



# 2018-2022 CDBG Consolidated Plan

St. Tammany Parish Government  
CDBG Program  
August 2018

# Table of Contents

Executive Summary .....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	5
The Process .....	9
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) .....	9
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) .....	10
PR-15 Citizen Participation.....	17
Needs Assessment.....	19
NA-05 Overview .....	19
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	21
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	28
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	31
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) .....	34
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	35
NA-35 Public Housing – 91.205(b).....	37
NA-40 Homeless Needs Assessment – 91.205(c) .....	41
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) .....	45
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	50
Housing Market Analysis .....	52
MA-05 Overview.....	52
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	54
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .....	57
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) .....	61
MA-25 Public and Assisted Housing – 91.210(b).....	65
MA-30 Homeless Facilities and Services – 91.210(c).....	67

MA-35 Special Needs Facilities and Services – 91.210(d) .....	71
MA-40 Barriers to Affordable Housing – 91.210(e).....	75
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	77
MA-50 Needs and Market Analysis Discussion .....	84
Strategic Plan .....	86
SP-05 Overview .....	86
SP-10 Geographic Priorities – 91.215 (a)(1) .....	88
SP-25 Priority Needs - 91.215(a)(2) .....	91
SP-30 Influence of Market Conditions – 91.215 (b) .....	94
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) .....	95
SP-50 Public Housing Accessibility and Involvement – 91.215(c) .....	106
SP-55 Barriers to affordable housing – 91.215(h) .....	107
SP-60 Homelessness Strategy – 91.215(d).....	109
SP-65 Lead based paint Hazards – 91.215(i) .....	114
SP-70 Anti-Poverty Strategy – 91.215(j) .....	115
SP-80 Monitoring – 91.230 .....	116
Annual Action Plan 2018-2019.....	118
Expected Resources.....	119
AP-15 Expected Resources – 91.220(c)(1,2) .....	119
Annual Goals and Objectives .....	122
Projects .....	125
AP-35 Projects – 91.220(d).....	125
AP-38 Project Summary .....	127
AP-50 Geographic Distribution – 91.220(f).....	132
Affordable Housing.....	134
AP-55 Affordable Housing – 91.220(g) .....	134

AP-60 Public Housing – 91.220(h) ..... 135

AP-65 Homeless and Other Special Needs Activities – 91.220(i) ..... 136

AP-75 Barriers to affordable housing – 91.220(j) ..... 141

AP-85 Other Actions – 91.220(k) ..... 143

Program Specific Requirements ..... 148

Attachments ..... 149

# Executive Summary

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

### 1. Introduction

The Consolidated Plan is St. Tammany Parish's required grant application for Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development. CDBG funds are used to provide decent, safe and sanitary housing, a suitable living environment, and expand economic opportunities for low- and moderate-income citizens.

The Plan serves as a planning document, an application for federal funds, a strategy to follow when administering HUD program funds, and an action plan for budgeting, goal setting, and performance assessment.

Activities that are eligible for HUD funding through this planning process must meet at least one of the three national objectives defined by HUD:

1. Aid in the prevention of slums and blight;
2. Be of primary benefit to low- and moderate-income citizens; and/or
3. Meeting community development needs having a particular urgency.

Staff members from the St. Tammany Parish Department of Health and Human Services and the Department of Grants have been appointed to coordinate and develop the Plan.

St. Tammany Parish proposes to target its CDBG entitlement funds in areas to support on-going community development programs over the next five years. The Parish will continue to partner with local non-profits and governmental partners to deliver needed services to residents and invest CDBG funds in projects and activities that have a direct correlation to quality of life.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

#### Housing

The most common housing problem within St. Tammany Parish is cost burden, affecting more homeowners in St. Tammany Parish than renters overall. Black/African American, American Indian, and Alaska Native households are disproportionately affected by cost burden in the Low-to moderate-income level groups.

#### Public Housing

There are two independent public housing authorities: the Covington Housing Authority in the City of Covington and the Slidell Housing Authority in the City of Slidell. Neither one falls under

the jurisdiction of the Parish since they are both located within municipalities. The only PHA that is being reported on in this Plan is the Covington Housing Authority since the City of Covington participates in St. Tammany's urban county entitlement program. The City of Slidell receives its own CDBG entitlement allocation directly from HUD. The Covington Housing Authority is in good condition and continues working to upgrade its public housing units.

### Homelessness

In 2017, the Homeless Census for Region 9 counted 248 literally homeless persons. Approximately 89 persons were identified in the category of "unsheltered" which qualifies as living in cars, parks, abandoned buildings, and areas not fit for human habitation. Persons in this category include the chronically Homeless, Veterans, Adult Victims of Domestic Violence, Serious Mental Illness, Substance Abuse Disorder, and Persons with HIV/AIDS. Homelessness in St. Tammany Parish is an ongoing concern among community organizations and the Parish, which are continually working to coordinate resources and available services.

### Non-Homeless Special Needs Populations

The HUD definition of "special needs" includes the frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, persons with HIV/AIDS, and persons with alcohol or drug addictions. According to the U.S. Census American Community Survey, 36,146 individuals (15% of population) within the parish were classified as having a disability in 2016. Members of this population are in need of services that include but are not limited to case management, supportive services, transportation, and affordable housing assistance.

### Non-Housing Community Development

The non-housing community development needs of the Parish include, but are not limited to, infrastructure improvements, social and supportive services, homeless services, and public facilities improvements.

Through community partnerships and its departments, St. Tammany Parish Government will continue to address the concerns of citizens in the areas of affordable housing, behavioral health and wellness, homelessness, neighborhood stabilization, self-sufficiency, transportation, and infrastructure improvements. Through engagements with the public and partnerships with local non-profits, St. Tammany Parish is committed to an improved quality of life for our families and neighborhoods.

## **3. Evaluation of past performance**

For program year 2016-2017, St. Tammany Parish distributed its CDBG Entitlement funds to organizations and residents living in all sections of the parish. Three public service programs were administered:

1. Housing & Homeless Assistance Program (HHAP) provided emergency rental assistance

and utility for homeless prevention services to all parish residents. Amount: \$109,707.00; Manager: DHHS-CAA; Accomplishments: 21 households served

2. St. Tammany Transit distributed vouchers to cover the costs of transportation services. Amount: \$20,000.00; Manager: DHHS & Grants-Transit; Accomplishments: 42 households served
3. New Day Homeowner Services offered financial fitness, homebuyer training, and individual homebuyer assistance to support affordable housing opportunities. Amount: \$30,000.00; Subrecipient/Contractor: New Day Homeownership Center; Accomplishments: 19 households served

The Residential Rehabilitation Program was comprised of three activities.

1. The Sewer Repair and Replacement activity offers maintenance, repairs, and full replacements for non-compliant septic systems throughout the parish. Amount: \$109,707.00; Subrecipient/Contractor: C&J Sewer; Accomplishments: 92 households served
2. The Home Rehabilitation Program provided repairs for LMI homeowners in the parish. Amount: \$23,626.98 (PY2012 and PY2013); Subrecipient/Contractor: Volunteers of America; Accomplishments: 2 households served
3. The Home Rehabilitation Administration Program coordinated the home repairs and weatherization improvements to residents of the parish. Amount: \$64,777.12; Manager: DHHS; Accomplishments: 18 households served

#### **4. Summary of citizen participation process and consultation process**

The Department of Health and Human Services and St. Tammany Parish staff maintain consistent communication throughout the year with local organizations that have specific interests in on-going efforts to address the community's concerns regarding workforce, housing, neighborhood improvement, and economic opportunities. The data gathering process occurs throughout the year. In preparation of the Consolidated Plan, the Parish completed the Assessment of Fair Housing and a Community Needs Assessment in early 2018, which included public hearings, emails, dialogues, formal and informal gatherings, and one-on-one meetings. In addition, public hearings, emails, dialogues, formal and informal gatherings, and one-on-one meetings were also utilized to generate discussions and comments which ultimately facilitated the development of the Consolidated Plan and 2018 Annual Action Plan.

#### **5. Summary of public comments**

Minutes from the public hearing and written comments are included in Appendix A.

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

All comments were accepted.

#### **7. Summary**

Parish staff made every effort to inform the public and promote citizen participation with the development of the Consolidated Plan and 2018 Annual Action Plan.



# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. 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
Lead Agency	ST. TAMMANY PARISH	Department of Health & Human Services
CDBG Administrator	ST. TAMMANY PARISH	Department of Grants

Table 1 – Responsible Agencies

### Narrative

The Parish has appointed the Department of Grants as the lead to prepare and coordinate the Consolidated Plan for compliance, with the Department of Health and Human Services (DHHS) providing program development. The three branches of DHHS, possessing extensive experience in social service delivery, project planning, grant administration, and community outreach and advocacy, creating and implementing programs, which directly and indirectly improve the quality of life for Parish residents. DHHS has managed CDBG entitlement funds since the Parish was designated an entitlement community in 2008. DHHS has also received the Emergency Solutions Grant (ESG) from HUD through the Louisiana Housing Corporation (LHC) since 1990.

### Consolidated Plan Public Contact Information

Allyson Villars, Director  
Department of Health and Human Services  
[aavillars@stpgov.org](mailto:aavillars@stpgov.org)  
985-898-3074

Jeanne Marino, Director  
Department of Grants  
[jmarino@stpgov.org](mailto:jmarino@stpgov.org)  
985-867-5095

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

### 1. Introduction

St. Tammany Parish staff members have extended the public input process to many local organizations that would typically have an interest in the Consolidated Plan statutory goals of providing decent housing, neighborhood improvement, and economic opportunities. This process took place through a series of public hearings, emails, conversations, requests for information and comments received during the time of plan development.

**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)).**

St. Tammany Parish employees continue to participate in coalitions organized to address the needs of underserved populations and are struggling to fulfill their daily requirements. Two groups, "Safe Haven Advisory Team" and the "St. Tammany Housing and Homeless Alliance" have become excellent planning tools and resource agents for service coordination for mental health, homelessness, and housing needs in St. Tammany. For the regional perspective, staff regularly attend meetings and events at the United Way, Volunteers of America, the Workforce Investment Board, hospital and town administrations, and the Commission on Families to gain a comprehensive understanding of the unmet needs in the metropolitan area. Populations challenged with mental and behavioral health issues, as well as the lack of decent, affordable housing and homelessness are three of the most important and most visible needs of our community. The interaction with community groups play a significant role to ensure that service gaps are identified, and that efforts made to address those gaps are non-duplicative and coordinated. The result is enhanced communications and coordination between DHHS and its partners: The Northlake Homeless Coalition, Continuum of Care, Northshore Housing Initiative, and the Florida Parish Social Services Authority.

In 2017, a consultant was retained to develop a Community Needs Assessment and an Assessment of Fair Housing. Focus groups, email surveys, and community meetings were utilized to capture the public's opinions regarding needed improvements and future investments in housing and social services.

**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.**

Staff members attend both Northlake Homeless Coalition (NHC) monthly meetings and meetings with the NHC co-chairs. Through discussion at the NHC meetings, the specific needs of the homeless community that have been evaluated by the NHC for future program planning. The NHC collects and maintains data that provides the Parish with the best available evaluation

of the needs of the homeless in our region, the demographics of that population, and how the available services are able or unable to meet those needs.

**Describe consultation with the Continuum(s) 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**

Aside from administering the CDBG program, the Department of Health and Human Services manages and supports the Community Action Agency (CAA). CAA is responsible for administering ESG funds received from the Louisiana Housing Corporation (LHC). In 2017, CAA applied for ESG funding, which is determined by LHC and is measured by Homeless counts.

CAA staffers play a key role with the Northlake Homeless Coalition (NHC). The two organizations readily share information, and coordinate services and program development. NHC Board is responsible for the Continuum of Care that participates in HMIS and develops performance standards and outcomes, policies and procedures, and identifies funding availability.

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

1	<b>Agency/Group/Organization</b>	Catholic Charities Archdiocese of New Orleans North Shore Region
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	Northlake Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
4	<b>Agency/Group/Organization</b>	Youth Services Bureau
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	Habitat for Humanity St. Tammany West
	<b>Agency/Group/Organization Type</b>	Services - Housing Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	Habitat for Humanity St. Tammany East
	<b>Agency/Group/Organization Type</b>	Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	Northshore Housing Initiative
	<b>Agency/Group/Organization Type</b>	Services - Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
10	<b>Agency/Group/Organization</b>	City of Slidell
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
11	<b>Agency/Group/Organization</b>	Family Promise
	<b>Agency/Group/Organization Type</b>	Services-homeless Business and Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
12	<b>Agency/Group/Organization</b>	Ride of the Brotherhood
	<b>Agency/Group/Organization Type</b>	Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
15	<b>Agency/Group/Organization</b>	St. Tammany Parish Government
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	
--	--	--

Table 2 – Agencies, groups, organizations and others who participated in the process

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

Parish staff made an effort to alert all local agencies and organizations about our public hearings and the availability of need surveys. No one was prohibited from submitting a public comment or survey to the Parish in regards to this Consolidated Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northlake Homeless Coalition	Both plans attempt to identify gaps in services for the homeless and present projects, partnerships, and initiatives that may help to address those gaps.

Table 3 – Other local / regional / federal planning efforts

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

The Parish publicized the dates and times of the public hearings so that any representatives from local governments who were interested in attending were able to do so. Notices regarding the hearings were run in the local newspaper and in the through E-mails distributed by partner agencies and contacts.

**Narrative (optional):**



## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Community Meetings

Public Hearing

Assessment of Fair Housing process and meetings

Community Needs Assessment process and meetings

Other outreach

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	No Comments 4 Attendees	No Comments	No Comments	N/A
2	Public Meeting	Nonprofit Service Providers	6 Attendees Positive response to Consolidated plan	See Attachment for comments	All comments accepted	N/A
2	Public Meeting	Nonprofit Service Providers	15 Attendees Positive response to Consolidated plan	See Attachment for comments	All comments accepted	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	St. Tammany Farmer public notice	No Comments	No Comments	N/A
4	Internet Outreach (Email blasts – see attachments)	Nonprofit Service Providers	No Comments	No Comments	No Comments	N/A

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

#### Housing

Based on 2013 American Community Survey (ACS) data, 24,298 households in St. Tammany Parish are considered low- to moderate-income. In addition, 9,495 households in the parish experience one or more housing problem (incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, high cost burden), with the most common housing problem being high cost burden.

#### Public Housing

Public housing in the Parish includes 174 public housing units administered by two independent public housing authorities, one in the City of Covington and one in the City of Slidell. These housing authorities also administer the 569 housing choice vouchers and the 170 project-based Section 8 units. The City of Slidell maintains its own entitlement status, so St. Tammany Parish primarily tries to coordinate with the Covington Housing Authority.

#### Homelessness

In 2017, the Homeless Census for Region 9 counted 248 literally homeless persons. Approximately 89 persons were identified in the category of “unsheltered” which qualifies as living in cars, parks, abandoned buildings, and areas not fit for human habitation. Persons in this category include the chronically Homeless, Veterans, Adult Victims of Domestic Violence, Serious Mental Illness, Substance Abuse Disorder, and Persons with HIV/AIDS.

Although there was a decrease in the total amount of literally homeless in the region and in St. Tammany Parish (decreased by 9.8%), St. Tammany Parish continued to contain the highest population of homeless persons. This could be explained by the higher concentration of services available and larger population of the parish compared to other parts of the region.

#### Non-Homeless Special Needs Populations

The HUD definition of “special needs” includes the frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, persons with HIV/AIDS, and persons with alcohol or drug addictions. According to the U.S. Census American Community Survey, 36,146 individuals (15% of population) within the parish were classified as having a disability in 2016. Of the 36,805 individuals 65 years or older, 36 percent (13,386) were classified as having a disability

and 9 percent were estimated to have income below the federal poverty line. Members of this population are in need of services that include but are not limited to case management, supportive services, transportation, and affordable housing assistance.

#### Non-Housing Community Development

The non-housing community development needs of the Parish include, but are not limited to, infrastructure improvements, social and supportive services, homeless services, and public facilities improvements.

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

### Summary of Housing Needs

According to 2009-2013 U.S. Census American Community Survey (ACS) data, St. Tammany Parish had a 10 percent population gain between the 2000 Census count and 2013. Of the 77,488 households in St. Tammany Parish, 68.6 percent are at or above the median income. Based on Table 2 data there are 24,298 households considered low- to moderate-income: 14 percent are between 50-80 percent of median, 8.8 percent are between 30-50 percent of median, and 8 percent of households are at 30 percent or below of median income for the parish. 40 percent of low- to moderate-income households have at least one person over 62 years or older, as compared to 28 percent of households at 80 percent or above median.

9,495 households in the parish experience one or more housing problem (incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, high cost burden). Both renter and owner-occupied households face a high cost burden for their housing more than of the other housing problems. Of all low- to moderate-income households, 59 percent experience a cost burden greater than 30% and 33 percent experience a cost burden greater than 50%.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	191,268	209,575	10%
Households	75,398	77,488	3%
Median Income	\$47,883.00	\$60,799.00	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,655	6,854	10,789	7,014	46,185

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small Family Households	2,287	2,275	4,118	3,003	27,069
Large Family Households	183	479	666	597	4,610
Household contains at least one person 62-74 years of age	1,336	1,726	2,606	1,753	9,044
Household contains at least one person age 75 or older	982	1,505	1,613	757	3,106
Households with one or more children 6 years old or younger	1,035	1,063	1,640	1,001	6,945

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

## Housing Needs Summary Tables

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

	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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	129	10	4	233	89	45	19	35	188
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	49	0	0	0	49	0	15	0	10	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	39	100	130	65	334	14	69	34	90	207

	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)	1,673	1,039	483	170	3,365	1,981	1,342	1,288	482	5,093
Housing cost burden greater than 30% of income (and none of the above problems)	242	660	1,743	595	3,240	512	952	1,971	1,454	4,889
Zero/negative Income (and none of the above problems)	285	0	0	0	285	444	0	0	0	444

Table 7 – Housing Problems Table

Data 2009-2013 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,854	1,268	623	239	3,984	2,078	1,477	1,339	617	5,511
Having none of four housing problems	648	1,128	2,869	1,558	6,203	1,348	3,004	5,949	4,599	14,900
Household has negative income, but none of the other housing problems	285	0	0	0	285	444	0	0	0	444

Table 8 – Housing Problems 2

Data 2009-2013 CHAS  
Source:

### 3. 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	911	755	1,195	2,861	852	981	1,239	3,072
Large Related	64	110	217	391	89	209	179	477
Elderly	436	534	384	1,354	904	809	1,258	2,971
Other	634	383	490	1,507	710	352	581	1,643
Total need by income	2,045	1,782	2,286	6,113	2,555	2,351	3,257	8,163

Table 9– Cost Burden > 30%

Data 2009-2013 CHAS  
Source:

### 4. 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	868	435	198	1,501	712	608	548	1,868
Large Related	64	65	49	178	79	150	20	249
Elderly	317	314	117	748	657	421	440	1,518
Other	515	228	125	868	542	208	268	1,018
Total need by income	1,764	1,042	489	3,295	1,990	1,387	1,276	4,653

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS  
Source:



5. Crowding (More than one person per room)

	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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	39	35	120	30	224	10	0	34	54	98
Multiple, unrelated family households	4	65	10	35	114	4	84	0	45	133
Other, non-family households	45	0	0	0	45	0	0	0	0	0
Total need by income	88	100	130	65	383	14	84	34	99	231

Table 11 – Crowding Information – 1/2

Data 2009-2013 CHAS  
Source:

	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

Table 12 – Crowding Information – 2/2

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

According to AFFH Table 10, there are a total of 21,025 non-family households in St. Tammany Parish and 3,761 of these households experience a severe cost burden. The 2013 ACS counted 45 non-family households with incomes under 30 percent of HAMFI that experience overcrowding.

