

Grantee: PILGRIM REST COMMUNITY DEV AGENCY

Grant: R-I1-0L-AS-0036

April 1, 2011 thru September 30, 2011 Performance



Grant Number:

R-I1-0L-AS-0036

Obligation Date:**Award Date:****Grantee Name:**

PILGRIM REST COMMUNITY DEV

Contract End Date:**Review by HUD:**

Reviewed and Approved

LOCCS Authorized Amount:

\$300,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$33,480.00

Total Budget:

\$333,480.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**1. Capacity of the Applicant and Relevant Organizational Experience:**

Ron Singleton is President of Pilgrim Rest Community Development Agency. Mr. Singleton received his Doctorate Degree in Theology in 2000. Mr. Singleton owns the Singleton Insurance Services. He is an Alumni of the National Football League (San Diego Chargers and the San Francisco 49ers) as well as the Canadian Football League. He has a license in Life Underwriter Training Council (LUTCF) National Association of Insurance Commission.

Larry Barnett is in planning and construction for Pilgrim Rest Community Development Agency. He previously worked as a planning consultant to the Jefferson Housing Foundation, a nonprofit organization created to develop several affordable housing developments in Jefferson Parish Louisiana. From 1997 to 2009, he was involved in the redevelopment of the Jefferson Place Apartments, a 220 unit complex that underwent density reduction and renovations. From 1997 to 2000 he was involved in the development of 177 single family homes in various projects as well as, from 2004 to 2008 the development of a 460 unit apartment complex at a development cost of \$20,000,000.

Betty Riley is Executive Director of Pilgrim Rest Community Development Agency since 2007. Prior to becoming Executive Director, she served on the Board of Directors for eight years. From 1998 to 2005, she served as a substitute teacher for the Plaquemines Parish School Board. From 1988 to 2009 Ms. Riley also worked for Res-Care, Inc. providing healthcare and home training to disabled and mentally challenged individuals. On May 29 and 30, she attended the White House Faith-Based and Community Initiatives Conference on Disaster Relief and Preparedness.

Lydia Mitchell is Accounting Manager of Pilgrim Rest Community Development Agency. From 1991 to 2007, she was Staff Coordinator for Catholic Charities Food for Families in New Orleans Louisiana. She attended Westbank Business College in Harvey Louisiana studying Word Processing and she attended Delgado Community College in 1989 studying Computer Technology and Business Administration. Mrs. Mitchell no longer works for the Agency as of July 2011.

Suzin Reed worked for Res-Care Inc. for 24 years as a Group Home Manager where she oversaw all care for individuals with disabilities. She was on the Board of Directors for our agency from 1999 to 2011. She is presently executive office manager for Pilgrim Rest CDA.

(b) Organizational Structure and Management Capacity

Pilgrim Rest Community Development Agency was established in 1999 in the southern part of Plaquemines Parish. A board of directors was formed and all necessary paperwork was filed with the parish and state to move forward.

(c) Experience with performance based funding requirements

Pilgrim Rest CDA is a 501(c)(3) and grant recipient since 2000 have been designated by HUD as a small housing authority for the pas

1. Capacity of the Applicant and Relevant Organizational Experience:

twelve (12) years. The agency applied for a housing grant with HUD in the year of 2000 and several weeks later the grant in the amount of \$1.5 Million was funded for a period of over 60 months. This was the first grant of this type in Plaquemines Parish at that time. The agency contracted with the Louisiana Assistance Housing Program for help in managing the program. The agency received additional funding from HUD to manage that program. Today Pilgrim Rest Community Development Agency continues to work in this program and with helping low and moderate income residents to be housed. Due to the lack of affordable housing in Plaquemines Parish, housing is in great demand. We are presently housing seventy-five residents with a waiting list of over fifty persons.

Pilgrim Rest CDA has made applications to Louisiana Housing Finance Agency for HOME funds and anticipates



receiving funding in the future. The agency is working with USDA Rural Development in order to get a Section 538 loan to assist in expanding the housing in Plaquemines Parish. Our Parish housing stock was destroyed by hurricanes Katrina and Rita. We lost over 6,700 homes during these storms.

2. Need and Extent of the Problem:

We will keep reiterating throughout this application that all of the data that is published by the Census Bureau in 2000 is not accurate for Plaquemines Parish and the target community. Hurricanes Katrina and Rita changed all of the statistics. Housing in Plaquemines Parish was destroyed and must be rebuilt. The population data changed. Employment changed. Transportation changed. Per capita income changed. Median household income changed. Although 2000 demographic statistics do not reflect it, this is truly a distressed area of our State. But the residents of Plaquemines Parish are fighters and they plan to get back to pre-hurricane status as soon as they possibly can. Each community in the Parish has its own individual personalities. The entrepreneurial spirit is alive and well.

Pilgrim Rest CDA has 182 families on the waiting list and there are still 105 FEMA trailers in Plaquemines Parish housing families because there is no housing available. Many of them are low income disabled and elderly.

