the visit, to agree upon a date, and submit a formal notification letter,

- Meet with appropriate staff and explain the purpose, scope, and schedule of the visit,
- Review as necessary appropriate material generated which provides more detailed information on project description, budget, eligibility status, and national objectives,
- Review pertinent files for required documentation and verify the accuracy of information provided, particularly in the monthly report,
- Interview appropriate staff,
- Visit project sites for a sample of activities being monitored, and
- Hold an exit conference or other form of consultation to present preliminary conclusions resulting from the visit to assure that the conclusions are based on accurate information.

The standards and procedures that the City will use in monitoring activities under the Consolidated Plan will be incorporated into the City's existing monitoring procedures. Follow-up will occur as early as possible, particularly if there are major findings. In no case will the time between the last day of the visit and the date of the letter exceed thirty (30) calendar days.

In the event that the monitoring findings are not answered at the target date for corrective action, a telephone call, along with a follow-up letter, will be made and documented for the files. The follow-up will also identify and recognize successes. If the corrective action has not been satisfied within thirty (30) calendar days, a warning will be given in writing of the possible consequences of failure to comply as provided under the contract and applicable regulations.

When the responses have been received, the appropriate staff member will review the corrective action proposed or taken. The reviews will be completed within fifteen (15) calendar days. If the reviews indicate that the action was less than satisfactory, a letter will be sent which specifies needed additional action and the due date. The letter will have concurrence of the Director or staff responsible for the follow-up.

A new due date may be established subject to good faith efforts to resolve the finding. A follow-up may be necessary to verify corrective action or to provide the technical assistance when the findings are unable to be resolved or corrected. When the Department of Community Development determines that a corrective action is satisfactory, a letter will be sent stating that the finding is closed.

### **Lead-Based Paint**

**Goal: Increase the inventory of lead safe housing units.**

**Strategies:**

1. Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
2. Identify additional funding to perform abatement on pre 1978 housing in the target census tracts and perform abatement to reduce affected units by 10 percent during the five year period ending December 2015 based on current estimates of lead-based paint affected units.
3. Seek funding as it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.
4. Expand the stock of lead safe housing units through housing initiatives.
5. Seek funding as it becomes available to provide for testing, abatement, training, and educational awareness.

## **Housing**

### **2015 Housing Project Details**

Details for CDBG and HOME Program allocations for use in housing projects are provided below. Program Income not reflected in this listing.

<b>CDBG HOUSING PROJECTS</b>	<b>AMOUNT</b>
Emergency Home Repair	\$ 263,051
Façade Improvement:	
World Changes	\$ 60,000
Paint Your Heart Out	\$ 436,441
Handicap Accessibility	\$ 60,000
Property Management	\$ 25,000
<b>Total</b>	<b>\$ 844,492</b>

<b>2015 HOME Housing Projects</b>	<b>Amount</b>
Home Ownership Assistance/HAPPI	\$409,797
<b>Total</b>	<b>\$409,797</b>

### **Specific Housing Objectives**

**Goal: Improve the condition and availability of affordable housing.**

**Objective 1: Improve the condition of housing for low-income homeowners.**

#### **Strategy 1.1**

Provide emergency repairs to homeowners with urgent repair needs.

**Performance Goal:** Provide assistance for 15 housing units.

**Strategy 1.2**

Provide funding for a reconstruction project for low-income homeowner.

**Performance Goal:** Fund 5 reconstruction units

**Strategy 1.3**

Fund volunteer home repair and exterior façade programs and organizations such as “Paint Your Heart Out Shreveport”, “Primp Your Porch Project”, and “World Changers”, as well as handicapped accessibility projects.

**Performance Goal:** Assist 85 homes.

**Strategy 1.4**

Provide resources to repair, perform maintenance, and secure real estate assets owned and acquired by the City.

**Performance Goal:** Maintain, upkeep, and improve the condition of the City’s real estate owned assets.

**Objective 2:** Increase the viability for potential homeownership opportunities.

**Strategy 2.1**

Provide down-payment, closing cost and principal reduction assistance to low-income homebuyers.



**Performance Goal:** 40 households assisted

**Strategy 2.2**

Support the development of new construction or lease/purchase units and programs to expand homeownership opportunities.

**Performance Goal:** 15 households/units assisted.

**Strategy 2.3**

Work with the Shreveport Housing Authority to identify homeownership opportunities through subsidized funds.