**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.**

According to the regional domestic abuse shelter, Safe Harbor, over a year they average about 50 female-headed households in St Tammany Parish, all whom need housing services.

### **What are the most common housing problems?**

According to the 2009-2013 CHAS data in Tables 7 and 8, the most common housing problem in St. Tammany Parish is cost burden. The problem is more prevalent for the following income levels:

1. Renters and homeowners with incomes under 30 percent of HAMFI
  - 3,654 renters and owners under 30% HAMFI spend more than 50% of monthly income on housing
  - 754 renters and owners under 30% HAMFI spend more than 30% of monthly income on housing
2. Renters and homeowners with incomes from 30 to 50 percent of HAMFI
  - 2,381 renters and owners under 50% HAMFI spend more than 50% of monthly income on housing
  - 1,612 renters and owners under 50% HAMFI spend more than 30% of monthly income on housing
3. Renters and homeowners with incomes from 50 to 80 percent of HAMFI
  - 1,771 renters and owners under 80% HAMFI spend more than 50% of monthly income on housing
  - 3,714 renters and owners under 80% HAMFI spend more than 30% of monthly income on housing

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

Cost burden of housing affects more homeowners in St. Tammany Parish than renters overall, and has the largest impact on those owners and renters with incomes under 30 percent of HAMFI and elderly. In addition, 68 percent of small family households that are low- to moderate-income are also impacted by cost burden.

**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**

Low Income families often face imminent risk of homelessness due to one emergency that places them in danger. Having more than one part time job, automobile repair, illness of child, or illness of self are some barriers to imminent risk of homelessness in low income families. Part

time employment often does not provide benefits, sparse to no public transportation options, and lack of childcare drives low income families into emergencies.

**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:**

N/A

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

Housing characteristics are unsheltered—living on the streets, camping outdoors, or living in cars or abandoned buildings, sheltered—staying in emergency shelters or transitional housing or doubled up—staying with friends or family temporarily due to alcohol or drug abuse, mental disorder, and lack of resources lead to increase of homelessness.

## **Discussion**

St. Tammany will address these concerns by:

1. Working with a subrecipient on a home repair program for low- to moderate-income households to lessen the percentage of households with substandard conditions and increase the stability of the current housing stock;
2. Utilizing CDBG funds from the State Office of Community Development to support the local Community Land Trust, the Northshore Housing Initiative, in their efforts to provide affordable housing to qualified homebuyers;
3. Supporting the coalitions, local chapters of Habitat for Humanity, and other service providers in their efforts to provide affordable housing for low- to moderate-income families

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

### Introduction

The racial/ethnic demographics of St. Tammany Parish are currently 81.4% white, 10.6% black, 4.6% Hispanic, 1.4% Two or more races, 1.3% Asian or Pacific Islander, 0.4% Native American and 0.3% Other. As discussed in the *Assessment of Fair Housing* submitted by St. Tammany Parish and the City of Slidell in 2018, the demographic makeup and economics of the parish do create some segregation according to the HUD Dissimilarity Index values. Black/white comparisons measured at moderate segregation with a current dissimilarity trend of 51.6, whereas overall non-white/white measured at 36.5, or low segregation. While the parish has areas that reflect the overall racial and ethnic demographics of the parish, there are also a number of census tracts that are primarily white, and those that are primarily people of color.

### 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	4,667	1,251	729
White	3,153	950	609
Black / African American	906	203	105
Asian	24	0	0
American Indian, Alaska Native	114	45	0
Pacific Islander	0	0	0
Hispanic	272	20	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 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

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	4,329	2,503	0
White	3,200	2,024	0
Black / African American	733	323	0
Asian	25	15	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	4	0
Hispanic	246	90	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

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

### 50%-80% of Area Median Income

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	5,674	5,085	0
White	4,461	4,151	0
Black / African American	772	708	0
Asian	25	73	0
American Indian, Alaska Native	65	4	0
Pacific Islander	0	0	0
Hispanic	243	91	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

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

## 80%-100% of Area Median Income

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	2,929	4,091	0
White	2,369	3,414	0
Black / African American	280	449	0
Asian	99	10	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	4	0
Hispanic	154	183	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

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

## Discussion

For further details on housing problems and disparity, please reference St. Tammany Parish and City of Slidell's *Assessment of Fair Housing* (2018).

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

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

### Introduction –

The racial/ethnic demographics of St. Tammany Parish are currently 81.4% white, 10.6% black, 4.6% Hispanic, 1.4% Two or more races, 1.3% Asian or Pacific Islander, 0.4% Native American and 0.3% Other. As discussed in the *Assessment of Fair Housing* submitted by St. Tammany Parish and the City of Slidell in 2018, the demographic makeup and economics of the parish do create some segregation according to the HUD Dissimilarity Index values. Black/white comparisons measured at moderate segregation with a current dissimilarity trend of 51.6, whereas overall non-white/white measured at 36.5, or low segregation. While the parish has areas that reflect the overall racial and ethnic demographics of the parish, there are also a number of census tracts that are primarily white, and those that are primarily people of color.

### 0%-30% of Area Median Income

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	3,932	1,996	729
White	2,678	1,463	609
Black / African American	734	386	105
Asian	24	0	0
American Indian, Alaska Native	114	45	0
Pacific Islander	0	0	0
Hispanic	213	84	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 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

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	2,745	4,132	0
White	1,906	3,333	0
Black / African American	589	472	0
Asian	25	15	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	4	0
Hispanic	167	169	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

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	1,962	8,818	0
White	1,417	7,217	0
Black / African American	305	1,178	0
Asian	0	98	0
American Indian, Alaska Native	50	19	0
Pacific Islander	0	0	0
Hispanic	149	184	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

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



**80%-100% of Area Median Income**

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	856	6,157	0
White	637	5,141	0
Black / African American	120	619	0
Asian	55	54	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	4	0
Hispanic	35	304	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

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

**Discussion**

For further details on housing problems and disparity, please reference St. Tammany Parish and City of Slidell’s Assessment of Fair Housing (2018).

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

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

### Introduction:

The racial/ethnic demographics of St. Tammany Parish are currently 81.4% white, 10.6% black, 4.6% Hispanic, 1.4% Two or more races, 1.3% Asian or Pacific Islander, 0.4% Native American and 0.3% Other. As discussed in the *Assessment of Fair Housing* submitted by St. Tammany Parish and the City of Slidell in 2018, the demographic makeup and economics of the parish do create some segregation according to the HUD Dissimilarity Index values. Black/white comparisons measured at moderate segregation with a current dissimilarity trend of 51.6, whereas overall non-white/white measured at 36.5, or low segregation. While the parish has areas that reflect the overall racial and ethnic demographics of the parish, there are also a number of census tracts that are primarily white, and those that are primarily people of color.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	55,095	12,365	9,336	739
White	47,788	9,933	6,607	609
Black / African American	4,432	1,416	1,618	105
Asian	544	114	123	0
American Indian, Alaska Native	138	29	158	0
Pacific Islander	14	0	0	0
Hispanic	1,739	549	517	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

### Discussion:

For further details on housing problems and disparity, please reference St. Tammany Parish and City of Slidell's *Assessment of Fair Housing* (2018).

## 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?

According to HUD CHAS data, at the following income levels:

### 0% - 30% of Area Median Income

- Black/African American (906 households), American Indian, Alaska Natives (114 households), and Hispanics (272 households) are disproportionately affected by one or more housing problems.
- Black/African American (734 households) and American Indian, Alaska Natives (114 households) are disproportionately affected by severe housing problems.

### 30% - 50% of Area Median Income

- Black/African American (733 households) and Hispanics (246 households) are disproportionately affected by one or more housing problems.
- Black/African American (589 households) and Hispanics (167 households) are disproportionately affected by severe housing problems.

### 50% - 80% of Area Median Income

- Black/African American (772 households) are disproportionately affected by one or more housing problems.
- Black/African American (305 households), American Indian, Alaska Natives (50 households) and Hispanics (149 households) are disproportionately affected by severe housing problems.

### 80% - 100% of Area Median Income

- Asians (99 households) are disproportionately affected by one or more housing problems.
- Black/African American (120 households) and Asians (55 households) are disproportionately affected by severe housing problems.

### Cost burden > 50%

- Black/African American (1,618 households) experience a severe cost burden.

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

Households in the above population segments could benefit from the following:

- Greater outreach regarding available services, through sources in their communities and that meet any linguistic needs
- Affordable housing assistance
- Home repair assistance

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

The following census tracts have a higher percentage of non-white and foreign born protected classes, and have the highest exposure to poverty within St. Tammany Parish:

- 405.01
- 407.04
- 411.03
- 412.02

## NA-35 Public Housing – 91.205(b)

### Introduction

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	142	540	0	539	0	0	1

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

#### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	51	74	0	74	0	0	
# of Disabled Families	0	0	27	135	0	134	0	0	
# of Families requesting accessibility features	0	0	142	540	0	539	0	0	

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

### Race of Residents

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 *
White	0	0	27	152	0	152	0	0	0
Black/African American	0	0	115	386	0	385	0	0	1
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

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	1	6	0	6	0	0	0
Not Hispanic	0	0	141	534	0	533	0	0	1

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

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:**

The Covington Housing Authority is currently meeting the accessibility needs of the majority of participants and applicants.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The most immediate need for participants across all programs is a living wage.

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

The housing needs for those participating in the Covington Housing Authority's programs are the same affordable housing needs faced by the population at large.

**Discussion**

The Covington Housing Authority currently has 50 units occupied, of which 18 units are occupied by elderly participants and 8 units are disabled families. Within the 50 units, 46 households are Black/African American, 3 are White and none identify as Hispanic.



## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	15	2	161	72	88	60
Persons in Households with Only Children	0	0	UNK	UNK	UNK	UNK
Persons in Households with Only Adults	88	27	328	116	138	128
Chronically Homeless Individuals	0	14	29	10	12	824
Chronically Homeless Families	0	0	2	1	1	701
Veterans	10	2	29	11	6	394
Unaccompanied Child	UNK	UNK	UNK	UNK	UNK	UNK
Persons with HIV	2	0	5	2	2	315

Table 26 - Homeless Needs Assessment

Data Source Comments: HMIS data from Northlake Homeless Coalition 2018

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):

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	76	23
Black or African American	26	6
Asian	0	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	2	0
Not Hispanic	101	29

Data Source  
Comments:

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

According to the Northlake Homeless Coalition, there are about 161 individuals who are a part of family household with adults and children that experience homelessness each year.

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

According to the data provided by Northlake Homeless Coalition, on a given night in St. Tammany Parish there are:

Unsheltered Homeless

- 29 total unsheltered homeless individuals
- 23 White homeless individuals
- 6 Black of African American individuals
- 29 are non-Hispanic/no Latino individuals

Sheltered Homeless

- 103 total sheltered homeless individuals
- 76 White homeless individuals
- 26 Black of African American individuals
- 1 American Indian or Alaskan Native individual
- 2 individuals that are Hispanic
- 101 are non-Hispanic/no Latino individuals

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the data provided by Northlake Homeless Coalition, on a given night in St. Tammany Parish there are:

### Unsheltered Homeless

- 2 individuals who are a part of family household with adults and children
- 2 Veterans
- 27 individuals who are a part of a household with adults only

### Sheltered Homeless

- 15 individuals who are a part of family household with adults and children
- 10 Veterans
- 88 individuals who are a part of a household with adults only
- 2 persons with HIV

### **Discussion:**

Homelessness in St. Tammany Parish is an ongoing concern among community organizations and the Parish. St. Tammany Parish continued to have the highest concentration of homeless persons based on the 2017 Homeless Census for Region 9. In order to support services that best meet the needs of the homeless population, the Parish continues to attend monthly meetings of the Northlake Homeless Coalition and the St. Tammany Housing and Homeless Alliance (STHHA). These meetings help the Parish stay current with the issues that are affecting the homeless population and the organizations that serve them. This will also allow the Parish to play a role in the Northlake Homeless Coalition's development of a single point-of-entry system and the STHHA's plan to develop a faith-based sheltering system for families. Representatives from organizations that provide housing, health, social service and related services to the homeless and near homeless population attend these meetings as well. This assists in the coordination of resources and available services.

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

### Introduction:

The HUD definition of “special needs” includes the frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, persons with HIV/AIDS, and persons with alcohol or drug addictions.

### Describe the characteristics of special needs populations in your community:

According to the 2016 American Community Survey, 36,146 individuals (14.8% of population) within the parish were classified as having a disability in 2016. Of the 36,805 individuals in the parish 65 years or older, 36 percent (13,386) were classified as having a disability and 9 percent were estimated to have income below the federal poverty line.

Total # of Disabled in St. Tammany	34,146
Percentage of Population with a Disability	15%
5 to 17 years of age	
Hearing difficulty	256
Vision difficulty	114
Cognitive difficulty	2,204
Ambulatory difficulty	441
Self-care difficulty	651
18 to 64 years of age	
Hearing difficulty	4,103
Vision difficulty	3,366
Cognitive difficulty	8,212
Ambulatory difficulty	8,199
Self-care difficulty	3,109
Independent living difficulty	5,521
65 years and over	
Hearing difficulty	7,077
Vision difficulty	2,752
Cognitive difficulty	3,482
Ambulatory difficulty	9,887
Self-care difficulty	4,227
Independent living difficulty	5,946
Gender	
Male	16,246
Female	19,960
Race	
Caucasian	31,158
African American	4,226

The Social Security Administration reported 4,815 individuals received supplemental income (SSI) in 2016. SSI is for aged, blind, and disabled people who have little or no income. It provides support in cash to help meet basic needs for food, clothing and shelter.

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

The following needs were determined by analysis from the Community Needs Assessment completed for St. Tammany Parish in 2018, which included input from local agencies, service providers, and nonprofit organizations serving these populations.

**Frail and Non-Frail Elderly**

- Case management
- Handicap accessibility improvements
- Transportation
- Supportive housing
- Affordable housing
- Affordable home care
- Adult daycare
- Accessible and affordable health care
- Prescription assistance

**Persons with Physical Disabilities**

- Case management
- Handicap accessibility improvements
- Transportation
- Supportive housing
- Affordable housing
- Accessible and affordable health care
- Adult daycare

**Persons with Mental Disabilities**

- Case management
- Transportation
- Supportive housing
- Affordable housing
- Educational services
- Job training and placement
- Accessible and affordable mental health care

## Persons with Behavioral Disabilities

- Case management
- Transportation
- Supportive housing
- Affordable housing
- Educational services
- Job training and placement
- Accessible and affordable mental health care

## Persons with HIV/AIDS

- Case management
- Transportation
- Supportive housing
- Affordable housing
- Accessible and affordable health and mental health care

## Persons with Alcohol/Drug Addictions

- Case management
- Transportation
- Supportive housing
- Affordable housing
- Job training and placement
- Accessible and affordable health and mental health care

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

According to the *2015 STD/HIV Surveillance Report* issued by the State of Louisiana Department of Health and Hospitals (DHH), 60 new HIV diagnoses occurred in DHH Region IX, with St. Tammany Parish as having between 100-199 persons living with HIV infection per 100,000. Based on CDC data, the Baton Rouge and New Orleans were ranked second and third for the highest HIV diagnosis rates and second and fourth for the highest AIDS diagnosis rates for all major metropolitan areas, putting Louisiana as second in the nation for total number of cases.

In 2016, 34 individuals were newly diagnosed with AIDS and 71 were newly diagnosed with HIV across DHH Region IX.

The DHH *Quarterly Report for Louisiana HIV, AIDS, and Early Syphilis Surveillance* ending September 30, 2017 counted 1,388 persons living with HIV infection and showed the following characteristics for the population of HIV/AIDS community in DHH Region IX:

2017 DHH Region IX Characteristics of People with HIV/AIDS	
Gender	
Male	73.1%
Female	26.2%
Transgender Women	0.6%
Ethnicity/Race	
African American	50.2%
Caucasian	45.2%
Hispanic/Latino	3.5%
Asian, Pacific Island	0.4%
American Indian	0.1%
Multi-racial	0.4%
Age of Resp	
20 – 24	3.2%
25 – 29	7.4%
30 – 34	9.4%
35 – 39	10.6%
40 – 44	11%
45 – 49	13%
50 – 54	16%
55 – 59	13.7%
60 +	14.8%

**Discussion:**

The percentage of the population in St. Tammany Parish with a disability has stayed constant from 2011 to 2016. The 2016 ACS did show that the distribution of disabilities by age has shifted to those 65 years and over being the majority. Fewer disabilities were recorded for each category of difficulty for youth between 5 and 17 years of age.

The number of HIV and AIDS diagnoses continues to increase, with men making up nearly three-quarters of all diagnoses (as compared to 57% in 2008). African-Americans still make up half of the number of cases overall, with Caucasians having the second highest rate. It is also significant that the population is aging. In 2008, fifty percent of cases were between the ages of 30 and 49. As of the 2017 3<sup>rd</sup> quarter report, the majority of cases affected those between the ages of 45 to 60-plus.

Special needs populations overall could benefit from greater access to the following:

- Case management services
- Transportation
- Supportive housing



- Affordable housing
- Accessible and affordable health and mental health care

In addition, the Parish will need to consider the needs of the aging and elderly foremost when considering any improvements for or development of new services and programs for the special needs populations.

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

### **Describe the jurisdiction’s need for Public Facilities:**

The primary public facilities needed in St. Tammany Parish are:

- Safe Haven Campus Build Out of Essential Buildings and Program Operation costs – Crisis Care that will create a pathway to treatment and building up the social determinants of health. This is for anyone with a behavioral disorder including those diverted from the jail, the EDs, EMS, the courts, families, and probation and parole.
- Fiber optics, streets, sewer, wells, lighting, signage, and landscaping for Safe Haven
- Expanded interstate lanes on I-12 and 190 lanes from both East and West Parish boundaries along I - 12

### **How were these needs determined?**

Mental and substance use disorders have been needs identified in our community assessment for years. In addition, our traffic problems are due to our vastly increased population due to natural disasters South of Lake Pontchartrain.