Demographic Distress &dash Special Factors

According to RMap Rural Fund on the HUD website, the two distressed categories of the target community are "Dilapidated or Abandoned Housing" and "Foreclosed Housing". Please see the Rural Fund Data sheet found in the attachments to this application. The National Mean Score for Dilapidated or abandoned housing is 1.42. The score for the target area is 2.83. The National Mean Score for Foreclosed Housing is 8.96%. The score in this category for the target community is 10.15%.

Source: U.S. Bureau of the Census, 2000.

The State of Louisiana's Consolidated Plan for 2010 - 2014 lists some of the barriers to affordable housing as: 1) tax policies affecting land and other property; 2) land use controls; 3) zoning ordinances and building codes; 4) fees and charges; 5) growth limits; 6) and other policies that affect the return on residential investment (Fiscal Years 2010 &dash 2014 Consolidated Plan for State of Louisiana). Pilgrim Rest CDA is planning to address at least two of these barriers with the plan addressed in this application as well as in our strategic plan for future developments. Pilgrim Rest CDA has purchased several sites in the lower Plaquemines Parish area with the full intention of developing more housing.

3. Soundness of Approach:

a. Consistency/Appropriateness of Proposed Activities with Identified Needs

Pilgrim Rest CDA is addressing some of the barriers to affordable housing outlined in the Fiscal Years 2010 &dash 2014 Consolidated Plan by making the community aware of affordable housing. Pilgrim Rest CDA will hold community meetings in cooperation with local churches, local public officials and other community organizations. We already have one church on board and this church works closely with others in the Parish.

Our Agency has the experience and knowledge to help the many residents in need of housing. Our entire staff consists of local people who have worked in the recovery of the parish. The agency has two attorneys and a CPA working along with us in order to assure us of the soundness of our strategies.

(2) According to the Analysis of Impediments to Fair Housing Choice for the State of Louisiana, there are three identified categories: 1) Insufficient fair housing system capacity that limits access to the system and the ability to respond to fair housing needs; 2) Insufficient or ineffective communication and coordination among agencies and those interested in affirmatively furthering fair housing; 3) Lack of understanding of fair housing by both consumers and providers.

Pilgrim Rest CDA is working to eliminate all three of these impediments in our service area. Pilgrim Rest CDA is working to provide fair housing choices to low income elderly, low income disabled and to low to moderate income families.

b. Management Plan

Pilgrim Rest CDA is applying for \$300,000 in HUD Rural Innovation Fund Program (RIFP) funds under Community Planning and Development Activities toward our restructuring of housing in the lower Plaquemines area. The funds will be used to construct one triplex rental structure for low to moderate income people. Since Pilgrim Rest CDA administers the Section 8 program through HUD, vouchers will be available for the potential tenants.

Pilgrim Rest CDA is currently working with USDA Rural Development in preparing the paperwork for the Section 538 Loan. It is working with Lancaster Pollard of Columbus Ohio in developing this package.

Pilgrim Rest CDA is planning to apply to Louisiana Housing Finance Agency (LHFA) for HOME funds in their March funding cycle in an effort to develop additional housing.

Pilgrim Rest currently has five (5) projects in the various stages of planning and development. Architectural drawings are being prepared on most of the proposed developments and the drawings call for the use of green products and adherence to the Enterprise Green Communities "Healthy Living Environment". Pilgrim Rest CDA already has a substantial monetary investment into our str

3. Soundness of Approach:

ategic plan. The five projects are: Vision Heights One, Vision Heights Two, Riley and Antoine Way, Vision Heights West, and finally a portion of the development we are requesting for funding in this application, Holiday Drive Housing.

Since HUD approved our organization twelve years ago to run the Section eight program efficiently and, until the hurricanes, it was running professionally.

Although we have no proof yet of funding, Pilgrim Rest CDA president and executive director have met with LHFA and USDA officials and provided them with our strategic plan and how we planned their participation therein.



4. Leveraging Resources:

As stated earlier, Mississippi River Bank will loan Pilgrim Rest CDA \$176,000 to meet the shortfall of this RIFP grant. Additionally, Pilgrim Rest CDA is leveraging in-kind services, materials and supplies to administer the grant as well as to oversee construction. Pilgrim Rest CDA match funds in the amount of \$108,429.00 for personal, fringe benefits, travel, equipment, contractual, administration and legal expenses, land, structures, rights-of ways, appraisals, etc. architectural and engineering fees, other architectural and engineering fees and contingencies.