**Performance Goal:** 02 households assisted

**Objective 3: Increase the number of newly constructed homes available on the affordable housing market in Shreveport**

**Strategy 3.1**

Continue to acquire vacant and/or adjudicated lots to increase housing availability in low-income communities.

**Performance Goal:** Acquire 20 lots.

**Strategy 3.2**

Provide funding for the development of affordable housing for homeownership and renters.

**Performance Goal 1:** 10 homeownership units

**Performance Goal 2:** 50 rental units

**Strategy 3.3**

Provide funding for housing infrastructure improvements,

**Performance Goal:** Provide funding for housing infrastructure in support of housing and neighborhood stability in two Home Ownership Zones.

**Strategy 3.4**

Expand the Home Ownership Zone Initiative in other targeted areas in the city.

**Performance Goal:** Expand the Home Ownership Zone concept into two additional targeted neighborhoods.

**Objective 4:** Improve the condition of housing for low-income renters and home owners through regulatory changes.

**Strategy 4.1**

Develop and adopt a local Fair Housing Ordinance

**Performance Goal:** Assist City Attorney with development of a local Fair Housing Ordinance and initiate City Council adoption.

**Strategy 4.2**

Create and implement a program to support the residents impacted by Property Standards actions as it relates to housing.

**Performance Goal:** Implement a housing diversionary pilot program within areas targeted for CDBG funding. Program will provide support to 2 tenants residing in substandard housing and living in units slated for demolition due to property standards action.

**Objective 5: Strengthen the capacity of non-profit and faith based housing developers to build affordable housing.**

**Strategy 5.1**

Provide funding for rental or homeownership activities to developers, CHDOs and other nonprofit agencies working to make affordable houses available to low-income residents.

**Performance Goal:** Assist one (1) organization and support eight (8) units of new construction home ownership housing through CHDO Set-aside and technical assistance operating funds.

## **Strategy 5.2**

Involve a collaboration of community partners to address housing issues.

**Performance Goal:** Create a housing council and Community Development Advisory Task Force.

### **Needs of Public Housing**

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

The Shreveport Housing Authority has plans to:

- 1) Produce 300 units of affordable housing through public/private partnerships.
- 2) Modernize or redevelop 100% of existing public housing to market standards.
- 3) Create additional 100 affordable homeownership opportunities for lower-income families.

### **Barriers to Affordable Housing**

**Goal:** Address barriers to affordable housing development and availability in order to reduce the cost burden on low and moderate-income residents.

**Strategies:**

1. Fully implement the strategy to return adjudicated vacant lots to affordable housing production to provide a pipeline of lots to non-profits for development.
2. Expand homebuyer education and credit repair classes to increase the stream of qualified homebuyers entering the housing market.
3. Work with Community Partners to develop a widely accessible lease/ purchase program that could help builders find buyers for affordable homes.

**Home/American Dream Down Payment Initiative (ADDI)****HOME Specific Requirements**

The City of Shreveport has no other forms of investment than those that are described in Sec. 92.205(b) of this HOME Investment Partnerships Act.

**HOME Recapture Provisions:**

The City of Shreveport will provide HOME assistance to develop homeownership opportunities for low income homebuyers and will impose recapture requirements on the housing. The HOME rule at 92.254(a)(5) establishes the recapture requirements. HOME Participating Jurisdictions (PJs), herein referred to as (the city), must adhere to other requirements for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects

through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

For HOME-assisted homebuyer unit under the recapture option, the period of affordability is based upon the *direct HOME subsidy* provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

The following table outlines the required minimum affordability periods.

If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	The period of Affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

The HOME recapture provisions established in 92.253(a)(5)(ii), permit the original homeowner to sell the property to any willing buyer during the period of affordability

while the PJ is able to recapture all or portion of the HOME assistance provided to the original homebuyer.

The city has chosen the option to allow the homebuyer to retain all appreciation. The city will reduce the amount of direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The resulting ratio would be used to determine how much of the direct HOME subsidy the city would recapture. The pro rata amount recaptured by the city cannot exceed what is available from net proceeds.

The formula that will be used to determine the pro rata amount recaptured by the city:

- Divide the number of years the homebuyer occupied the home by the period of affordability;
- Multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer.

In the event there are insufficient net proceeds available at sale to recapture the full pro rata amount due, the city is not required to repay the difference between the prorated direct HOME subsidy and the amount the city is able to recapture from available net proceeds.