### **Describe the jurisdiction’s need for Public Improvements:**

The primary infrastructure needs of low-income areas in St. Tammany Parish are:

- Water and sewer improvements (distribution, collection, and treatment)
- Drainage improvements
- Complete Streets (i.e. sidewalks and bike lanes)
- Home ownership determination from lack of money to transfer title when owner dies
- Affordable housing for those who work but are rent or mortgaged burdened
- Affordable housing for those in poverty
- Complete streets

### **How were these needs determined?**

Public improvement needs were identified through input received from the public, Parish administration, Parish staff members (i.e. employees from departments such as Engineering, Environmental Services, Health and Human Services, Public Works, and Planning).

### **Describe the jurisdiction’s need for Public Services:**

The greatest public service needs for the Parish are:

- Behavioral and mental health care services
- Homeless and transitional housing services
- Transportation

- Extended after-school care services
- Homeownership assistance
- Job training
- Senior services

**How were these needs determined?**

These needs were determined through input received from the public, local service providers, agencies and organizations, and Parish staff members (i.e. employees from departments such as Health and Human Services, Community Action Agency, and Grants).

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

St. Tammany Parish continues to grow; the population was estimated at 256,327 as of mid-2017, compared to 233,740 at the 2010 Census. With the population growth, new home construction continues to increase each year. In 2016 1,407 single family residential building permits were issued in the Parish, which was 158 more than in 2015 and nearly double the number issued in 2010 (785).

With the increases in growth and construction, home sales and costs have increased, although at a slower pace than the national average (4.1% compared to 6.42%), and appreciation has been seen across all areas of the parish. The average home sale prices were between \$189,232 in East St. Tammany and \$280,069 in West St. Tammany in 2016.

On the other hand, the development of multifamily housing, such as apartments, continues to be slow within St. Tammany. Only six permits were issued in 2015 for multifamily residential building, and West St. Tammany had an addition of 1,066 apartment units in 2016 and 2017. However, the majority of these units were considered to be high end developments and were the only multifamily housing additions parish-wide. In 2017 the average rent for a two bedroom unit in the parish was \$1,211, almost equal to the metro area average overall (\$1,218), whereas the median gross rent for 2016 was \$1,013 for all units in the parish.

The St. Tammany Parish housing market also includes a total of 936 household units assisted by federal housing programs: 49 Public Housing units, 170 Project-based Section 8 units, 148 supported multifamily units, and 569 households funded through a Housing Choice Vouchers.

### Housing

The 2016 ACS data estimated the number of units at 98,916. St. Tammany Parish had a 77 percent owner-occupancy rate, an estimated 22,855 rental units, and an average of 2.71 persons per household. This portion of the consolidated plan provides more detail on the local housing market and how it relates to the workforce and affordable housing needs within St. Tammany Parish, with a focus on the needs of low to moderate income families.

### Public Housing

Public housing in the Parish includes 174 public housing units administered by two independent public housing authorities, one in the City of Covington and one in the City of Slidell. These housing authorities also administer the 569 housing choice vouchers and the 170 project-based Section 8 units. The City of Slidell maintains its own entitlement status, so St. Tammany Parish primarily tries to coordinate with the Covington Housing Authority.

## Homeless

In 2017, the Homeless Census for Region 9 counted 248 literally homeless persons. Approximately 89 persons were identified in the category of “unsheltered” which qualifies as living in cars, parks, abandoned buildings, and areas not fit for human habitation. Persons in this category include the chronically Homeless, Veterans, Adult Victims of Domestic Violence, Serious Mental Illness, Substance Abuse Disorder, and Persons with HIV/AIDS.

## Non-Homeless Special Needs Populations

The HUD definition of “special needs” includes the frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, persons with HIV/AIDS, and persons with alcohol or drug addictions. According to the U.S. Census American Community Survey, 36,146 individuals (15% of population) within the parish were classified as having a disability in 2016. Of the 36,805 individuals 65 years or older, 36 percent (13,386) were classified as having a disability and 9 percent were estimated to have income below the federal poverty line. Members of this population are in need of affordable housing assistance that can also provide them access to services that include but are not limited to case management, supportive care services, and transportation.

## Natural Hazards Risks

St. Tammany Parish, located along the Northern Gulf Coast, is subject to hurricanes and flooding from major rain events. From 2001 to 2005, six hurricanes made landfall in the region, including Katrina and Rita. In the last decade St. Tammany Parish had direct encounters with only two tropical storms, but preparations were required regularly through hurricane season as multiple storms develop or enter the Gulf of Mexico from the Atlantic. Major rain events, storms that drop large amounts of rainfall quickly, or that maintain rainfall for an extended duration, will also cause localized flooding in areas across the Parish.

## Broadband Access

Based on the Federal Communications Commission’s National Broadband Map, St. Tammany Parish has broadband coverage throughout the jurisdiction with multiple providers providing wired services. St. Tammany Parish ranks 77 nationally out of 3234 counties for wireline provider and download speed availability.

Sources used to complete this analysis: University of New Orleans’s *Real Estate Market Analysis of New Orleans and Northshore Regions, April 2017 Volume 46*; St. Tammany Parish and City of Slidell’s *2017 Assessment of Fair Housing*; *St. Tammany Economic Development Foundation Second Quarter 2017 Economic Trends*; National Low Income Housing Coalition’s *Out of Reach 2017* report; [FCC National Broadband Map](#) and statistics from the [Greater New Orleans Data Center](#) and the [U.S. Census Bureau](#).

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

### Introduction

According to 2009-2013 U.S. Census American Community Survey (ACS) data, there were 84,927 total housing units in St. Tammany Parish. Of these, 77 percent are single-family detached homes. The second largest category in property types (10%) is comprised of mobile homes and boats, RV's, etc. The majority of units are owner-occupied (71%) while 19 percent are rentals. 98 percent of owner-occupied housing has two or more bedrooms, and 84 percent of rented units have two or more bedrooms.

The 2016 ACS data estimated the number of units at 98,916. St. Tammany Parish had a 77 percent owner-occupancy rate and an average of 2.71 persons per household.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	65,624	77%
1-unit, attached structure	2,156	3%
2-4 units	2,992	4%
5-19 units	3,144	4%
20 or more units	2,653	3%
Mobile Home, boat, RV, van, etc	8,358	10%
<b>Total</b>	<b>84,927</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	115	0%	280	2%
1 bedroom	818	1%	2,356	14%
2 bedrooms	6,381	10%	5,814	36%
3 or more bedrooms	53,826	88%	7,898	48%
<b>Total</b>	<b>61,140</b>	<b>99%</b>	<b>16,348</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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

As of 2017 in unincorporated St. Tammany Parish, and the towns of Abita Springs, Bush, Covington, Folsom, Madisonville and Mandeville, there were:

- 49 assisted units at the Covington Housing Authority (PHA)

- 118 assisted units at St. Tammany Manor/Rouquette Lodge I (Section 8)
- 52 assisted units at Rouquette Lodge II (Section 8)
- 66 assisted units at St. Bernard III (Multi-Family)
- 15 assisted units at Salvation Manor (Multi-Family)
- 67 assisted units at Rouquette Lodge II (Multi-Family)
- 12 assisted units at Cottonwood Apartments (LIHTC)
- 12 assisted units at St. Helena Apartments (LIHTC)
- 32 assisted units at Abita East Apartments (LIHTC)

Public Housing reported 14 households with children, and 207 Housing Choice Voucher (HCV) program households have children.

**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 the Covington Housing Authority, there are no units expected to be lost from the affordable housing inventory. If any contracts are set to expire, landlords often choose to continue with the Section 8 program.

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

The average 2016 sales price of a house was approximately \$234,650 across the parish. The U.S. Census lists the median monthly cost to own with a mortgage in St. Tammany Parish (2012-2016) to be \$1,484. Based on the average costs of housing and the median income (\$63,300), housing is generally affordable for households at or around the median income for the parish (28 percent cost burden). For those at 80 percent or less of median for their household size, the costs of home ownership are more difficult to achieve. And with the average rates of multi-bedroom rental units being comparable to the average mortgage payment, the affordability of housing options in St. Tammany Parish continues to be considered a challenge for the low- to moderate-income community.

Affordable housing projects have struggled to gain momentum in the parish - from high land costs and development moratoriums, to zoning and lot size requirements, limited public sewer and water infrastructure, and flood zone concerns - several projects in the past few years have not made it past design. In addition, the parish does not qualify for many LIHTC funds to help encourage developers to construct multi-family residential buildings. Parish-wide there are an estimated 936 assisted units available to the income-eligible LMI population. However, it was made clear during the Assessment of Fair Housing process, from both service providers and the public, there is not enough affordable housing available in the parish to meet the demand. The waiting list for households wishing to enter public housing is prohibitively long and the availability of HCV's is highly limited if available at all. The Covington Housing Authority has closed its waitlist and the Housing Authority of Slidell waiting lists are too long for those in need to anticipate accessing a voucher anytime in the near future.

To leverage resources and support efforts to meet the housing needs, the Parish is involved in and supports the coalitions and housing organizations addressing this issue, including the Northlake Homeless Coalition, Continuum of Care, St. Tammany Housing and Homeless Alliance, and homeownership programs for low- to moderate-income households at Northshore Housing Initiative, Habitat for Humanity, and New Day Homeownership. Parish CDBG funds are used to support a Housing and Homeless Assistance Program to support families achieving self-sufficiency. Grant funds through the Community Service Block Grant, Emergency Support Grant, and Supportive Housing Programs also provide assistance to income-eligible households to support self-sufficiency and prevent homelessness.

**Describe the need for specific types of housing:**

There is a need for the following types of housing:

- Affordable housing accessible to the areas in the parish that have greater numbers of low- to moderate-income households
- Multi-family residences that provide units at both average market and assisted rates
- Maintenance of current housing stock – according to MA-20 Table 28 at least 24 percent of owner-occupied units and 47 percent of renter-occupied units meet substandard housing conditions

**Discussion**

St. Tammany will address these needs by:

1. Working with a subrecipient on a home repair program for low- to moderate-income households to lessen the percentage of households with substandard conditions and increase the stability of the current housing stock;
2. Utilizing CDBG funds from the State Office of Community Development to support the local Community Land Trust, the Northshore Housing Initiative, in their efforts to provide affordable housing to qualified homebuyers;
3. Supporting the coalitions, local chapters of Habitat for Humanity, and other service providers in their efforts to provide affordable housing for low- to moderate-income families
4. Education and outreach to promote fair housing activities and adopt practices to address and manage complaints on property conditions



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

### Introduction

According to UNO's Real Estate Market Analysis for the New Orleans Metro region, the Northshore continues to see steady growth in population and development. In 2016, 1,407 single family residential building permits were issued in the parish, which was 158 more than in 2015 and nearly double the number issued in 2010 (785 permits).

The median price of a single family home sold in St. Tammany increased by 33 percent between 2010 and 2016, from \$176,000 to \$234,650. Total home sales in 2016 increased to 3,902 units sold, 3.8 percent more from the prior year. In East St. Tammany, sales grew by almost 8 percent, with homes being on the market for an average of 76 to 63 days and selling for \$189,232. West St. Tammany recorded an increase in sales by 1.2 percent as the housing stock increased from new development by 3.5 percent. Houses in West St. Tammany averaged 66 to 59 days on the market and sold for an average price of \$280,069.

Multi-family residential building permits saw a peak of 75 permits issued in 2014, but have been minimal since, with no permits issued in 2016 and only 1,066 apartment units added to the parish housing stock in 2017, all located in West St. Tammany.

The U.S. Census Bureau estimated 98,916 housing units within St. Tammany Parish as of 2016, an increase of 3,504 from 2010. Occupancy rate in 2016 was 91 percent, with approximately 9,023 housing units vacant.

The median gross rent for St. Tammany Parish in 2016 was \$1,013, although fair market rent for a two-bedroom apartment was \$964. The estimated mean hourly wage for renters is currently \$12.28. According to the National Low Income Housing Coalition, \$18.54 is the average hourly wage required to afford a two-bedroom apartment at fair market rate in the parish or approximately \$38,560 annually. 2016 census data indicates 25,226 households make less than \$35,000 annually (28 percent).

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	116,000	194,500	68%
Median Contract Rent	493	833	69%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,942	24.1%
\$500-999	7,567	46.3%
\$1,000-1,499	3,432	21.0%

Rent Paid	Number	%
\$1,500-1,999	961	5.9%
\$2,000 or more	446	2.7%
<b>Total</b>	<b>16,348</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	817	No Data
50% HAMFI	2,438	3,720
80% HAMFI	7,541	9,934
100% HAMFI	No Data	16,147
<b>Total</b>	<b>10,796</b>	<b>29,801</b>

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	682	796	964	1,234	1,448
High HOME Rent					
Low HOME Rent					

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents; National Low Income Housing Coalition

### Is there sufficient housing for households at all income levels?

There is not sufficient housing for all household income levels in St. Tammany Parish. With the average 2016 sales price at \$234,650, and a median mortgage of \$1,484, much of the housing in the parish is considered unaffordable for the low- to moderate-income community.

According to the National Low Income Housing Coalition, the 2017 fair market rate for a two-bedroom apartment was \$964. An annual household income of approximately \$38,560 would be needed to afford this rent. 2016 census data indicates 25,226 households make less than \$35,000 annually (28 percent), meaning nearly a third of the households in the parish are potentially in need of affordable housing. With only 936 assisted units available throughout the parish, more affordable housing is needed to close this gap.

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

Given recent trends in population growth, new development, and overall appreciation in home values, it is likely that the cost of housing for both ownership and rental will continue to increase in the coming years.

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

Fair market rent for a two-bedroom apartment in 2017 was \$964, whereas the median gross rent for St. Tammany Parish was \$1,013. According to the National Low Income Housing Coalition, the average fair market rent in the state of Louisiana was \$841 in 2017. Fair market rent in St. Tammany was \$123 higher than the state.

**Discussion**

Capital appreciation and growth are signs of a healthy market and economy. Homeowners gain potential equity as their real estate becomes more valuable, developers see worthy investments in both housing and retail building, and local governments benefit from the increase in property taxes. But the challenge is making sure that these benefits do not come at the cost of pricing out the low- to moderate-income communities.

In addition, the UNO Real Estate report shows the rental and housing markets have changed and modernized with technology. New software platforms have come into use that make it easier for landlords to track overall units available in their market and update rental rates based on the “real time” supply and demand. A listed price can now be based on live and current market trends, and may change daily or weekly until rented; having set rates within a building for the 1, 2, or 3 bedroom units posted in advertisements is no longer the norm. This can make the search for an affordable rental even more of a challenge as a renter needs to be constantly on the lookout for any price fluctuations when researching a desirable unit, and the supply and demand modeling can drive prices up from the fair market rate.

With the future of home values in St. Tammany Parish likely to increase as population growth creates more demand for housing, low- and moderate-income communities risk falling further out of reach of safe and decent affordable housing. It is important for Parish government, non-profit, and private interests to determine programs and incentives to increase the construction of more affordable housing units and developments to reduce the cost burden for those households below the median income.

St. Tammany will address these needs by:

1. Utilizing CDBG funds from the State Office of Community Development to support the local Community Land Trust, the Northshore Housing Initiative, in their efforts to provide affordable housing to qualified homebuyers;

2. Supporting the coalitions, local chapters of Habitat for Humanity, and other service providers in their efforts to provide affordable housing for low- to moderate-income families;
3. Educate and promote construction of more affordable housing units and developments.
4. Educate elected officials on the impact of not having affordable housing for those who are in the ALICE (Asset Limited, Income Constrained, Employed) population. They are our phlebotomists, LPNs, EMTs, Deputies, Restaurant staff, government employees, and many more.

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

### Introduction

According to HUD data, 29.4 percent of all St. Tammany Parish households experience at least one of four identified housing problems, and 13.79 percent are those with severe housing burdens. The majority of housing units in the parish were built after 1980, which lessens the concern of properties containing lead-based paint. However, only 31 percent of all units are less than 20 years old which means the majority of housing units are likely in need of age-related repairs and maintenance.

The parish also has a high number of aging private septic systems. The State Department of Environmental Quality only requires subdivisions with 15 lots or more to build centralized sewers, which means households in many smaller subdivisions and rural neighborhoods use private septic systems. As a result, the Parish Department of Environmental Services has identified four watershed areas in the parish that require sewer distribution systems inspections and has identified over 10,000 properties to inspect by 2020.

In terms of internet access, St. Tammany Parish is a connected community. Based on the Federal Communications Commission's National Broadband Map, St. Tammany Parish has broadband coverage throughout the jurisdiction with multiple providers providing wired services. St. Tammany Parish ranks 77 nationally out of 3234 counties for wireline provider and download speed availability. Costs for service do vary based on provider offerings and customer qualifications, but major service providers for the region do offer assistance to low- to moderate-income households for internet access.

### Definitions

There are four housing problems considered in the tables below: incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, and high or severe cost burden.

- "Incomplete kitchen facilities" means the unit lacks a sink with running water, a range, or a refrigerator.
- "Incomplete plumbing facilities" means the unit lacks hot and cold piped water, a flush toilet, or a bathtub or shower inside the unit for the exclusive use of the occupants of the unit.
- Overcrowding is a condition that exists if there is more than one person per room occupying the unit.
- High cost burden is a condition that exists if housing costs are equal to or greater than 30% of household income. Severe cost burden exists if housing costs are equal to or greater than 50% of household income. Housing costs include rent or mortgage, utilities and fuel costs, taxes and insurances.

These conditions cause unsafe and unsanitary living arraignments and often affect low- to moderate-income households more severely. Substandard conditions generally are more prevalent in rental units where individuals are not able to make upgrades to the property themselves and fear repercussions from their landlord for reporting property conditions.

The following definitions are utilized by the Parish's Code Enforcement for properties determined to be public nuisances:

Any property defined as "blighted property," "derelict and dangerous," "otherwise dangerous to human life" or "vacant or not lawfully occupied" shall constitute a public nuisance. Any property that is determined to be a public nuisance, following due notice and a hearing conducted in accordance with the provisions set forth herein, shall be ordered by the hearing officer to be secured and repaired, or the violation corrected, or, depending upon the circumstances, shall declare the property condemned and order it to be demolished and removed.

"Blighted property" means those commercial or residential premises, including lots, which have been declared vacant, uninhabitable, and hazardous by an administrative hearing officer.

"Housing violations" means only those conditions in privately owned structures which are determined to constitute a threat or danger to the public health, safety, and welfare or to the environment.

"Public nuisance," for purposes of blighted property, means any garage, shed, barn, house, building, or structure, that by reason of the condition in which it is permitted to remain, may endanger the health, life, limb, or property of any person, or cause any hurt, harm, damages, injury, or loss to any person.

The phrase "derelict and present a danger to the health and welfare," as used herein, shall include, but not be limited to, buildings or structures which have any of the following characteristics:

- (a) Those which are structurally unsafe, as follows:
  - i. Those which have interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
  - ii. Those which, exclusive of the foundation, show thirty-three (33) percent or more of damage or deterioration of the supporting member or members or fifty (50) percent of damage or deterioration of the non supporting, enclosing or outside walls or covering.
  - iii. Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.