5. Achieving Results, Program Evaluation and HUD's Policy Priorities:

PILGRIM REST CDA PROPOSES THE FOLLOWING PROGRAM MEASUREMENTS OVER A TWELVE MONTH PERIOD. CONSTRUCTION OF ONE TRIPLEX FOR RENTAL UNITS TO HOUSE THREE FAMILIES. THE PRESIDENT AND CONSTRUCTION MANAGER WILL MONITOR OVERALL PROGRESS OF CONSTRUCTION GOALS AND PROVIDE PLANNED ACTION TO MEET THE TARGET. REDUCE ENERGY COST BY \$1000 ANNUALLY FOR EACH UNIT THROUGH THE ENERGY EFFICIENT CONSTRUCTION. DEVELOP PARTNERSHIPS WITH SIX FAITH-BASED OR COMMUNITY BASED ORGANIZATIONS TO EXPAND HOUSING OPPORTUNITIES FOR LOW TO MODERATE-INCOME FAMILIES. THE PRESIDENT OF PILGRIM REST CDA WILL MONITOR THIS ACTIVITY. AS OUTLINED IN THE 2010-2014 STATE CONSOLIDATED PLAN, PILGRIM REST CDA IS ADDRESSING SOME OF THE BARRIERS TO AFFORDABLE HOUSING THROUGH ALL OF THE COMMUNITY MEETINGS WHICH WILL ADDRESS FAIR HOUSING ISSUES. HUD POLICIES AND PRIORITIES 1. JOB CREATED AND /OR RETAINED. THE CONSTRUCTION MANAGER AND THE PRESIDENT WILL MONITOR NEW SUBCONTRACTORS INVOLVED WITH THE CONSTRUCTION OF OUR UNITS. THE CONSTRUCTION MANAGER WILL REFER AND TRACT SUBCONTRACTORS IN NEED OF TECHNICAL ASSISTANCE. PILGRIM REST CDA BELIEVES IN THE PRINCIPLES OF ECONOMIC OPPORTUNITY, SUSTAINABLE COMMUNITY DEVELOPMENT, COMMUNITY BASED PARTNERSHIPS, AND STRATEGIC VISION FOR CHANGE. WE MUST RE-INVEST OUR FUNDS IN OUR COMMUNITY TO PROVIDE THAT OPPORTUNITY AND SUSTAINABLE COMMUNITY DEVELOPMENT. WE ESTIMATE THAT IT WILL PERHAPS ASSIST IN REMOVING PEOPLE FROM WELFARE BY PROVIDING THEM WITH EXPOSURE TO JOB TRAINING IN DEVELOPMENT AND CONSTRUCTION. THESE POTENTIAL WELFARE RECIPIENTS CAN BE TRAINED DURING THE CONSTRUCTION OF OUR UNITS AS CARPENTERS AND CONSTRUCTION LABORERS, AND EVEN PROVIDE SOME SPECIALIZED TRAINING IN AREAS SUCH AS PLUMBING AND DRY WALL FINISHING. BY TAKING PEOPLE FROM WELFARE, THIS WILL SAVE THE STATE OF LOUISIANA AND THE FEDERAL GOVERNMENT IN WELFARE COSTS. PILGRIM REST CDA WILL HELP TO DEVELOPE MINORITY BUSINESSES, ESPECIALLY MINORITY BUILDING CONTRACTORS. FREQUENTLY, THESE MINORITY BUSINESSES HAVE BEEN EXCLUDED FROM ACTIVE AND STEADY PARTICIPATION IN CONSTRUCTION AND RENOVATION WORK. THE INDIVIDUAL FREQUENTLY MUST WORK AS AN INDIVIDUAL, RATHER THAN AS A SUBCONTRACTOR, ON JOBS TO STAY AFLOAT FINANCIALLY. ALL CONSTRUCTION WILL MEET THE ENTERPRISE GREEN COMMUNITIES HEALTHLY LIVING ENVIRONMENT AND VISITABILITY STANDARDS. ONE OF OUR GOALS IS TO REDUCE ENERGY COST FOR EACH FAMILY IN THE NEW APARTMENT UNITS. IN ADDITION TO THE ADVANCES IN BUILDING CONSTRUCTION ONE OF THE MOST IMPARTANT ASPECTS OF THIS GREEN BUILDING IS THE EMPHASIS ON MAKING THE BEST POSSIBLE USE OF A SITE AND PRESERVING ITS MOST IMPORTANT AND UNIQUE FEATURES. THIS WILL UTILIZE NATURAL FEATURES ON THE SITE AS AMENITIES THAT SHOULD BE PRESERVED AND ENHANCED BY BUILDING ORIENTATION TO CONSERVE ENERGY. THIS GREEN BUILDING WILL ALSO GAIN MORE FOCUS BECAUSE IT HELPS CONTROL NOT ONLY USE OF ENERGY BUT HELP CONTAIN DEVELOPMENT COSTS. CAREFULLY DESIGNED DRIVES, INFRASTRUCTURAL AND BUILDING FOOTPRINTS WILL REDUCE THE COST AND AMOUNT OF SITE EXCAVATION AND RELATED WORK. GREEN BUILDING FEATURES AND A UNIVERSAL DESIGN APPROACH WILL BE UTILIZED TO THE MAXIMUM EXTENT FEASIBLE WITHIN BUDGET CONSTRAINTS. PILGRIM REST CDA WILL USE THE ENERGY STAR APPLIANCES AND ENERGY STAR PRODUCTS.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$584,429.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$30,000.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
RIF - Administration	\$30,000.00	\$0.00
RIF - Technical Assistance	\$15,000.00	\$0.00

Progress Toward National Objective Targets

Overall Progress Narrative:

All information is the same no changes or funds been used. We will begin doing the Invironmental for the grant.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
42000, 172 holiday drive	\$0.00	\$0.00	\$0.00