**Affirmative Marketing Plan** – The City of Shreveport, through a coordinated effort with other organizations, is committed to the goals of affirmative marketing and fair housing.

The following steps will be taken:

1. Inform the public, potential tenants, and owners about federal fair housing laws and affirmative marketing policies;
2. Place news releases in the Shreveport Times and Sun promoting fair housing;
3. Produce and utilize print and electronic media advertisements and public service announcements to spread public information on fair housing;
4. Conduct fair housing workshops and seminars for the public;
5. Conduct fair housing presentations and seminars to the local Board of Realtors, lenders, and property owners;
6. Conduct a study to determine Impediments to Fair Housing;
7. Solicit bids and services from Minority Business Enterprises (MBE) and Women-owned Business Enterprises (WBE);
8. Maintain a directory of MBEs and WBEs;



9. Certify identified local and regional Disadvantaged Women and Minority Business Enterprises (W/M/DBEs), as required by federal funding sources and other local and regional entities;
10. Maintain and update a listing of W/M/DBEs for City purchasing and procurement and to be used as a W/M/DBE location tool for other city and regional office needs;
11. Expand the small business assistance program by encouraging the use of certified W/M/DBEs for work on federally funded and City-funded projects;
12. Report W/M/DBE participation to federal funding agencies for and through City departments;
13. Work with the Purchasing Department and the Fair Share Coordinator to track W/M/DBE participation percentages; and
14. Strengthen ties with the City's economic development initiatives as well as other local and regional economic development entities.

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

used to refinance multifamily loans made or insured by any federal program, including CDBG.

## HOMELESS

### Specific Homeless Prevention Elements

1. Funding for homeless programs in Shreveport is provided primarily through the Supportive Housing Program and the Emergency Solutions Grant. The city hopes to achieve the objective of reducing the number of homeless individuals and families living on the streets or in emergency shelters. Below is a summary of the components and related eligible costs:

- **Street Outreach:** funds may cover costs related to essential services for necessary to reach out to unsheltered homeless persons (including emergency health or mental health care, engagement, case management, and services of special populations).
- **Emergency Shelter:** funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations).

- **Homelessness 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 as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.
- **Housing Relocation and Stabilization Services:** ESG funds may be used to pay financial assistance to housing owners, utility companies and other third parties.
- **HMIS:** funds may be used to pay the costs for contributing data to the HMIS designated by the Continuum of Care for the area. Eligible activities include (computer hardware, software, or equipment, technical support, office space, salaries of operators, staff training costs, and participation fees).

**2-4 Goals, Objectives and Strategies:**

**Goal: Facilitate an expansion of housing and supportive services offered to homeless families and individuals in Shreveport.**

**Objective 1: Continue to collaborate with homeless providers to supply a continuum of services.**

**Strategy 1.1**

Support and encourage non-profit participation in a Homeless Management Information System (HMIS).

**Performance Goal:** Provide funding for licensing fee and collection of client data.

**Objective 2: Support services aimed at the prevention and elimination of homelessness.**

**Strategy 2.1**

Provide Emergency Solution Grant (ESG) funds to address the needs of homeless people in emergency or transitional shelters and to assist people to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness.

**Performance Goal:** Assist 1000 individuals.

**Strategy 2.2**

Provide ESG funds for street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance and homeless management information system (HMIS).

**Performance Goal:** Assist 10 programs.

**Objective 3:** Support permanent supportive housing units available to homeless populations.

**Strategy 3.1**

Work with providers to develop additional permanent supportive housing units.

**Performance Goal:** Add (5) five permanent supportive housing units.

**5. Discharge Coordination Policy**

Homeless Discharge Coordination activities are carried out by HOPE for the Homeless, the Continuum of Care organization. HOPE does not receive ESG funds for this function.

HOPE was instrumental in the establishment of the Louisiana Advocacy Coalition for the Homeless (LACH). The agencies interface with correction officials and Department of Health and Hospitals (DHH) leadership to initiate planning policies and procedures that will not release residents of state hospitals or correction facilities into homelessness.

**Emergency Solutions Grants (ESG)**

ESG funds are awarded to homeless providers on a competitive basis. The City will use the Request for Proposal process for selecting projects. Awards shall be based on an evaluation and ranking of individual project proposals. The City reserves the right to negotiate the final grant amounts and local match. Priority will be given to projects that

are an integral part of the local Continuum of Care. An applicant may be disqualified from receiving an award if prior expenditures, audits, or monitoring reports indicate an inability to utilize program assistance on a timely basis.