- iv. As a result of deterioration, inadequate maintenance, damage by fire, wind or other causes so to have become dangerous to life, safety, morals or the general health and welfare of the occupants or people of the parish.
- (b) Those which are unhealthful, as follows:
- i. Those which are so dilapidated, decayed or unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those occupying such building.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	14,753	24%	7,427	45%
With two selected Conditions	234	0%	316	2%
With three selected Conditions	8	0%	29	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	46,145	75%	8,576	52%
<b>Total</b>	<b>61,140</b>	<b>99%</b>	<b>16,348</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	19,179	31%	5,023	31%
1980-1999	28,774	47%	6,777	41%
1950-1979	11,418	19%	3,970	24%
Before 1950	1,769	3%	578	4%
<b>Total</b>	<b>61,140</b>	<b>100%</b>	<b>16,348</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

### 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	13,187	22%	4,548	28%
Housing Units build before 1980 with children present	10,428	17%	7,355	45%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

## **Need for Owner and Rental Rehabilitation**

In 2017, St. Tammany Parish Department of Health and Human Services (DHHS) provided residential rehabilitation services to 40 income-qualifying households with the most common issues being roofs, weak floors, and ADA accessible bathrooms and entry ramps. With the Parish's efforts to monitor watersheds and inspect septic systems, many low- to moderate-income households are being issued requirements for system upgrades. There is currently a three year waiting list for septic systems repair services through DHHS's CDBG-funded sewer repair program.

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

Three quarters of the housing stock within St. Tammany Parish was built post-1980. The risk of lead-based paint exposure in those units is very low. However, based on Table 30, this also means over 17,000 households (owner-occupied and rentals) are at risk for lead exposure and are in potential need of mitigation. If it is estimated that 30 percent of these units are low- to moderate-income households, then approximately 5,100 units contain lead-based paint that are occupied by low- to moderate-income families.

## **Discussion**

To maintain the housing stock, reduce the burden of housing conditions, and support low- to moderate-income households, St. Tammany Parish will:

1. Evaluate the number of potential housing units with exposure to lead-based paint and determine if it is necessary to provide mitigation;
2. Work with a subrecipient on a home repair program for low- to moderate-income households to lessen the percentage of households with substandard conditions and increase the stability of the current housing stock;
3. Contract with a service provider to provide assistance to low- to moderate-income households with septic systems in need of repair or replacement;
4. Provide education and outreach to promote fair housing activities and adopt practices to address and manage complaints on property conditions.



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

## Introduction

### Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project - based	Tenant - based	Special Purpose Voucher			
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *		
# of units vouchers available			176	759				0	0	0
# of accessible units										

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

**Table 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

According to HUD data, there are a total of 936 publicly supported housing units within St. Tammany Parish: 49 Public Housing units, 170 Project-based Section 8 units, 148 multifamily units, and 569 households funded through a Housing Choice Voucher (HCV).

There is one public housing site in St. Tammany Parish – the Helen Frick/Harry Owens Villas in the City of Covington, operated by the Covington Housing Authority. The project-based Section 8 housing development, the Rouquette Lodges, and an “Other Multifamily” development are located in Mandeville, while one additional Other Multifamily site, the Salvation Manor Apartments, is in Pearl River.

Housing choice vouchers are provided through the Covington and City of Slidell Housing Authorities.

### 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:

There is one public housing site in St. Tammany Parish – the Helen Frick/Harry Owens Villas in the City of Covington, operated by the Covington Housing Authority. The project-based Section 8 housing development, the Rouquette Lodges, and an “Other Multifamily” development are located in Mandeville, while one additional Other Multifamily site, the Salvation Manor Apartments, is in Pearl River.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

The Covington Housing Authority’s current need is to continue previously started modernization projects, while also maintaining updated units.

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

The Covington Housing Authority’s strategy is to provide residents with a comfortable, but affordable, place to live while also ensuring safety, security and respect for the property where they reside.

**Discussion:**

St. Tammany Parish will continue to coordinate with and support the efforts of the Covington Housing Authority to provide affordable housing options to low- to moderate-income households within the parish.

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

### Introduction

The Homeless Census examines the housing and health conditions of those persons who are literally homeless. Sheltered counts include persons residing in Emergency Shelters, Transitional Housing, and Motels accepting vouchers. Unsheltered counts are places not intended for human habitation or where persons experiencing homelessness may access assistance such as abandoned buildings, retail parking lots, parks, under bridges, churches or “Soup” kitchens.

In 2017, the Homeless Census for Region 9 counted 248 literally homeless persons. Approximately 89 persons were identified in the category of “unsheltered” which qualifies as living in cars, parks, abandoned buildings, and areas not fit for human habitation. Persons in this category include the chronically Homeless, Veterans, Adult Victims of Domestic Violence, Serious Mental Illness, Substance Abuse Disorder, and Persons with HIV/AIDS.

Although there was a decrease in the total amount of literally homeless in the region and in St. Tammany Parish (decreased by 9.8%), St. Tammany Parish continued to contain the highest population of homeless persons. This could be explained by the higher concentration of services available and larger population of the parish compared to other parts of the region.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	21	2	0	95	0
Households with Only Adults	14	1	92	163	0
Chronically Homeless Households	0	0	0	66	0
Veterans	0	0	0	7	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Northlake Homeless Collation

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

Organization	Services
St. Tammany Community Health Center	Health, Mental Health, Pediatric, Medicaid, WIC
NAMI-St. Tammany	Counseling, group therapy, peer support, mental health advocacy, education
Florida Parishes Human Service Authority	Medication management, psychiatric services, counseling, mental health treatment
Access Health	Health, Mental Health, Pediatric, Medicaid
Workforce Investment Board	Job training and placement
Louisiana Rehabilitative Services	Job training and placement
Business and Career Solutions Center	Job training and placement
U.S. Department of Veterans Affairs	Support Services for Veterans and their families
Kids in Transition/ St. Tammany Parish School Board	Support Services for homeless youths
The Samaritan Center	Food, thrift shop, financial assistance
Good Samaritans at St. Luke's	Financial assistance (for housing, utilities, emergencies, etc), food for holidays, school supplies for LMI youths
Community Christian Concern/ The Miramon Center	Thrift shop, financial assistance, transitional housing for men
Family Promise	Homeless shelter and case management for homeless families
Northshore Food Bank	Thrift shop, food bank, reduced cost dental care, gardening training, school supplies for LMI youths

Bush Food Pantry	Food assistance
Volunteers of America Southeast Louisiana	Case management and counseling
STARC	Job training and placement for those with disabilities
START Corp	Case management, social skills training, and Peer to Peer program for persons with low incomes and/or behavioral, physical, or developmental challenges and disabilities.
Safe Harbor	Shelter and case management for domestic abuse victims
St. Tammany Parish Adult Education	Adult education and HiSET Prep

**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.**

HOUSING FACILITIES FOR HOMELESS PERSONS IN ST. TAMMANY		
Type of Facility/Service	Name of Facility	Target Population
Transitional Housing for Families	Family Promise of St. Tammany	Homeless Families
Transitional Housing for Men	Miramonte Center	Homeless Men
Emergency Shelter for Woman and Children	Caring Center of Slidell	Women and Children
Transitional Housing For Women and Children Who Are Victims of Domestic	Safe Harbor	Victims of Domestic Violence
Emergency Shelter for Men	Timothy Trumpet of Truth	Homeless Men

SERVICES FOR HOMELESS PERSONS IN ST. TAMMANY		
Basic Needs/Thrift Store	Community Christian Concern	LMI/Homeless Population
Food/Basic Needs/Thrift Store/Reduced Cost Dental Care	Covington Food Bank	LMI Population
Indirect Financial Assistance and Basic Needs	The Good Samaritan Ministry – St. Luke’s	LMI Population of East St. Tammany Parish
Basic Needs	The Samaritan Center	Homeless/LMI Population
Basic Needs, Supportive Housing	Community Action Agency	LMI Population, Nearly Homeless Population, Homeless Population
Supportive Housing and Services for Mentally Ill	Florida Parishes Human Services Authority	Mentally Ill in need of housing
Supportive Housing	Volunteers of America Greater New Orleans	Disabled in need of housing
Support Services	St. Tammany Parish School Board Kids in Transition	Unaccompanied Youths
Healthcare Services for Low-Income Populations	St. Tammany Community Health Center	LMI/Medicaid Population
Healthcare Services for Women and Children	Community Wellness Center	LMI/Medicaid Population
Motel Vouchers	Caring Center	Homeless Women
Resource and Referral	Northlake Homeless Coalition	Homeless/LMI Population

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

### Introduction

The HUD definition of “special needs” includes the frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, persons with HIV/AIDS, and persons with alcohol or drug addictions. According to the U.S. Census American Community Survey, 36,146 individuals (15% of population) within the parish were classified as having a disability in 2016. Of the 36,805 individuals 65 years or older, 36 percent (13,386) were classified as having a disability and 9 percent were estimated to have income below the federal poverty line. To anticipate the needs of these populations, the St. Tammany Parish Department of Health and Human Services maintains a directory of service providers for disabled families seeking assistance along with VIALINK 211.

**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 primary needs of the special needs communities in St. Tammany Parish are affordable housing and transportation.

### Housing

According to the Assessment of Fair Housing (AFH) and HUD data, the percentage of individuals with disabilities in public housing is in higher proportion than the percentage of those with disabilities in the total population of St. Tammany Parish. Those with disabilities also rent at a much higher rate than those without disabilities (25.9 % versus 11%). Based on survey responses for the AFH, 53 percent of those with a disability reported having difficulty finding affordable housing in a safe neighborhood, and 32 percent were dissatisfied with their current quality of housing.

### Transportation

STAR Transit is the only public transportation service in the parish. The service requires reservations for all rides at least 24 hours in advance, and is not usually able to provide more than one round trip per day to individuals. Without complete streets (sidewalks and pedestrian infrastructure such as crossing signals), and many grocery stores located in large shopping strips away from residential spaces, lack of or limited transportation becomes a major barrier to accessing safe and affordable housing, basic necessities, and needed services for the disabled and elderly.

The following services are available to special needs communities to provide support –

### Elderly and Frail Elderly

- COAST: transportation, Meals on Wheels, utility assistance
- STAR Transit: point to point transportation
- VOASELA: volunteer services, case management, home repair
- Catholic Charities: adult day care, outreach, reentry employment program
- STARC: home and respite care, home sitters, community involvement
- START Corp: home and case management; ACT team; FQHC
- SALT Council: outreach, education, advocacy

#### Disabled

- STAR Transit: point to point transportation
- Northshore Families Helping Families: information, referral, education, training, family to family support
- STARC: job training, advocacy, day care
- Louisiana Rehabilitation Services: job training, placement, education
- Florida Parishes Human Services Authority: development disabilities services, training, support, assistance
- Louisiana Business and Career Solutions Center (LA Workforce Commission)
- STP Schools – Special Needs Population Education and 2 Behavioral Health Alternative Schools
- Methodist Behavioral Health School

#### Persons with alcohol/drug addictions

- ACER: detox, IOP, counseling, education, therapy
- Truth 180: detox, IOP, counseling, education, therapy
- Florida Parishes Human Services Authority: addictive disorders services, counseling, and treatment
- Covington Behavioral Health Hospital: Medical Detox; inpatient and outpatient treatment
- Northlake Behavioral Health Hospital: Inpatient and outpatient treatment (including Intensive Outpatient)
- Long Branch: Private drug addiction residential treatment facility

#### Persons with HIV/AIDS

- VOASELA: Case management, testing
- NO/AIDS Task Force: case management, testing, information and referral
- Southeast Louisiana Area Health Education Center: education, information, and referral
- LA Region 9 Health Units in 2 contiguous parishes

#### PHA Residents



There are no services that specifically available to PHA residents. These residents do however have access to all existing services in the Parish. They are also eligible to receive STAR Transit vouchers to ride the Parish's public transportation system in at no cost in order to access these services.

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

National Alliance of Mental Illness – St. Tammany – 30 individuals with severe and persistent mental health issues; case management; medication assistance; transportation; referrals; peer resources; classes; day center

VOASELA – Permanent Supportive Housing (PCH) – including case management

START Corp – Permanent Supportive Housing (PSH) – including case management

Community Action Agency (CAA) – Rapid rehousing and case management

Northlake Community Coalition (NLCC) – Continuum of Care for homeless individuals

Family Promise – Housing for families and case management

**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)**

Over the next year, the parish intends to continue the STAR Transit voucher program to assist those without transportation. This program helps disabled, elderly, and low-income populations achieve a sense of independence and allows them to reach available social services, medical appointments, and job opportunities.

The residential rehabilitation programs will continue to provide health and safety repairs to low income home owners to help sustain and/or increase the available affordable housing stock. The St Tammany Homeownership center will allow our special needs population a chance to learn about home ownership and offer financial fitness training for first time home buyers.

**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))**

Over the next year, the parish intends to continue the STAR Transit voucher program to assist those without transportation. This program helps disabled, elderly, and low-income populations achieve a sense of independence and allows them to reach available social services, medical appointments, and job opportunities.

The residential rehabilitation programs will continue to provide health and safety repairs to low income home owners to help sustain and/or increase the available affordable housing stock. The St Tammany Homeownership center will allow our special needs population a chance to learn about home ownership and offer financial fitness training for first time home buyers.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Barriers to affordable housing include:

#### Natural Hazards Risks

St. Tammany Parish is subject to hurricanes and flooding from major rain events. From 2001 to 2005, six hurricanes made landfall in the region, including Katrina and Rita. In the last decade St. Tammany Parish had direct encounters with only two tropical storms, but preparations were required regularly through hurricane season as multiple storms develop or enter the Gulf of Mexico from the Atlantic. Major rain events, storms that drop large amounts of rainfall quickly, or that maintain rainfall for an extended duration, will also cause localized flooding in areas across the Parish. Development has primarily occurred in Flood Zone C and X, which have the lowest risk of flooding and thus the greatest demand and highest value for developers and homeowners.

#### The Biggert-Waters Act (BWA)

Congress passed (2012), amended (2014) and reauthorized (2017) the Biggert-Waters Act which authorizes the flood insurance program. The law required changes be made to flood hazard mapping, grants, flood insurance, and the management of floodplains, and the adoption of new FEMA flood maps in 2012 and 2014. The new flood maps increase the base flood elevation in many areas. For a lot of households, this means that 1.) The height to which they previously raised their home may no longer be sufficient, and 2.) If their home is not elevated the appropriate amount, their flood premiums may increase significantly. As a recipient of FEMA Hazard Mitigation and Severe Repetitive Loss funds, St. Tammany Parish has been assisting approved homeowners in elevating their homes to at least one foot above the highest base flood elevation mapped. However, this alone will not alleviate the risk for neighborhoods in higher risk flood zones where flood insurance and prevention maintenance will add to the cost of ownership.

#### Impact Fees

In 2005, the St. Tammany Parish Council adopted the policy of imposing mandatory impact fees. These fees are paid by developers when new subdivisions, strip malls, big box stores, or other new residential and commercial development are built. The purpose of the fee is to offset the strain that the new growth puts on Parish roads and drainage. While some individuals can be granted a waiver of the impact fees if they can demonstrate an income level of "Very Low Income" based on HUD criteria, these fees may be seen as a deterrent from building to individuals who are above the "very low income" level but under the "moderate-income" level. In working with homebuyer programs in the parish, parish staff evaluate any opportunity to work with Parish officials to waive the fees for households at the 80 percent of median, or "moderate-income" level.

## NIMBYISM

There have been issues with NIMBYISM in the past when it comes to constructing affordable housing in the parish. Parish staff have worked with local officials and the Northshore Housing Initiative and local chapters of Habitat for Humanity to work on outreach and education to the community about the benefits and needs of affordable housing.

## High Cost of Land

According to a 2015 study by W. Larson of the Bureau of Economic Analysis, the average cost of land per acre in Louisiana was \$12,908, the 23<sup>rd</sup> highest in the nation. In St. Tammany Parish, the study estimates land per acre to range from \$20,000-\$38,000, depending on clearance, population density, zoning, and intended land use. High cost of land affects the real estate pricing for new and established residential developments, and can be a barrier to affordable housing. The Parish supports Northshore Housing Initiative, and Habitat for Humanity East and West to identify potential eligible clients for their homebuyer programs. Each organization subsidizes the cost of a house to lower the purchase price for the client, reducing the mortgage payment. Northshore Housing Initiative purchases and retains ownership of the land as part of the Community Land Trust program so that the home stays affordable to low- to moderate-income buyers in the future. Policies and programs to encourage affordable housing developments, such as LIHTC, are needed to continue the efforts made by these organizations to help offset the increasing cost of land.

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

### Introduction

St. Tammany Parish has a population of 103,162 civilians in the workforce, with an unemployment rate of 7.49 percent, according to 2013 American Community Survey data. Sales and office, and Management - business and financial are the largest employment sectors, while Education, Healthcare, Arts and Entertainment, and Retail are the largest business sectors in the parish. 75 percent of employed civilians in St. Tammany Parish have some amount of higher education; 40 percent have a bachelor's degree or higher.

### 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	1,698	1,705	2	3	1
<b>Arts, Entertainment, Accommodations</b>	<b>10,307</b>	<b>7,428</b>	<b>14</b>	14	-1
Construction	5,486	4,210	8	8	0
<b>Education and Health Care Services</b>	<b>11,789</b>	<b>9,135</b>	<b>16</b>	17	1
Finance, Insurance, and Real Estate	4,582	2,864	6	5	-1
Information	1,224	687	2	1	0
Manufacturing	4,860	2,886	7	5	-1
Other Services	2,274	1,808	3	3	0
<b>Professional, Scientific, Management Services</b>	<b>7,405</b>	<b>4,868</b>	<b>10</b>	9	-1
Public Administration	0	0	0	0	0
<b>Retail Trade</b>	<b>10,823</b>	<b>8,385</b>	<b>15</b>	15	0
Transportation and Warehousing	3,911	3,930	5	7	2
Wholesale Trade	4,355	3,759	6	7	1
Total	68,714	51,665	--	--	--

**Table 39 - Business Activity**

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	103,162
Civilian Employed Population 16 years and over	95,431
Unemployment Rate	7.49
Unemployment Rate for Ages 16-24	18.09
Unemployment Rate for Ages 25-65	4.77

Table 40 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	23,117
Farming, fisheries and forestry occupations	3,436
Service	8,795
Sales and office	25,265
Construction, extraction, maintenance and repair	10,221
Production, transportation and material moving	4,300

Table 41 – Occupations by Sector

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	47,386	52%
30-59 Minutes	27,928	31%
60 or More Minutes	14,949	17%
<b>Total</b>	<b>90,263</b>	<b>100%</b>

Table 42 - Travel Time

Data Source: 2009-2013 ACS

## 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	5,626	909	4,546
High school graduate (includes equivalency)	19,070	1,395	8,363
Some college or Associate's degree	25,959	2,054	7,833

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	30,029	1,056	6,207

Table 43 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	234	479	582	2,022	2,165
9th to 12th grade, no diploma	3,073	2,433	1,768	3,797	2,297
High school graduate, GED, or alternative	4,686	5,004	6,583	17,273	9,533
Some college, no degree	6,057	6,672	6,372	15,213	5,755
Associate's degree	154	1,278	2,296	4,220	1,243
Bachelor's degree	1,205	6,585	6,917	12,449	3,613
Graduate or professional degree	84	1,447	3,547	6,475	2,646

Table 44 - Educational Attainment by Age

Data Source: 2009-2013 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,824
High school graduate (includes equivalency)	30,447
Some college or Associate's degree	35,995
Bachelor's degree	53,075
Graduate or professional degree	66,340

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

Within St. Tammany Parish, the largest employment sectors making up 55 percent of all jobs are:

- Education and Health Care Services
- Retail Trade
- Arts, Entertainment, Accommodations
- Professional, Scientific, Management Services

**Describe the workforce and infrastructure needs of the business community:**

Table 41 above describes 103,162 individuals from St. Tammany Parish in the workforce in 2013. As of 2016, the U.S. Census estimates that number to be 122,231. Table 35 - Business Activity shows a total of 68,714 workers within the parish, with 40,324 working in the top major employment sectors:

- 7,405 in Professional, Scientific, Management Services
- 10,307 in Arts, Entertainment, Accommodations
- 10,823 in Retail Trade
- 11,798 in Education and Health Care Services

Table 40 - Business Activity tallies 15,813 jobs in retail and entertainment as of 2013. According to UNO's *Real Estate Market Analysis of New Orleans and Northshore Regions, April 2017*, St. Tammany has seen continued growth in the retail, accommodation and food service sectors as development has encouraged an increase in retailers and restaurants in the area, adding more jobs to these sectors. And healthcare saw steady growth in the Northshore, with an addition of 327 jobs from 2015 to 2016.

The First Planning District Workforce Development Board, which oversees strategic workforce development for three parishes, including St. Tammany, forecasts the most impactful sectors for the region's economy through 2020 will be:

- Healthcare
- Construction
- Manufacturing (including oil & gas)
- Transportation and Logistics
- Information Technology
- Coastal Restoration

Emphasis in local schools on Science, Technology, Engineering and Math (STEM) based curriculums and the increase in post-secondary programs available in the parish will help support the expected labor demand in these industries. And developing business parks around St. Tammany Parish, such as Versailles in Covington and Bilten Park in Slidell, can provide the needed infrastructure to encourage firms in these fields to locate their business within the parish.

**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.**



The Parish, with the use of CDBG-DR funds, has opened the St. Tammany Advanced Campus with the Northshore Technical Community College (NTCC) to provide educational, employment and job training opportunities in science, technology, engineering and math. NTCC also recently broke ground on their Advanced Technology Center, opening in 2019 for HVAC, welding and health science programs, along with a library and testing center. NTCC is the only post-secondary educational institution within the parish since Delgado Community College closed its Slidell campus in early 2017.

Near the NTCC campus build-out, Bilten Park is being developed in Slidell for manufacturing and logistics firms. The property management company is also planning a residential development, sewer treatment facility, and a smaller business park.

Distribution warehouses have been built along the I-12 corridor due to the ease of trucks entering and exiting the interstate going East and West with close adjoining interstates going North and South.

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

Education and Healthcare fields account for at least 16 percent of the workers within the parish, but overall there are half as many jobs available within the parish as there are in the workforce. And according to Table 18, 75 percent of employed civilians in St. Tammany Parish have some amount of higher education; 40 percent have a bachelor's degree or higher.

While retail and entertainment growth are good indicators of a healthy, growing local economy, these are not jobs that are likely to provide reliable, sustainable wages to meet the needs of a household. Many higher paying jobs are found in New Orleans or Baton Rouge, which is why at least 48 percent of employed persons in the parish have longer overall commute times.

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

The local Workforce Investment Board maintains the St. Tammany Business and Career Solutions Center in Slidell, providing the following services:

- Interview space and office equipment for public usage
- Youth services that include ESL skills, job searching strategy assistance, summer job opportunities, skill development, GED training, assistance finding child care, financial aid information, reading and math skill assessment, potential employer information and general information and referral.
- Workers services that include skills for dealing with job loss, assistance in filing unemployment insurance claims, community resource information, job skill improvement, information for starting your own business, GED training, reading and

math skill improvement, ESL improvement, financial aid information, assistance in finding child care, career planning, information about job openings, information and referral, job search strategies, and assistance with living expenses while training.

- Business services that include access to resumes, pre-screening of applicants, on-site facilities for recruiting and interviewing, skill testing of applicants, background checks, worker recruiting strategies, interview skills, writing job descriptions, program development, training cost reimbursement, information on EEO and ADA requirements, information on employment, wage and salary trends, analysis of employee training needs, and outplacement services for employees that are being laid off.

NTCC's Workforce Division provides training and development for students and companies for either professional development or industry certifications in the following areas:

- Business Process Design
- Computer / IT
- Emergency Management
- Healthcare
- Human Resources
- Industrial Maintenance
- Welding / Craft Trades
- Contractor's Licensing
- Notary Public
- Medical Coding
- Customer Service

### **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.**

St. Tammany Parish participates in the Region One Workforce Development Board Partnership. The Board is a partnership of three parishes that work together to strategically identify and plan regional economic development investment priorities. The Region One Board's current economic development plan covers strategies for workforce growth for 2016 through 2020 to meet the Workforce Innovation Opportunity Act.

### **Discussion**

The state of Louisiana and New Orleans are always looking for ways to incentivize companies to locate offices in the region, but there is also an opportunity to develop workforce investment incentives to entice companies to the Northshore. With the continued population growth and developing business parks around St. Tammany Parish, such as Versailles in Covington and Bilten Park in Slidell, the parish is ready to be more than a bedroom community for the companies based in the cities. Programs at NTCC are building a skilled STEM workforce within the parish that will need to be utilized.

To encourage business growth and workforce development, St. Tammany Parish will:

- Encourage partnerships between NTCC and the St. Tammany Parish School System to develop pathways from public school to college programs
- Encourage partnerships between the school system and workforce development agencies, including the Workforce Investment Board, and Business and Career Solutions Centers
- Continually work to identify the needs of current and prospective businesses in the parish to invest in appropriate workforce development
- Develop outreach efforts with local economic development stakeholders to reach prospective employers interested in St. Tammany Parish

## MA-50 Needs and Market Analysis Discussion

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

The census tracts that experience the greatest housing burdens are 405.01 (43.3%), 408.03 (40.3%), and 412.04 (43.1%).

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

Based on the Assessment of Fair Housing, HUD data, and Census tracts, the racial/ethnic demographics of St. Tammany Parish are currently 81.4% white, Non-Hispanic, 10.6% black, Non-Hispanic, 4.6% Hispanic, 1.4% Two or More Races, Non-Hispanic, 1.3% Asian or Pacific Islander, Non-Hispanic, 0.4% Native American, Non-Hispanic, and 0.3% Other, Non-Hispanic. The jurisdiction has a mix of areas that reflect this demographic, areas that are half white and half people of color and areas that are almost completely white.

Areas of minority concentration are recognized as census tracts or block groups where the percentage of ethnic or racial minorities in an area is at least 10 percentage points higher than the Parish-wide average.

Areas of low- to moderate-income concentration are recognized as census tracts or block groups where 46.58% or more of the households in the designated area are of low- to moderate-income status.

The following census tracts in St. Tammany Parish have concentrations of low- to moderate-income households and minority populations:

- 405.01
- 407.04
- 411.03
- 412.02

Of note, Census Tract 405.01 is the only census tract with majority renter occupied housing at 51.6%.

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

These census tracts consist of a high percentage of low- to moderate-income households and minority concentrations. In these areas, there is a need for home rehabilitation, social and support services, transportation, and infrastructure improvements

### **Are there any community assets in these areas/neighborhoods?**

Assets in these areas include:

#### Area of Census tract 405.01

- The West 30's Steering Committee
- Community Health Center
- Community Action Agency office
- Faith-based community
- Schools
- The Groves at Mile Branch Creek/ mixed-income development
- Covington Housing Authority
- Covington Food Bank
- Commercial area in walking distance
- Parks and recreation
- Habitat for Humanity West

#### Area of Census tract 407.04

- Community organizations
- Schools
- Habitat for Humanity East
- Affordable housing opportunities in the vicinity

#### Area of Census tract 411.03

- All residential – 85 percent owner-occupied

#### Area of Census tract 412.02

- Schools
- Parks and recreation

#### **Are there other strategic opportunities in any of these areas?**

The primary strategic opportunities in all of the above mentioned areas involve the creation of collaborations and community partnerships to bring programs and services to these residents. This would include partnerships between the Parish and the public school systems, and partnerships with non-profit organizations, housing service providers, and the faith-based community.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

##### Geographic Priorities

In order to address areas with the greatest needs, the Parish will focus its efforts on census tracts and block groups where more than 46.58% of the population is of low-to moderate-income status.

##### Priority Needs

Affordable housing, water and sewer improvements, homelessness, transportation, and special needs populations have been identified as priority needs for the next five years.

##### Influence of Market Conditions

Cost burden, followed by substandard housing, are the major housing problems faced by most of the Parish's low- and moderate-income community.

##### Anticipated Resources

St. Tammany anticipates receiving \$4,992,000 in CDBG entitlement funds over the next five years.

##### Institutional Delivery Structure

The Parish, in conjunction with local organizations, agencies, and nonprofits, will implement the strategic plan. Throughout the upcoming five years, the Parish will continue to coordinate and communicate efforts to assist St. Tammany's low-income and special needs populations and strengthen the delivery system of services that is currently in place.

##### Public Housing

The Parish will continue to openly communicate with the Covington Housing Authority so that the needs of PHA residents are continually addressed and considered.

##### Barriers to Affordable Housing

Barriers to affordable housing include public policies that are related to the Biggert-Waters Act (flood insurance and FEMA maps), NIMBYISM, and the Parish impact fee requirements. The high cost of land in St. Tammany can also serve as a barrier to affordable housing.

##### Homelessness Strategy

The Parish works closely with the Northlake Homeless Coalition, the local Continuum of Care in an effort to address homelessness in this region. Both parties have joined together to establish

the St. Tammany Housing and Homeless Alliance, a new group that actively meets and communicates the needs of the Parish's homeless and near-homeless populations.

#### Lead-Based Paint Hazards

Parish staff will continue to publicize information and educate the public regarding the dangers of lead-based paint.

#### Anti-Poverty Strategy

St. Tammany's Department of Health and Human Services and Community Action Agency will continue to address the needs of the parish's low-income communities through project coordination and management, community outreach, and the provision of services. The Parish will also continue to develop its partnerships with local nonprofits and service providers so that low- to moderate-income residents have greater access to healthcare, basic needs, mental health, housing, financial, and educational services. Through the provisions of these programs and services, we hope to assist the low- to moderate-income community from becoming stagnant at the poverty level.

#### Monitoring

Parish staff members monitor all CDBG subrecipients to ensure compliance with all applicable federal, state, and local rules and regulations. On-site technical assistance is also provided to all subrecipients as needed.

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

Geographic Area

1	<b>Area Name:</b>	West 30's
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The West 30's, located in the City of Covington, are bound by Boston Street/West 21st Avenue on the south and west; 190, 437 and Mile Branch on the north; and Bogue Falaya on the east.
	<b>Include specific housing and commercial characteristics of this target area.</b>	According to the West 30's Work plan for the City of Covington, the housing stock can be divided into three categories: 1. Distressed (half abandoned, half occupied) 2. Occupied and meet minimum code requirements but are in need of rehabilitation 3. Suitable working class homes provided that they are properly maintained going forward
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This has been a target area in previous years and many of the needs identified in prior plans are still present.
<b>Identify the needs in this target area.</b>	Housing rehabilitation, home maintenance education, public facilities improvements, recreation improvements, transportation, and increased community services.	
<b>What are the opportunities for improvement in this target area?</b>	A West 30's Steering Committee is ongoing with a work plan in place, and there are community enhancement efforts taking place at the present time.	
<b>Are there barriers to improvement in this target area?</b>	Funding.	
2	<b>Area Name:</b>	Browns Village Road Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	



	<b>Identify the neighborhood boundaries for this target area.</b>	This area is located north of I-12, east of August Street, west of Production Drive, and south of Pine Ranch Road in unincorporated Slidell.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The area consists of two predominately LMI subdivisions: Browns Village Subdivision and Belle Gardens Subdivision. South of Belle Gardens and north of I-12 lies an industrial area.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The Parish Department of Environmental Services has designated this area as a predominately LMI area that is in significant need of sewer distribution system improvements.
	<b>Identify the needs in this target area.</b>	Public facilities improvements and housing rehabilitation.
	<b>What are the opportunities for improvement in this target area?</b>	Potential partnerships with faith-based organizations in the area could be helpful in efforts to disseminate information about CDBG projects and programs to LMI households in the vicinity.
	<b>Are there barriers to improvement in this target area?</b>	Funding.
<b>3</b>	<b>Area Name:</b>	Highway 190/433 Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The area is located east of Merrimac Drive, north of Evangeline Road, south of I-12, and west of Lagrange Road in unincorporated Slidell.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The major subdivisions in this area are Huntington Estates, Victoria Way, Centennial Park, Ozone Woods, Bayou Vincent, and Slidell Manor.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The Parish's Department of Environmental Services has identified this area as one of a predominately LMI population that is in need of sewer distribution system improvements.
	<b>Identify the needs in this target area.</b>	Public facilities improvements and housing rehabilitation.

<b>What are the opportunities for improvement in this target area?</b>	A large retail center is immediately north of the area. There are also numerous schools and churches in the vicinity. All provide opportunities for partnerships and program outreach.
<b>Are there barriers to improvement in this target area?</b>	Funding.

**Table 46 - Geographic Priority Areas**

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

St. Tammany Parish will continue to target three area neighborhoods for community improvements. Parish leaders have identified that these areas have the level of poverty, the population density, and the housing and infrastructure needs to make them eligible for community development projects. All of these neighborhoods are within primarily low- to moderate-income census tracts or block groups. Two areas are in eastern St. Tammany and one is in western St. Tammany. The three targeted priority neighborhoods are:

The West 30’s area in Covington

This neighborhood is located in a majority LMI census tract (405.01) and is still in need of a substantial amount of housing rehabilitation, supportive services, and neighborhood improvements. A West 30’s Steering Committee has outlined a work plan for the area and there are community enhancement efforts on going.

Hwy 433/Hwy 190 area in Slidell

This area is in two census tracts (411.03 and 412.04) and is need of sewer system and infrastructure improvements in the Huntington Estates/Victoria Way, Centennial Park, Ozone Woods, Slidell Manor, and Bayou Vincent Subdivisions. Most households in this unincorporated area are of low-income status and are in need of housing rehabilitation and access to supportive services.

Browns Village Road area in unincorporated Slidell

This area includes neighborhoods (census tracts 407.04 and 407.01) that consist of primarily low-income households. The Belle Gardens and Browns Village Subdivisions are both in need of sewer system improvements and upgrades. These areas are also in need housing rehabilitation and access to supportive services.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Highway 190/433 Area Browns Village Road Area West 30's
	<b>Associated Goals</b>	Residential Rehabilitation Individual Sewer Repair Affordable Housing
	<b>Description</b>	Rehabilitation of owner-occupied units and homeownership assistance.
	<b>Basis for Relative Priority</b>	Affordability is the primary housing issue in St. Tammany.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities
<b>Geographic Areas Affected</b>		Highway 190/433 Area Browns Village Road Area
<b>Associated Goals</b>		Infrastructure Improvements
<b>Description</b>		Improvements to water and sewer systems in LMI areas.

	<b>Basis for Relative Priority</b>	Access to clean and safe water is a priority in St Tammany.
3	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Highway 190/433 Area Browns Village Road Area West 30's
	<b>Associated Goals</b>	Homeless Prevention Public Service Transit Voucher Program
	<b>Description</b>	Community supportive services and developments that will may public service activities, projects for community development, and transportation.
	<b>Basis for Relative Priority</b>	Services to assist our special needs population is crucial in our parish due to recent budget cuts and loss of services in the parish from other agencies and programs.

## **Narrative (Optional)**

The Parish has identified the following priority needs to be addressed over the next five years:

- Affordable housing – rehabilitation of owner-occupied units; homeownership assistance
- Infrastructure Improvement – improvements to water and sewer services in LMI areas
- Community development and Public services – supportive services for the homeless and special needs populations; public transportation services

**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The data in section NA-10 shows that cost burden and severe cost burden is a significant problem for low- to moderate –income households in St. Tammany Parish. Looking at this data, it can be deduced that there is a need for TBRA in St. Tammany. However, the Parish is not a recipient of HOME funds. At this time, TBRA is provided by the local housing authorities in Slidell and Covington through Section 8.
TBRA for Non-Homeless Special Needs	The data in section NA-10 shows that cost burden and severe cost burden is a significant problem for low- to moderate –income households in St. Tammany Parish. Looking at this data, it can be deduced that there is a need for TBRA in St. Tammany. However, the Parish is not a recipient of HOME funds. At this time, TBRA is provided by the local housing authorities in Slidell and Covington through Section 8.
New Unit Production	In 2016, 1,407 single family residential building permits were issued in the parish, which was 158 more than in 2015 and nearly double the number issued in 2010 (785 permits). The median price of a single family home sold in St. Tammany increased by 33 percent from 2010 to 2016. However, no multi-family residential building permits were issued in 2016 and only 1,066 apartment units added to the parish housing stock in 2017. The Parish will need to encourage more variety in development and continue support of homeownership programs and the Community Land Trust to maintain unit affordability.
Rehabilitation	The Parish plans to continue funding a home repair program, which provides home repairs to owner-occupied low- to moderate-income households. This program helps to preserve existing affordable housing stock and also addresses the handicap accessibility improvement needs of the disabled. The current program has an unofficial waiting list of 130 households who want to be notified when the actual waiting list opens again.
Acquisition, including preservation	At this time, acquisition and preservation are not high priority needs in St. Tammany Parish.

**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

St Tammany Parish staff in Environmental Services, Health and Human Services, and Grants will continue to work on these projects using not only their staff but their equipment, personnel, and expertise. See additional resources in table below.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,131,706	0	0	1,131,706	3,860,000	The Parish anticipates receiving \$965,000 a year in CDBG entitlement funding from HUD each year for the next five years.
Continuum of Care	public - federal	Housing	121,404	0	0	121,404	2,165,826	The Northlake Homeless Coalition receives CoC funding from HUD and then disperses it to local agencies

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Housing	0	0	0	0	0	HUD Disaster Recovery Funds
Other	public - federal	Other	2,400,000	0	0	2,400,000	9,600,000	Funding received from FTA, funneled through LDOTD, for transportation.
Other	public - state	Acquisition Admin and Planning Housing	0	0	0	0	600,000	CDBG funds received from Louisiana Land Trust property sales in St. Tammany.
Other	public - state	Public Services	1,030,433	0	0	1,030,433	0	Utility assistance funding received from the State of Louisiana

Table 49 - Anticipated Resources

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

There are currently no entitlement fund matching requirements that need to be addressed. However, CDBG funds that are used to administer the STAR Transit voucher program will contribute to STAR Transit's FTA match requirements.