## **COMMUNITY DEVELOPMENT**

### **CDBG Program Specific Requirements**

Shreveport's CDBG entitlement funds are earmarked to continue to provide effective programming, monitoring, and management of activities meeting the CDBG national objectives: (1) benefiting low to moderate-income individuals; (2) eliminating slum and blight; and (3) addressing urgent needs.

The City utilizes a Request for Proposal (RFP) process to solicit project for the upcoming fiscal year. Awards will be based on evaluation and ranking of individual project proposals. The City reserves the right to negotiate the final grant amounts and local match. Priority will be given to projects located in one of the 19 CDBG targeted areas. Large-scale economic development and housing projects are submitted on a request for proposals only basis and math or equity investments. An applicant may be disqualified from receiving an award if prior expenditures, audits, or monitoring reports indicate an inability to utilize program assistance in a timely or effective basis.

Additional projects are determined based upon fulfilling the objectives outlined in the Consolidated Strategy Plan. The goal for 2015 is to improve the quality of life for low to moderate-income individuals and families by addressing specific problem areas, such as affordable housing, employment and job training, infrastructure, business development, homelessness, and public services.

The proposed CDBG entitlement for fiscal year 2015 is \$1,764,325. Funds will be used for, but not limited to, emergency repairs, housing projects, project delivery costs, business development, and administrative costs.

There have been no funds returned to the line-of-credit from which the planned use has not been included in a prior statement or plan. There was no income generated by a float-funded activity.

## **Non-housing Community Development Plan**

**Goal: Improve living conditions in Shreveport by addressing non-housing community development needs.**

**Objective 1:** Support a public facility project in the CDBG targeted areas of Shreveport or an underdeveloped area.

**Strategy 1.1**

Support the improvement a public facility.

**Performance Goal:** Support one project.

**Objective 2** Alleviate the dangerous eyesores in the neighborhood, and make vacant property more attractive, safer and secure.

**Strategy 2.2**

**Performance Goal:** Board-up five (5) properties

**Objective 3:** **Expand job creation opportunities by supporting businesses and individuals engaged in economic development activities.**

**Strategy 3.1**

Provide direct financial and technical assistance to micro enterprises/micro credit to enable them to create jobs for low-to-moderate income persons

**Performance Goal 1:** Assist micro enterprise businesses to create five (5) jobs.

**Performance Goal 2:** Assist micro credit entities or individuals to create five (5) jobs.

**Performance Goal 3:** Assist small businesses to create five (5) jobs.

**Strategy 3.2**



Create opportunities to provide a full range of business assistance services for new and expanding businesses and entrepreneurs.

**Performance Goal:** Identify one business incubator projects for funding in 2015.

**Strategy 3.3**

To partner with local lending institutions to create credit enhancement tools such as a loan loss reserve fund, interest rate buy downs, and loan guarantees to promote business opportunities in targeted neighborhoods.

**Performance Goal:** Create, expand, or improve five (5) businesses in targeted neighborhoods.

**Objective 4: Create increased access financing for small businesses.**

**Strategy 4.1**

Establish relationships with professionals that interface with small businesses and create a referral base that will generate leads. They will be referred to Grow Shreveport for SBA guaranteed loans.

**Performance Goal:** Make five (5) loans.

**Objective 5: Expand Small Business Technical Assistance Programs:**

**Strategy 5.1**

Provide an affordable and professional work space for home-based businesses and appropriate technical assistance to support business growth.

**Performance Goal:** Develop and implement guidelines for how the incubator will be managed and services to be delivered. Assist ten businesses.

**Strategy 5:2**

Offer three classes: Introduction to Business, Marketing and Financial Management

**Performance Goal:** Educate 20 individuals

**Objective 6: Help restore the quality of life and housing conditions in low income neighborhoods.**

**Strategy 6.1**

Utilize the talents of young adults, 16-24 years of age, to help rebuild their communities and their lives through leadership development, occupational skills training and housing construction.

**Performance Goal:** Assist twenty (20) high school youth dropouts, ages 16-24, to obtain a high school diploma or GED, enhance their earning potential and improve the housing stock of three (3) low income homeowners.

**Objective 7: Increase the livability of the citizens by becoming a healthy and active community.**

**Strategy 7.1**

Design programs to create urban gardens, tackle overweight and obesity in children and encourage citizens to participate in recreational activities.

**Performance Goal:**

**Antipoverty Strategy**

**Goal: Reduce the size of the impoverished population in the City of Shreveport.**

**Objective 1: Expand job opportunities in Shreveport.**

**Strategies:**

1. Work with local entrepreneurs to stimulate business development in targeted neighborhoods.
2. Work to attract corporate relocations/expansions into Shreveport to increase the total number of available jobs.
3. Work with local business leaders to assess the needs that businesses operating in Shreveport are experiencing.

**Objective 2: Enhance efforts to ensure that the workforce is trained to meet the occupation demands of local employers.**

**Strategy:**

1. Promote Workforce Investment Act (WIA) program among neighborhood associations and community-based organizations.
2. Promote workforce development programs offered by local universities and colleges.
3. Promote existing General Education Development (GED) programs that work with adults who have not earned their high school diplomas

### **Specific HOPWA Objectives**

Non-Applicable

### **Multifamily Assisted Housing**

Below is a list of all assisted multifamily housing in Shreveport.

<b>Multifamily Assisted Housing In Shreveport</b>			
<b>Name</b>	<b>Address</b>	<b>City</b>	<b>Units</b>
Booker T. Washington	610 Turner Lane	Shreveport, LA 71106	86
Brookwood Plaza	8930 Brookwood Drive	Shreveport, LA 71118	38
Brown Park Estates	P. O. Box 1117	Shreveport, LA 71163-1117	108
Canaan Towers Apartments*	400 N. Dale Avenue	Shreveport, LA 71101	100
Canaan Village Apartments	1915 Patzman	Shreveport, LA 71101	120
Cedar Hill Apartments	7401 St. Vincent Avenue	Shreveport, LA 71106	143
Champion Lake Apartments	3501 Champion Lake Blvd.	Shreveport, LA 71105	256
Clear Horizons	4305 Illinois	Shreveport, LA 71109	84
Cooper Road Plaza Apts.	2929 Peach Street	Shreveport, LA 71107	108
Country Club Marina	4223 Lakeshore Drive	Shreveport, LA 71109	247
Eden Gardens South	P. O. Box 1117	Shreveport, LA 71163-1117	77
Evangeline Foundation*	3875 Line Avenue	Shreveport, LA 71106	62
Fair Park Terrace	3401 Mertis	Shreveport, LA 71109	70
Fox Trail Apartments	7000 Red Fox Trail	Shreveport, LA 71129	144
Galilee Eden Gardens	1500 Park Avenue	Shreveport, LA 71103	51
Galilee Majestic Arms*	1525 Sycamore	Shreveport, LA 71103	75
Holy Cross Villas West*	9333 Normandie Drive	Shreveport, LA 71118	48
Jefferson Apartments (The)	907 Louisiana Avenue	Shreveport, LA 71101	69
Fox Trail Apartments	7000 Red Fox Trail	Shreveport, LA 71129	144
Galilee Eden Gardens	1500 Park Avenue	Shreveport, LA 71103	51
Galilee Majestic Arms*	1525 Sycamore	Shreveport, LA 71103	75
Holy Cross Villas West*	9333 Normandie Drive	Shreveport, LA 71118	48

Jefferson Apartments (The)	907 Louisiana Avenue	Shreveport, LA 71101	69
A DPHC (C-BARC)*	351 Jordan Street	Shreveport, LA 71101	24
Lakeside Gardens	2440 Carrie	Shreveport, LA 71103	88
LaTierra Villa	6121 Tierra Drive	Shreveport, LA 71119	64
Montclair Park Assisted Living	9100 E. Kings Highway	Shreveport, LA 71115	50
New Zion	4345 Illinois Street	Shreveport, LA 71109	100
Northside Villa	P. O. Box 1117	Shreveport, LA 71163-1117	84
Northwood Apartments II	2000 Grimmet Drive	Shreveport, LA 71107	104
Park Place Manor	3231 Mertis Street	Shreveport, LA 71109	44
Pine Hill Estates	606 Commerce Street	Shreveport, LA 71163	110
Prince Village Apartments	2488 David Raines Road	Shreveport, LA 71107	60
Shreveport Downtown Apartments	719 Edwards Street	Shreveport, LA 71101	78