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



The Parish is currently pursuing various grant opportunities for public facilities improvement projects that will take place on Parish-owned property. Safe Haven, a parish owned property, continues to be the highest priority for funding over the next five years. The need for behavioral health and homeless prevention is an ever-growing concern in our parish.

**Discussion:**

St Tammany Parish Government anticipates receiving over \$4.9 million over the course of five years of CDBG funding to help address the needs of our parish. Any and all resources we are able to use from other sources will be also utilize to efficiently meet goals and outcome indicators.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
St. Tammany Parish Government	Government	Public Services	Jurisdiction
Volunteers Of America Greater New Orleans	Non-Profit Organizations	Public Services	Region
Northlake Homeless Coalition	Continuum Of Care	Homelessness	Region
Family Promise	Non-Profit Organizations	Homelessness	Jurisdiction
STAR Transit	Government	Public Services	Jurisdiction
Florida Parishes Human Services Authority	Government	Public Services	Region
Caring Center	Non-Profit Organizations	Homelessness	Region
Safe Harbor	Non-Profit Organizations	Homelessness	Region
Community Christian Concern	Non-Profit Organizations	Homelessness	Region
Northshore Food Bank	Non-Profit Organizations	Public Services	Region
The Good Samaritan Ministry	Non-Profit Organizations	Public Services	Jurisdiction
The Samaritan Center	Non-Profit Organizations	Public Services	Region
Community Action Agency	Departments And Agencies	Public Services	Jurisdiction
St Tammany Parish School Board: Kids in Transition	Public Institution	Homelessness	Jurisdiction
St. Tammany Community Health Center	Non-Profit Organizations	Public Services	Region
STPH Community Wellness Center	Non-Profit Organizations	Public Services	Region
Regina Coeli	Non-Profit Organizations	Public Services	Region
Rainbow Child Care	Non-Profit Organizations	Public Services	Region
Southeast Louisiana Legal Services	Non-Profit Organizations	Public Services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Northshore Families Helping Families	Non-Profit Organizations	Non-Homeless Special Needs	Region
Catholic Charities Archdiocese of New Orleans North Shore Region	Non-Profit Organizations	Public Services	Region
Habitat For Humanity St. Tammany West	Non-Profit Organizations	Ownership	Jurisdiction
Habitat For Humanity East St. Tammany	Non-Profit Organizations	Ownership	Jurisdiction
Housing Authority Of The City Of Covington	PHA	Public Housing	Jurisdiction
Northshore Housing Initiative, Inc	CHDO	Ownership	Jurisdiction
Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
St. Tammany Parish Government	Government	Public Services	Jurisdiction

**Table 50 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

Since becoming an entitlement jurisdiction in 2008, St. Tammany Parish has worked hard at improving its program delivery system. The Parish essentially had to create the delivery system when entitlement funds were first received in 2008. It has been an evolving process and improves every day.

St. Tammany has developed positive relationships with both other Parish departments and nonprofits and service providers in our community. Through those relationships, Parish staff members have been able to remain aware of the evolving needs of Parish residents. The relationships with local nonprofits have also helped in terms of program delivery; open communication with our subrecipients is key to staying in compliance with all applicable rules and regulations.

CDBG staff members have also worked to create and update program and policy manuals so that Parish staff members and subrecipients have a clear picture as how to stay compliant with all HUD regulations.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

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

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

St Tammany Parish Government, state and federal agencies, law enforcement, the courts, and nonprofits work together to provide services for members in our community. We all work through the North Lake Homeless Coalition, our continuum of care (CoC)-starting point, to get homeless people to shelter first, and involve other organizations as additional needs arise. And, even though we have multiple service delivery systems not every homeless person is willing to allow us to help.

**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 above**

North Lake Homeless Coalition is both a strength and a gap. The organization is not able to respond as quickly as the needs of the parish's homeless population and related helping entities need. This leaves people homeless for long periods even when other organizations have the ability to provide housing and meet several of their other needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Residential Rehabilitation	2018	2022	Affordable Housing	Highway 190/433 Area Browns Village Road Area West 30's	Affordable Housing	CDBG: \$832,250	Homeowner Housing Rehabilitated: Household Housing Unit
2	Individual Sewer Repair	2018	2022	Affordable Housing	Highway 190/433 Area Browns Village Road Area West 30's	Affordable Housing	CDBG: \$765,000	Homeowner Housing Rehabilitated: Household Housing Unit
3	Homeless Prevention	2018	2022	Homeless/ Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area West 30's	Non-Housing Community Development	CDBG: \$739,250	Repairs to transitional housing center: Persons Assisted
4	Infrastructure Improvements	2018	2022	Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area	Infrastructure Improvements Non-Housing Community Development	CDBG: \$545,609	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: Households Assisted
5	Public Service	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area West 30's	Non-Housing Community Development	CDBG: \$648,756	Public service activities other than Low/Moderate Income Housing

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Benefit: Persons Assisted
6	Transit Voucher Program	018	2022	Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area West 30's	Non-Housing Community Development	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted
7	Affordable Housing	2018	2022	Affordable Housing	Highway 190/433 Area Browns Village Road Area West 30's	Affordable Housing	CDBG: \$377,500	Low/Moderate Income Housing Benefit: Households Assisted
8	Program Administration	2018	2022	Administration & Planning	Highway 190/433 Area Browns Village Road Area West 30's	Planning	CDBG: \$983,341	Administrative salaries

Table 52 – Goals Summary

### Goal Descriptions

1	Goal Name	Residential Rehabilitation
	Goal Description	Homes owned and occupied by LMI persons will receive rehabilitation work.
2	Goal Name	Individual Sewer Repair
	Goal Description	LMI households will receive assistance necessary to bring their home septic systems up to code.

3	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	Rehabilitation of homeless housing facility and day center Safe Haven campus has a facility that needs to be renovated to accommodate homeless and people with behavioral health disorders.
4	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Sewer distribution system improvements. Parish helps LMI residents put in replacement sewer treatment plants or update these plants to insure they are working as best they can.
5	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	New Family Day Center Fundraising in Place Family Promise is using the Safe Haven Foundation to raise ½ price for Family Day Center with the remainder of the cost being sponsored by the Homebuilders Association.
6	<b>Goal Name</b>	Transit Voucher Program
	<b>Goal Description</b>	LMI individuals receive vouchers that allow them to ride the Parish's public transportation system at no cost. The vouchers are distributed through local agencies and organizations that serve a predominately LMI clientele. This entire program may be in major jeopardy due to funding limitations.
7	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Support for projects that develop housing for LMI families
8	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Administrative salaries



Table 53 - Goal Descriptions

**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)**

HOME regulations define affordable housing for homeownership as housing that:

1. Must be single-family;
2. Must be modest as follows:
  - i. Has a purchase price that does not exceed 95% of the median purchase price for the area;
  - ii. In the case of acquisition with rehabilitation, the house does not exceed 95% of the median price for the area;
  - iii. Must meet other requirements addressing median purchase price, periods of affordability, resale and recapture, and other qualifications as listed in 91.315(b)(2).

At this time, the Parish is not a recipient of HOME funds. However, the Parish estimates that it will provide 30 affordable housing units to low- and moderate-income families in the next five years.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

At this time, there is no need for the Covington Housing Authority to increase the number of accessible units. However, they have approximately 8 vouchers that they cannot fund.

**Activities to Increase Resident Involvements**

The Covington Housing Authority conducted an open meeting for residents of the property to review the new policies and procedures and discuss the suggested upgrades of apartments. Their staff is part time and are limited in their ability to pursue additional activities to increase residents' involvement.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Barriers to affordable housing include:

#### The Biggert-Waters Act (BWA)

Congress passed (2012), amended (2014) and reauthorized (2017) the Biggert-Waters Act which authorizes the flood insurance program. The law required changes be made to flood hazard mapping, grants, flood insurance, and the management of floodplains, and the adoption of new FEMA flood maps in 2012 and 2014. The new flood maps increase the base flood elevation in many areas. For a lot of households, this means that 1.) The height to which they previously raised their home may no longer be sufficient, and 2.) If their home is not elevated the appropriate amount, their flood premiums may increase significantly.

#### Impact Fees

In 2005, the St. Tammany Parish Council adopted the policy of imposing mandatory impact fees. These fees are paid by developers when new subdivisions, strip malls, big box stores, or other new residential and commercial development are built. The purpose of the fee is to offset the strain that the new growth puts on Parish roads and drainage. While some individuals can be granted a waiver of the impact fees if they can demonstrate an income level of “Very Low Income” based on HUD criteria, these fees may be seen as a deterrent from building to individuals who are above the “very low income” level but under the “moderate-income” level.

#### NIMBYISM

There have been issues with NIMBYISM in the past when it comes to constructing affordable housing in the parish.

#### High Cost of Land

According to a 2015 study by W. Larson of the Bureau of Economic Analysis, the average cost of land per acre in Louisiana was \$12,908, the 23<sup>rd</sup> highest in the nation. In St. Tammany Parish, the study estimates land per acre to range from \$20,000-\$38,000, depending on clearance, population density, zoning, and intended land use. High cost of land affects the real estate pricing for new and established residential developments, and can be a barrier to affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

#### The Biggert-Waters Act (BWA)

As a recipient of FEMA Hazard Mitigation and Severe Repetitive Loss funds, St. Tammany Parish has been assisting approved homeowners in elevating their homes to at least one foot above

the highest base flood elevation mapped. However, this alone will not alleviate the risk for neighborhoods in higher risk flood zones where flood insurance and prevention maintenance will add to the cost of ownership.

### Impact Fees

In working with homebuyer programs in the parish, staff evaluate any opportunity to work with Parish officials to waive the fees for households at the 80 percent of median, or “moderate-income” level.

### NIMBYISM

Parish staff have worked with local officials and the Northshore Housing Initiative and local chapters of Habitat for Humanity to work on outreach and education to the community about the benefits and needs of affordable housing.

### High Cost of Land

The Parish supports Northshore Housing Initiative, and local chapters of Habitat for Humanity to identify potential eligible clients for their homebuyer programs. Each organization subsidizes the cost of a house to lower the purchase price for the client, reducing the mortgage payment. Northshore Housing Initiative purchases and retains ownership of the land as part of the Community Land Trust program so that the home stays affordable to low- to moderate-income buyers in the future. Policies and programs to encourage affordable housing developments, such as LIHTC, are needed to continue the efforts made by these organizations to help offset the increasing cost of land.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

In an effort to reach out to homeless persons, the Parish will:

#### Issue an Annual RFP for Public Service Projects

The Parish will issue an RFP each program year to nonprofits for eligible public service projects. Organizations that provide services directly to the homeless will be eligible to apply for funding.

#### Attend NHC and STHHA Meetings

CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition (NHC) and the St. Tammany Housing and Homeless Alliance (STHHA). These meetings help the Parish stay current with the issues that are affecting the homeless population and the organizations that serve them. This will also allow the Parish to play a role in the NHC's development of a single point-of-entry system and the STHHA's plan to develop a faith-based sheltering system for families. Representatives from organizations that provide housing, health, social service and related services to the homeless and near homeless population attend these meetings as well. This assists in the coordination of resources and available services.

#### Continue Administering the STAR Transit Voucher Program

CDBG funds will continue to be used to fund the STAR Transit voucher program, which provides income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. This will assist the near-homeless population in accessing available services.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. This information will also be distributed through the Parish's website and monthly electronic newsletter.

#### Administer Supportive Housing Program

Community Action Agency staff will continue to provide outreach and administer the Parish's Supportive Housing Program.

#### Administer State-Funded ESG Allocation

Community Action Agency staff will continue to administer ESG funds both to organizations that serve the homeless and homeless individuals that they are provided through the state.

#### Provide Home Repair Assistance

The Parish will continue to fund home repair programs so that the LMI households receive necessary repairs and information that make their homes physically and financially more sustainable.

### **Addressing the emergency and transitional housing needs of homeless persons**

To address the emergency and transitional housing needs of homeless persons, the Parish will:

#### Issue an Annual RFP for Public Service Projects

The Parish will issue an RFP each program year to nonprofits for eligible public service projects. Organizations that provide services directly the homeless will be eligible to apply for funding.

#### Attend NHC and STHHA Meetings

CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition (NHC) and the St. Tammany Housing and Homeless Alliance (STHHA). These meetings help the Parish stay current with the issues that are affecting the homeless population and the organizations that serve them. This will also allow the Parish to play a role in the NHC's development of a single point-of-entry system and the STHHA's plan to develop a faith-based sheltering system for families. Representatives from organizations that provide housing, health, social service and related services to the homeless and near homeless population attend these meetings as well. This assists in the coordination of resources and available services.

#### Continue Administering the STAR Transit Voucher Program

CDBG funds will continue to be used to fund the STAR Transit voucher program, which provides income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. This will assist the near-homeless population in accessing available services.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. This information will also be distributed through the Parish's website and monthly electronic newsletter.

#### Administer Supportive Housing Program

Community Action Agency staff will continue to provide outreach and administer the Parish's Supportive Housing Program.

#### Administer State-Funded ESG Allocation

Community Action Agency staff will continue to administer ESG funds both to organizations that serve the homeless and homeless individuals that they are provided through the state.

#### Provide Home Repair Assistance

The Parish will continue to fund home repair programs so that the LMI households receive necessary repairs and information that make their homes physically and financially more sustainable.

**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.**

In order to help homeless persons make the transition to permanent housing and independent living and prevent individuals and families who were recently homeless from becoming homeless again, the Parish will:

#### Issue an Annual RFP for Public Service Projects

The Parish will issue an RFP each program year to nonprofits for eligible public service projects. Organizations that provide services directly to the homeless will be eligible to apply for funding.

#### Attend NHC and STHHA Meetings

CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition (NHC) and the St. Tammany Housing and Homeless Alliance (STHHA). These meetings help the Parish stay current with the issues that are affecting the homeless population and the organizations that serve them. This will also allow the Parish to play a role in the NHC's development of a single point-of-entry system and the STHHA's plan to develop a faith-based sheltering system for families. Representatives from organizations that provide housing, health, social service and related services to the homeless and near homeless population attend these meetings as well. This assists in the coordination of resources and available services.

#### Continue Administering the STAR Transit Voucher Program

CDBG funds will continue to be used to fund the STAR Transit voucher program, which provides income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. This will assist the near-homeless population in accessing available services.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. This information will also be distributed through

the Parish's Website and monthly electronic newsletter.

#### Administer Supportive Housing Program

Community Action Agency staff will continue to provide outreach and administer the Parish's Supportive Housing Program.

#### Administer State-Funded ESG Allocation

Community Action Agency staff will continue to administer ESG funds both to organizations that serve the homeless and homeless individuals that they are provided through the state.

#### Provide Home Repair Assistance

The Parish will continue to fund home repair programs so that the LMI households receive necessary repairs and information that make their homes physically and financially more sustainable.

**Help 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 a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

In order to assist LMI individuals and families avoid becoming homeless, the Parish will:

#### Issue an Annual RFP for Public Service Projects

The Parish will issue an RFP each program year to nonprofits for eligible public service projects. Organizations that provide services directly to low-income individuals and families, and the homeless will be eligible to apply for funding.

#### Attend NHC and STHHA Meetings

CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition (NHC) and the St. Tammany Housing and Homeless Alliance (STHHA). These meetings help the Parish stay current with the issues that are affecting the homeless population and the organizations that serve them. This will also allow the Parish to play a role in the NHC's development of a single point-of-entry system and the STHHA's plan to develop a faith-based sheltering system for families. Representatives from organizations that provide housing, health, social service and related services to the homeless and near homeless population attend these meetings as well. This assists in the coordination of resources and available services.

#### Continue Administering the STAR Transit Voucher Program

CDBG funds will continue to be used to fund the STAR Transit voucher program, which provides



income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. This will assist the near-homeless population in accessing available services.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. This information will also be distributed through the Parish's Website and monthly electronic newsletter.

#### Administer Supportive Housing Program

Community Action Agency staff will continue to provide outreach and administer the Parish's Supportive Housing Program.

#### Administer State-Funded ESG Allocation

Community Action Agency staff will continue to administer ESG funds both to organizations that serve the homeless and homeless individuals that they are provided through the state.

#### Provide Home Repair Assistance

The Parish will continue to fund home repair programs so that the LMI households receive necessary repairs and information that make their homes physically and financially more sustainable.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

In order to address LBP hazards and increase access to housing with LBP hazards, the Parish will:

#### Provide LBP Educational Information to the Public

The Parish will display LBP posters in its DHHS and CAA offices and will have that information available for distribution to organizations and interested parties. Recipients of the Parish-funded home repair program(s) will also receive LBP educational materials. The Parish will let local organizations that serve low- to moderate-income populations know that LBP educational materials can be accessed from the DHHS.

#### Provide Affordable Housing Program Information to Affected Households

Households that are affected by LBP are able to contact the Parish for information regarding affordable housing opportunities for homes without LBP hazards. The Parish maintains a current list of affordable housing options in St. Tammany that can be distributed to interested parties. The Parish will let local organizations that serve LMI populations know that affordable housing information can be accessed from the DHHS.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The number of St. Tammany parish housing units possibly containing lead based paint hazards is based upon the age of the housing built. HUD ACS data estimates that approximately 17,735 housing units were built before 1980 (when lead based paint was being used) and that these units are estimated to have children present. Homes with young children present would be the highest priority for households needing remediation from Lead Based Paint (LBP) hazards. If the Parish would then estimate the number of these total units that are occupied by low to moderate income families at 30% of those units, then approximately 5,100 housing units with lead based paint would be occupied by low to moderate income families. By further defining the priority LBP household as those with children under 6 years old, there would be less than 1000 homes occupied by low to moderate income families that also contain children under 6 years of age (based on comparison to NA-10 Households table). The Parish will let organizations that serve this population know that DHHS is in possession of and is able to distribute LBP educational information as well as affordable housing information to any persons who are in need of it.

### **How are the actions listed above integrated into housing policies and procedures?**

Any household or individual that receives CDBG-funded housing assistance will receive LBP educational information. This information will also be made available to all service providers in St. Tammany that serve primarily LMI populations.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

In order to reduce the number of poverty-level families, the Parish will:

#### Issue an Annual RFP for Public Service Projects

The Parish will issue an RFP each program year to nonprofits for eligible public service projects. Organizations that provide services directly to low-income individuals and families, and the homeless will be eligible to apply for funding.

#### Continue Administering the STAR Transit Voucher Program

CDBG funds will continue to be used to fund the STAR Transit voucher program, which provides income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. This will assist the near-homeless population in accessing available services.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. This information will also be distributed through the Parish's Website and monthly electronic newsletter.

#### Expand Services and Offerings with Northshore Technical Community College

The Parish, with the use of CDBG-DR funds, has opened the St. Tammany Advanced Campus with the Northshore Technical Community College (NTCC) to provide educational, employment and job training opportunities in science, technology, engineering and math. NTCC also recently broke ground on their Advanced Technology Center, opening in 2019 for HVAC, welding and health science programs, along with a library and testing center.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Affordable housing programs in St. Tammany, not limited to the Northshore Housing Initiative, local chapters of Habitat for Humanity, the public housing agencies, and other local housing providers will have access to community service resource information and STAR vouchers through DHHS. This information will be provided on the Parish's website, through its monthly electronic newsletter, at local meetings, at resource fairs, and upon request by e-mail or phone call.

## SP-80 Monitoring – 91.230

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

St. Tammany Parish, as an entitlement community of CDBG funds, is required to conduct periodic monitoring of all programs, activities, and services that our subrecipients provide. The subrecipient, therefore, is required to maintain any and all records/documents pertaining to CDBG funded projects. The records will vary for each project and will be based on the scope of service and subrecipient agreement with the Department of Health and Human Services. The following is a list of documents that *may* be required by DHHS:

- Properly executed payrolls;
- Employee time records;
- Invoices;
- Contracts/Vouchers;
- Receipts;
- Leases;
- Other official documentation evidencing in proper detail the nature of expenses;
- All client records and files

Subrecipients are not required to maintain records in a particular way; however, it is important to maintain neat and organized records that show the work and success of the program/project. CDBG staff may drop by the program location unannounced for a brief site visit. After the site visit, if CDBG staff members deem it necessary, an official monitoring visit will be conducted.

In the event of an official monitoring visit, CDBG staff will contact the program coordinator by e-mail with a request to schedule an official visit. The meeting request e-mail will explain the reason for the visit and the documents and program aspects that will be evaluated. After the completion of the monitoring visit, a follow-up letter or e-mail will be sent to the program contact that lists the results of the monitoring visit. Any findings will be included in that correspondence. A timeline for corrective actions will be included as well.

Site visits and monitoring visits can happen at any time of the program year and are used to ensure federal compliance. All subrecipients should expect at least two site visits a year. Official monitoring visits will be scheduled at the discretion of CDBG staff and their supervisors. DHHS staff may monitor a program for better understanding of daily activities, to review financial

records, or to check for compliance with applicable requirements including Section 504, Section 3, procurement, and/or MBE.



# 2018-2019 CDBG Annual Action Plan

St. Tammany Parish Government  
CDBG Program  
August 2018

## Expected Resources

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

#### Introduction

St Tammany Parish staff in Environmental Services, Health and Human Services, and Grants will continue to work on these projects using not only their staff but their equipment, personnel, and expertise. See additional resources in table below.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,131,706	0	0	1,131,706	3,860,000	The Parish anticipates receiving \$965,000 a year in CDBG entitlement funding from HUD each year for the next five years.
Continuum of Care	public - federal	Housing	121,404	0	0	121,404	2,165,826	The Northlake Homeless Coalition receives CoC funding from HUD and then disperses it to local agencies

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Housing	0	0	0	0	0	HUD Disaster Recovery Funds
Other	public - federal	Other	2,400,000	0	0	2,400,000	9,600,000	Funding received from FTA, funneled through LDOTD, for transportation.
Other	public - state	Acquisition Admin and Planning Housing	0	0	0	0	600,000	CDBG funds received from Louisiana Land Trust property sales in St. Tammany.
Other	public - state	Public Services	1,030,433	0	0	1,030,433	0	Utility assistance funding received from the State of Louisiana

Table 1 - Expected Resources – Priority Table



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

There are currently no entitlement fund matching requirements that need to be addressed. However, CDBG funds that are used to administer the STAR Transit voucher program will contribute to STAR Transit's FTA match requirements.

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

The Parish is currently pursuing various grant opportunities for public facilities improvement projects that will take place on Parish-owned property. This includes improvements to public recreational facilities:

- Acquisition of the former Southeast Louisiana Hospital site, renamed Safe Haven
- Accessibility improvements for the Trace
- Expansion of an agricultural facility in Covington
- Development of St. Tammany Advanced Campus
- Public Right of Ways for Infrastructure Improvements for sewer/water upgrades
- Development of Cultural Arts Center

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Residential Rehabilitation	2018	2022	Affordable Housing	Highway 190/433 Area Browns Village Road Area West 30's	Affordable Housing	CDBG: \$155,000	Homeowner Housing Rehabilitated: 11 Household Housing Unit
2	Individual Sewer Repair	2018	2022	Affordable Housing	Highway 190/433 Area Browns Village Road Area	Affordable Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Homeless Prevention	2018	2022	Homeless Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area West 30's	Non-Housing Community Development	CDBG: \$480,864	Homelessness Prevention: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Service	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area West 30's	Affordable Housing Non-Housing Community Development	CDBG: \$149,500	Public service activities for Low/Moderate Income Housing Benefit: 21 Households Assisted Homelessness Prevention: 48 Persons Assisted
5	Transit Voucher Program	2018	2022	Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area West 30's	Non-Housing Community Development	CDBG: \$20,000	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
6	Program Administration	2018	2022	Planning	Highway 190/433 Area Browns Village Road Area West 30's	Affordable Housing Infrastructure Improvements Non-Housing Community Development	CDBG: \$226,341	Other: 1 Other

Table 2 – Goals Summary

## Goal Descriptions

1	Goal Name	Residential Rehabilitation
	Goal Description	
2	Goal Name	Individual Sewer Repair
	Goal Description	
3	Goal Name	Homeless Prevention
	Goal Description	
4	Goal Name	Public Service
	Goal Description	
5	Goal Name	Transit Voucher Program
	Goal Description	
6	Goal Name	Program Administration
	Goal Description	Salaries for staff.

Table 54 – Goal Descriptions

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The Parish will continue the successful programming undertaken in 2017-2018 addressing the issues of homelessness, transitional assistance, life skills training, and homelessness prevention; affordable housing including home rehabilitation for low to moderate income families; public infrastructure improvements; and program planning and administrative oversight. Multi-year infrastructure improvements initiated in 2017-2018 will be extended into 2018-2019.

### Projects

#	Project Name
1	Residential Rehabilitation
2	Individual Sewer Repair
3	Safe Haven Crisis Response Intervention Rehabilitation
4	St. Tammany Parish Transit Voucher Program
5	Family Promise After Care Program
6	NAMI St. Tammany Day Program
7	St Tammany Homeownership Center
8	Program Administration

Table 55 – Project Information

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

Residential rehabilitation addresses the challenges of sustainability, affordability, and substandard housing issues that affect low to moderate-income homeowners. St. Tammany Parish will contract with local non-profits to deliver energy efficient home improvements. Individual sewer repair will continue to provide relief for LMI households with replacement and repairs to non-compliant systems. Investments in infrastructure improvement, specifically in the area of sewer/water rehabilitation and replacement, will target water quality improvements throughout the parish. These activities will also increase sustainability of affordable housing. The other portion of infrastructure improvements will focus on the Safe Haven Campus Build Out of Essential Buildings. The Safe Haven campus will address our every growing behavioral health cases and homeless prevention within the parish.

With a 77% home ownership rate, the Parish has historically attracted buyers who are above average income. As a result, local builders respond to the demand for homes with higher price points. This scenario presents several obstacle to affordable housing such as a limited stock of affordable rental and single family homes which make home buying out of reach for some first

time home buyers. As well, the high cost of developable land can be an inhibitor for potential LMI buyers. Furthermore, residential areas which abut water bodies or bayous and streams are subject to experience high flood insurance premiums which add significantly to the monthly mortgage and insurance payment. The affordability of rental units is also impacted as landlords pass on the rising cost of insurance to the monthly rent. Total, these examples of burdensome costs make home ownership beyond the reach of LMI buyers.

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	Highway 190/433 Area Browns Village Road Area West 30's
	<b>Goals Supported</b>	Residential Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$155,000
	<b>Description</b>	LMI owner-occupied housing units will receive home repairs
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 households will receive assistance.
	<b>Location Description</b>	LMI households will be scattered across St. Tammany Parish
	<b>Planned Activities</b>	Provide repairs to homes targeting energy efficiency, and health and safety.
2	<b>Project Name</b>	Individual Sewer Repair
	<b>Target Area</b>	Highway 190/433 Area Browns Village Road Area
	<b>Goals Supported</b>	Individual Sewer Repair
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	LMI owner-occupied housing units will receive individual sewer system repairs
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 households will receive assistance.
	<b>Location Description</b>	LMI households will be scattered across St. Tammany Parish
	<b>Planned Activities</b>	Provide services to repair or replace non-compliant septic systems.

3	<b>Project Name</b>	Safe Haven Crisis Response Intervention Rehabilitation
	<b>Target Area</b>	Highway 190/433 Area
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$480,865
	<b>Description</b>	Rehabilitation to mental health facility
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ten (10) persons recently discharged from a parish correctional institution with addiction disorders, mental illness or co-occurring disorders will be housed in a residential facility.
	<b>Location Description</b>	Hwy 190, Mandeville, LA 70448
	<b>Planned Activities</b>	Rehabilitation of a currently vacant building to be used as a transitional housing facility and mental health treatment center
4	<b>Project Name</b>	St. Tammany Parish Transit Voucher Program
	<b>Target Area</b>	Highway 190/433 Area Browns Village Road Area West 30's
	<b>Goals Supported</b>	Public Service Transit Voucher Program
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	25 LMI individuals will receive vouchers to ride STAR Transit, the Parish's public transportation system, at no cost.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 25 LMI individuals will receive vouchers to ride STAR TRANSIT.
	<b>Location Description</b>	Transportation is provided throughout St. Tammany Parish.
<b>Planned Activities</b>	Free demand-response transportation services will be provided to eligible LMI individuals.	
	<b>Project Name</b>	Family Promise After Care Program



5	<b>Target Area</b>	Highway 190/433 Area Browns Village Road Area West 30's
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$49,500
	<b>Description</b>	Case management services to assist homeless families and families in poverty with connecting with other agencies/services that would provide financial fitness, job training, and other services advancing their path to self-sustainability.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 48 LMI families will receive case management services.
	<b>Location Description</b>	513 Michigan Avenue, Slidell, LA 70458
	<b>Planned Activities</b>	Funding support for rapid re-housing program.
6	<b>Project Name</b>	NAMI St. Tammany Day Program
	<b>Target Area</b>	Highway 190/433 Area Browns Village Road Area West 30's
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Support services and case management for LMI individuals with severe permeant mental illness.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 75 low to moderate income individual will receive case management and support services for severe permeant mental illness.
	<b>Location Description</b>	63069 Humming Bird Ln., Mandeville, LA 70448
<b>Planned Activities</b>	Emergency shelter for homeless families and case management to assist families with finding permanent housing and self-sufficiency.	

7	<b>Project Name</b>	St Tammany Homeownership Center
	<b>Target Area</b>	West 30's
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Households will receive homeownership counseling
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 households will receive homeownership counseling.
	<b>Location Description</b>	1400 North Lane in office space at the Habitat for Humanity St Tammany West Restore.
	<b>Planned Activities</b>	Homeownership Counseling and Financial Education will be provided to LMI clients to assist them with successfully achieving homeownership.
8	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Highway 190/433 Area Browns Village Road Area West 30's
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Affordable Housing Infrastructure Improvements Non-Housing Community Development
	<b>Funding</b>	CDBG: \$226,341
	<b>Description</b>	Funds used to support program staff
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No goal needed, planning and administration funds.

<b>Location Description</b>	St. Tammany Parish Government, PO Box 628, Covington, LA 70434
<b>Planned Activities</b>	Salaries and benefits for CDBG staff

Table 56 - Project Summary Information

## 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

Parish-Wide: 100%

### Geographic Distribution

Anticipated funds for activities designated specifically to targeted geographic areas are in the following percentages:

Target Area	Percentage of Funds
Highway 190/433 Area	36%
Browns Village Road Area	15%
West 30's	9%

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

CDBG funds have been invested in planning, engineering and design of infrastructure improvements in Hwy 11 area. St. Tammany identified two neighborhoods requiring upgrades to sewer and water systems. In the Ben Thomas neighborhood, master planning and design work for sub surface drainage are in process. "Shovel ready plans" for a community treatment plant were completed and the project will be constructed in phases, pending availability of funds. A waterline redundancy study is complete for Ben Thomas and Alton communities.

St. Tammany Parish has signed a contract with the Lake Pontchartrain Basin Foundation to study the Hwy 433/Thompson Road for the purposes of improving the water quality. CDBG funds are currently allocated for replacement of outdated and non-compliant septic systems, and the repair non-functioning aerator treatment units and pump out of exiting tanks.

In May 2015, St. Tammany Parish acquired the site of the Southeast Louisiana Hospital, located near Hwy 190 in Mandeville. The Hospital was formerly operated by the State of Louisiana Department of Health and Hospitals which served as a respite and rehabilitation facility for the mentally ill. CDBG funds were reprogrammed from residential rehabilitation to fund the demolition and clearing of four Hurricane Katrina damaged buildings on Martin Drive within the Hospital site. A section of the Hospital campus is operated by the National Alliance of Mental Illness-St. Tammany for sheltering severely disabled and chronic, behaviorally ill patients. As part of the Parish's long term investment in the Hospital campus and a commitment to support behaviorally or mentally disabled persons, CDBG funds will be used to rehabilitate a building for use as a homeless center for persons recently released from parish prison with addiction or

mental illness.

The remaining funds will be spent on LMI residents across the Parish. When appropriate, the needs of the disabled, special needs and elderly populations will receive priority in obtaining services.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	120
Non-Homeless	31
Special-Needs	35
Total	186

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	31
Acquisition of Existing Units	0
Total	31

Table 59 - One Year Goals for Affordable Housing by Support Type

#### Discussion

Affordable housing will be promoted through the use of our residential rehabilitation projects to rehabilitate existing structures. Home repairs will be provided to at least 11 LMI households, and individual sewer repairs will be provided to at least 20 LMI households.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

To address the needs of public housing residents, the Parish will:

- Contact housing authority staff about the applicable events or services that may be helpful to their residents
- The St. Tammany Housing and Homeless Alliance meetings of which housing authority staff are invited members

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

The Parish will distribute information about homeownership assistance programs and services to the housing authority staff so that they may be distributed to residents.

#### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

### **Discussion**

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

### **Introduction**

**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**

#### Family Promise Affiliate - A Sheltering System for Families

As a sheltering system for families, this program provides shelter, case management, life skills education, and transportation assistance for homeless families. The program is designed to ensure children attend school, families stay together, and assistance is provided so that these families can again become self-sufficient. The initial start-up activities were provided through the Parish and the State of Louisiana Office of Community Development.

#### Attend NHC and STHHA Meetings

DHHS and CDBG staff continue to attend monthly meetings of the Northlake Homeless Coalition and the St. Tammany Housing and Homeless Alliance. These meetings help the Parish stay current with the issues that are affecting the homeless population and the organizations that serve them.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. This information is posted on the Parish's website and is regularly updated.

#### St. Tammany Parish Transit Service

CDBG funds will continue to fund the transit program in conjunction with Council on Aging, STARC, and other partners. The Transit Service will continue to provide income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. An operational transit program may assist the homeless population in accessing available services. St. Tammany Parish Transit Service funded by CDBG commenced in May 2011 and continues through CDBG Program Year 2018-2019.

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

#### Family Promise Affiliate - A Sheltering System for Families

As a sheltering system for families, this program provides shelter, case management, life skills education, and transportation assistance for homeless families. The program is designed to ensure children attend school, families stay together, and assistance is provided so that these families can again become self-sufficient. The initial start-up activities were provided through



the Parish and the State of Louisiana Office of Community Development.

#### Support for Homeownership Center

Residents successfully completing the Homeless and Housing Assistance Program will be directed to the Homeownership Center (HOC) as part of the pathway from homelessness to self-sustainability and home ownership. The HOC will provide homebuyer training and Individual Development Account (IDA) information to families seeking to stabilize their housing situation and aid in the prevention of homelessness. These services include pre-purchase counseling, credit repair, money management classes, and homebuyer training classes.

#### Attend NHC and STHHA Meetings.

DHHS and CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition and the St. Tammany Housing and Homeless Alliance.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. A new referral directory is now available on the DHHS website.

#### St. Tammany Parish Transit Service

CDBG funds will continue to fund the transit program in conjunction with Council on Aging, STARC, and other partners. The Transit Service will continue to provide income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. An operational transit program may assist the homeless population in accessing available services. St. Tammany Parish Transit Service funded by CDBG commenced in May 2011 and continues through CDBG Program Year 2018-2019.

**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**

#### Support for Homeownership Center

Residents successfully completing the Homeless and Housing Assistance Program will be directed to the Homeownership Centers (HOC) as part of the pathway from homelessness to self-sustainability and home ownership. The HOC will provide homebuyer training and Individual Development Account (IDA) information to families seeking to stabilize their housing situation and aid in the prevention of homelessness. These services include pre-purchase

counseling, credit repair, money management classes, and homebuyer training classes.

#### Family Promise Affiliate - A Sheltering System for Families

As a sheltering system for families, this program provides shelter, case management, life skills education, and transportation assistance for homeless families. The program is designed to ensure children attend school, families stay together, and assistance is provided so that these families can again become self-sufficient. The initial start-up activities are funded through the Parish and the State of Louisiana Office of Community Development.

#### Community Land Trust

The State Office of Community Development- Disaster Recovery Unit is providing CDBG –DR funds to St. Tammany Parish to underwrite the local land trust, the Northshore Housing Initiative (NHI). This organization makes affordable housing opportunities available to income-eligible clients. NHI has received a HOME grant to develop affordable housing in a mixed income neighborhood.

#### Attend NHC and STHHA Meetings

DHHS and CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition and the St. Tammany Housing and Homeless Alliance.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. A new referral directory is now available on the DHHS website.

#### St. Tammany Parish Transit Service

CDBG funds will continue to fund the transit program in conjunction with Council on Aging, STARC, and other partners. The Transit Service will continue to provide income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. An operational transit program may assist the homeless population in accessing available services. St. Tammany Parish Transit Service funded by CDBG commenced in May 2011 and continues through CDBG Program Year 2018-2019.

**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**

### Infrastructure Improvements- Sewer & Water

St. Tammany Parish targeted infrastructure improvement in 2013-2014's CDBG program year during which a watershed study was commissioned to evaluate the most needed projects. Once the study was completed in June 2014, an internal review was implemented to identify LMI neighborhoods where infrastructure improvements were needed. The LMI neighborhoods of Bayou Liberty, Ben Thomas, and Slidell Manor were selected for improvements.

### Family Promise Affiliate - A Sheltering System for Families

The St. Tammany Housing and Homeless Alliance developed a local affiliate of the national "Family Promise" organization. As a sheltering system for families, this program provides shelter, case management, life skills education, and transportation assistance for homeless families. The program is designed to ensure that children can attend school that families can stay together, and that assistance is provided so that these families can again become self-sufficient. The initial start-up activities were funded through the Parish and the State of Louisiana Office of Community Development.

### Provide Home Repair Assistance

The Parish will continue to fund minor home repair targeting LMI households, which can receive necessary repairs that make their homes physically and financially more sustainable. The Parish will collaborate with local non-profit & for profit organizations to perform health and safety related repairs and promote energy efficient modifications to homes.

For the fourth year, CDBG funds will also be used for the repair and replacement of non-compliant septic systems. This health and safety improvement is very needed for the overall water quality of Parish residents.

### Attend NHC and STHHA Meetings

CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition and the St. Tammany Housing and Homeless Alliance.

### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources. A new referral directory is now available on the DHHS website.

### St. Tammany Parish Transit Service

CDBG funds will continue to fund the transit program in conjunction with Council on Aging, STARC, and other partners. The Transit Service will continue to provide income-eligible individuals with vouchers so that they can ride the Parish's transit system at no cost. An operational transit program may assist the homeless population in accessing available services.

St. Tammany Parish Transit Service funded by CDBG commenced in May 2011 and continues through CDBG Program Year 2018-2019.

**Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Barriers to affordable housing include:

#### The Biggert-Waters Act (BWA)

Congress passed (2012), amended (2014) and reauthorized (2017) the Biggert-Waters Act which authorizes the flood insurance program. The law required changes be made to flood hazard mapping, grants, flood insurance, and the management of floodplains, and the adoption of new FEMA flood maps in 2012 and 2014. The new flood maps increase the base flood elevation in many areas. For a lot of households, this means that 1.) The height to which they previously raised their home may no longer be sufficient, and 2.) If their home is not elevated the appropriate amount, their flood premiums may increase significantly.

#### Impact Fees

In 2005, the St. Tammany Parish Council adopted the policy of imposing mandatory impact fees. These fees are paid by developers when new subdivisions, strip malls, big box stores, or other new residential and commercial development are built. The purpose of the fee is to offset the strain that the new growth puts on Parish roads and drainage. While some individuals can be granted a waiver of the impact fees if they can demonstrate an income level of “Very Low Income” based on HUD criteria, these fees may be seen as a deterrent from building to individuals who are above the “very low income” level but under the “moderate-income” level.

#### NIMBYISM

There have been issues with NIMBYISM in the past when it comes to constructing affordable housing in the parish.

#### High Cost of Land

According to a 2015 study by W. Larson of the Bureau of Economic Analysis, the average cost of land per acre in Louisiana was \$12,908, the 23<sup>rd</sup> highest in the nation. In St. Tammany Parish, the study estimates land per acre to range from \$20,000-\$38,000, depending on clearance, population density, zoning, and intended land use. High cost of land affects the real estate pricing for new and established residential developments, and can be a barrier to affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

#### The Biggert-Waters Act (BWA)

As a recipient of FEMA Hazard Mitigation and Severe Repetitive Loss funds, St. Tammany Parish has been assisting approved homeowners in elevating their homes to at least one foot above

the highest base flood elevation mapped. However, this alone will not alleviate the risk for neighborhoods in higher risk flood zones where flood insurance and prevention maintenance will add to the cost of ownership.

#### Impact Fees

In working with homebuyer programs in the parish, staff evaluate any opportunity to work with Parish officials to waive the fees for households at the 80 percent of median, or “moderate-income” level.

#### NIMBYISM

Parish staff have worked with local officials and the Northshore Housing Initiative to work on outreach and education to the community about the benefits and needs of affordable housing.

#### High Cost of Land

The Parish supports Northshore Housing Initiative, and Habitat for Humanity East and West to identify potential eligible clients for their homebuyer programs. Each organization subsidizes the cost of a house to lower the purchase price for the client, reducing the mortgage payment. Northshore Housing Initiative purchases and retains ownership of the land as part of the Community Land Trust program so that the home stays affordable to low- to moderate-income buyers in the future. Policies and programs to encourage affordable housing developments, such as LIHTC, are needed to continue the efforts made by these organizations to help offset the increasing cost of land.

#### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

##### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources such as job training, education, and employment assistance. A new referral directory is available on through DHHS Website.

##### Attend NHC and STHHA Meetings

CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition and the St. Tammany Housing and Homeless Alliance. These meetings help the Parish stay current with the issues that are affecting the homeless population and the organizations that serve them. This will also allow the Parish to play a role in the NHC's development of a single point-of-entry system and the STHHA's plan to develop a faith-based sheltering system for families.

##### Meeting Attendance and Information Coordination

Parish staff will continue to play an active role in the planning and development of our community's delivery system. By attending meetings and staying in constant communication with local service providers, Parish government can assist in addressing the most urgent and current needs of our citizens.

##### Provide Home Repair Assistance

The Parish will continue to fund minor home repair targeting LMI households, which can receive necessary repairs that make their homes physically and financially more sustainable. The Parish will collaborate with local non-profit & for profit organizations to perform health and safety related repairs and promote energy efficient modifications to homes.

For the fifth year, CDBG funds will also be used for the repair and replacement of non-compliant septic systems. This health and safety improvement is very needed for the overall water quality of Parish residents.

#### **Actions planned to foster and maintain affordable housing**

##### Attend NHC and STHHA Meetings

CDBG staff will continue to attend monthly meetings of the Northlake Homeless Coalition and the St. Tammany Housing and Homeless Alliance. These meetings help the Parish stay current with the issues that are affecting the homeless population and the organizations that serve them. This will also allow the Parish to play a role in the NHC's development of a single point-

of-entry system and the STHHA's plan to develop a faith-based sheltering system for families.

#### Provide Information and Referral

DHHS will continue to provide resource and referral information, including contact information to local affordable housing providers, to citizens and organizations who contact the office looking for resources. This information will also be distributed through the Parish's Website.

#### Support Local Organizations that Provide Affordable Housing

The Parish is collaborating with the local land trust, the Northshore Housing Initiative, by providing them with non-entitlement CDBG funds received from the State Office of Community Development. These funds will assist NHI's Community Land Trust Program, which will assist qualified homebuyers for the purchase of homes by covering the cost of and retaining ownership of the land on which the home resides. This effort decreases the purchase price for the homebuyer, making the home more affordable to future buyers and for families who are at risk of homelessness. The Parish will also continue to work with homebuyer counseling organizations in St. Tammany, as a means to provide affordable housing opportunities to residents as well.

#### Provide Home Repair Assistance

The Parish will continue to fund minor home repair programs targeting LMI households, which can receive necessary repairs and make their homes physically and financially more sustainable. The Parish is again funding local non-profit organizations to perform health and safety related repairs. In previous years the Parish has successfully partnered with Volunteers of America, Northshore Disaster Recovery Initiatives, World Changers and Habitat for Humanity St Tammany West.

### **Actions planned to reduce lead-based paint hazards**

#### Provide LBP Educational Information to the Public

The Parish will display LBP posters in its DHHS and CAA offices and will have that information available for distribution to organizations and interested parties. Recipients of the Parish-funded minor home repair program(s) will also receive LBP educational materials. The Parish will inform local organizations that serve LMI populations know that LBP educational materials can be accessed from the DHHS.

#### Provide Affordable Housing Program Information to Affected Households

Households that are affected by LBP are able to contact the Parish for information regarding affordable housing opportunities for homes without LBP hazards. The Parish maintains a current list of affordable housing options in St. Tammany that can be distributed to interested



parties. The Parish will let local organizations that serve LMI populations know that affordable housing information can be accessed from the DHHS.

### **Actions planned to reduce the number of poverty-level families**

#### Provide Information and Referral

DHHS will continue to provide resource and referral information to citizens and organizations who contact the office looking for resources such as job training, education, and employment assistance. This information will also be distributed through the Parish's Website and monthly electronic newsletter.

#### Development of the St. Tammany Advanced Campus

On Hwy 434 in North Lacombe, Parish government, with the use of CDBG-DR funds, has planned the St. Tammany Advanced Campus to provide educational, employment, and job training opportunities to residents of St. Tammany and the surrounding areas. Ideally, the creation of the center and business park will lead to a more educated and skilled workforce and the creation of new jobs as well. This will help individuals become more qualified to earn better wages and gradually increase their household income so that they are no longer considered to be poverty-level.

#### Provide Home Repair Assistance

The Parish will continue to fund minor home repair targeting LMI households, which can receive necessary repairs that make their homes physically and financially more sustainable. The Parish will collaborate with local non-profit & for profit organizations to perform health and safety related repairs and promote energy efficient modifications to homes.

For the fourth year, CDBG funds will also be used for the repair and replacement of non-compliant septic systems. This health and safety improvement is very needed for the overall water quality of Parish residents.

### **Actions planned to develop institutional structure**

#### Development of Single Point of Entry System

The NHC created a single point of entry system for homeless housing and service providers. The system gives providers access to the information for homeless persons to receive expedited assistance and information when accessing services.

#### Family Promise Affiliate- Sheltering System for Families

A local affiliate of the national "Family Promise" organization has been operational since April 2015. As a sheltering system for families, this program provides shelter, case management, life skills education, and transportation assistance for homeless families. The program is designed to ensure that children can attend school, families can stay together, and assistance is provided

so that these families can again become self-sufficient. The initial start-up activities are funded through the Parish's CDBG-DR funds and the State of Louisiana Office of Community Development. A permanent day center is planned for the Safe Haven campus in Mandeville, LA. The local homebuilders association has agreed to donate their services to construct the Family Promise of St. Tammany Day Center, for homeless families.

#### Meeting Attendance and Information Coordination

Parish staff will continue to play an active role in the planning and development of our community's delivery system. By attending meetings and staying in constant communication with local service providers, Parish government can assist in addressing the most urgent and current needs of our citizens.

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

Parish staff will continue to play an active role in the planning and development of our community's delivery system. By attending meetings and staying in constant communication with local service providers, Parish government can assist in addressing the most urgent and current needs of our citizens.

A \$3 million Public Health Millage is collected annually. Several social services agencies were supported through this funding in the past. National Alliance for Mental Illness-St. Tammany received funds to provide training, educational, and support services to individuals with mental illness and their families; a mental health case manager servicing the Behavioral Health Court clients of 22nd JDC, and support for a Group Home (operations and maintenance) for transitional housing and access to services for individuals with severe behavioral health issues. Louisiana Public Health Institute maintains a "Dashboard" with up to date behavioral health information accessible to the public. Access Health supports two full time Licensed Clinical Social Workers and a part time Psychiatrist, who provide counseling services to uninsured individuals at a Medicaid cost. Youth Service Bureau supports case plans, drug screens and counseling for at-risk youth who are receiving behavioral health services at the Youth Service Bureau of St. Tammany. STOPS provides support to groups and services to families of suicide victims. VOA - Crisis Response provides support to law enforcement by providing mental health assessments and support to individuals in crisis along with their families. As of now, these services will not be funded due to funding shortages as a result of a failed tax renewal. DHHS plans to assist these agencies with finding possible funding to continue their services to the parish.

In 2008, two coalitions were formed to address the predominant social issues: "St. Tammany Behavioral Health Task Force" and "St. Tammany Housing and Homeless Alliance." These two groups have become excellent planning tools for service coordination for mental health, homelessness, and housing needs in St. Tammany. Mental health and housing/homelessness

have become the most important and visible needs of our community; the Alliance and Task Forces have played a role in ensuring that service gaps are identified and that efforts made to address those gaps are non-duplicative and coordinated. The Behavioral Health Task force has been redesigned and restructured into the Safe Haven Advisory Board.

Members of the Safe Haven Advisory Board include representatives from the following organizations: National Alliance on Mental Illness – St. Tammany, the Florida Parishes Human Service Authority, Catholic Charities – Northshore, St. Tammany Outreach for the Prevention of Suicide (STOPS), the St. Tammany Parish Coroner’s Office, the St. Tammany Community Health Center, St. Tammany Parish Hospital, Volunteers of America Greater New Orleans, St. Tammany Parish Sheriff’s Office, Northlake Behavioral Health System, Slidell Memorial Hospital and the St. Tammany Parish Dept. of Health and Human Services.

Members of the St. Tammany Housing and Homeless Alliance include representatives from the following organizations: the Northlake Homeless Coalition, Volunteers of America Greater New Orleans, Catholic Charities – Northshore, the Samaritan Center, Covington Food Bank, Habitat for Humanity St. Tammany West, Habitat for Humanity St. Tammany East, the Covington Housing Authority, St. Tammany Community Action Agency, Slidell Housing Authority, Northshore Community Foundation, the City of Covington, Community Christian Concern, and the St. Tammany Parish Dept. of Health and Human Services.

**Discussion:**

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

#### 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	0
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	100%

# Attachments

# ST. TAMMANY FARMER

## STATE OF LOUISIANA PARISH OF ST. TAMMANY PROOF OF PUBLICATION

The hereto attached notice  
was published in  
**THE ST. TAMMANY FARMER,**  
a weekly newspaper of general  
circulation within the Parish of  
St. Tammany, in the  
following issues:

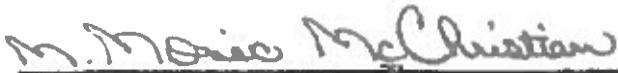
07/04/2018



Shelley Calloni, Public Notices Representative

Sworn and subscribed before me by the person  
whose signature appears above

7/4/2018



M. Monic McChristian,  
Notary Public ID# 88293  
State of Louisiana

My Commission Expires: Indefinite



STP GOVT - GRANTS

277004-01

CHRISTIE EASTMAN  
21210 KOOP DRIVE  
MANDEVILLE, LA 70471

### PUBLIC NOTICE

**ST. TAMMANY  
PARISH  
GOVERNMENT  
REQUEST FOR  
PUBLIC  
COMMENTS  
AND NOTICE OF  
PUBLIC HEARING**  
Community  
Development Block  
Grant Program  
2018-2022  
Consolidated Plan  
and 2018-2019  
Annual Action Plan

The St. Tammany Parish Department of Health and Human Services has completed a draft of its 2018-2022 Consolidated Plan and 2018 Program Year Annual Action Plan for the Community Development Block Grant Program (CDBG). The purpose of the Consolidated Plan is to provide a five year strategic outlook for addressing community needs and the Annual Action Plan is to notify the public of intended activities to be undertaken using HUD's Community Development Block Grant. The Parish is currently accepting Public Comments for the Consolidated Plan and 2018 Annual Action Plan. The following items are included in the Action Plan:

A. The estimated amount of funds available for proposed community development and housing activities for PY 2018: \$1,131,706

B. The range of activities available that may be undertaken, including the estimated amount of funds proposed to be used for activities that will benefit persons of low and moderate incomes. All program funds will be spent on projects/programs that benefit low and moderate income persons.

The Action Plan provides detailed information on actual accomplishments and is available for public examination and comment for 30 days as required by HUD reporting requirements. Residents of St. Tammany Parish are invited to comment on the Parish's proposed Annual Action Plan from June 27th, 2018 until July 25th, 2018 at 4:00 PM.

The report may be reviewed online on the St. Tammany Parish Department of Health and Human Services Web page located at

<http://www.stpgov.org/CDBG>

Copies will be provided upon request by calling 985-898-3074.

St. Tammany Parish will hold one (1) Public Hearing regarding the 2018-2022 Consolidated Plan and the 2018-2019 Annual Action Plan. The meeting will be held on Tuesday, July 17th, 2018 at 3:30 pm in the Parish Council Chambers, at 21454 Koop Drive, Building A, Mandeville, LA.

The purpose of the meeting is to notify the public of intended activities to be undertaken using HUD's Community Development Block Grant.

All residents of the Parish of St. Tammany are encouraged to attend this meeting. Accommodations will be made for persons with disabilities and non-speaking individuals provided that three day notice is given to the Parish.

Citizens may submit comments to:

**St. Tammany Parish  
Department of  
Health and  
Human Services  
P. O. Box 628  
Covington, LA  
70433  
Phone:  
985-898-3074;  
Fax: 898-3081**

**Allyson Villars  
Director  
Department of  
Health and  
Human Services  
St. Tammany Parish**

277004-jul 4-11

we apologize for the delay in mailing out your invoice and/or affidavit. Our notary service was unavailable last week. Thanks for your understanding.

PO BOX 613  
BATON ROUGE, LA 70821-0613

Phone (985)892-2323  
Fax (985)892-2325  
email publicnotices@sttammanyfarmer.net

STP GOVT - GRANTS  
CHRISTIE EASTMAN  
21410 KOOP DRIVE  
MANDEVILLE, LA 70471

The purpose of the meeting is to notify the public of intended activities to be undertaken using HUD's Community Development Block Grant.

All residents of the Parish of St. Tammany are encouraged to attend this meeting. Accommodations will be made for persons with disabilities and non-speaking individuals provided that three day notice is given to the Parish.

Citizens may submit comments to:

St. Tammany Parish  
Department of  
Health and  
Human Services  
P. O. Box 628  
Covington, LA  
70433  
Phone:  
985-898-3074;  
Fax: 898-3081

Allyson Villars  
Director  
Department of  
Health and  
Human Services  
St. Tammany Parish

277004-jul 4-11

LEGAL ADVERTISING INVOICE

DATE 07/04/2018

ACCOUNT NUMBER  
41628

MAKE CHECKS PAYABLE TO ST. TAMMANY FARMER  
PO BOX 613  
BATON ROUGE, LA 70821-0613

START	STOP	INVOICE NUMBER	DESCRIPTION	PUBLICATION	TIMES	SIZE	AMOUNT
07/04/2018	07/04/2018	I00277004-07042018	2018AAP JUL 17 PH/2018AAP JL The St. Tammany Farmer		1	1 x 20.75	24.07

St. Tammany Farmer

Published by St. Tammany Farmer, Inc.

LEGAL ADVERTISING INVOICE

\* PLEASE RETURN THIS PORTION WITH REMITTANCE \*

ACCOUNT NUMBER 41628

DATE: 07/04/2018

INVOICE NUMBER	AMOUNT
I00277004-07042018	\$24.07

REMIT AMOUNT \$ \_\_\_\_\_

CHECK NUMBER \_\_\_\_\_

STP GOVT - GRANTS  
CHRISTIE EASTMAN  
21410 KOOP DRIVE  
MANDEVILLE, LA 70471

ST. TAMMANY FARMER  
PO BOX 613  
BATON ROUGE, LA 70821-0613

00000416280000000000002770040070420180000024077

# CDBG Stakeholder Meeting

Consolidated Plan (2018-2023)

Annual Action Plan (2019)

## Agenda

- Introductions
- Summary Presentation
- Open discussion and Comment period

## Overview

### Consolidated Plan

How we plan to address our parish needs over the next 5 years\*

\*Funding totals are an estimate based off an assumption of receiving \$4,991,706 over the span of five years.

Goals	Funding*
Residential Rehabilitation	\$1,597,250.00
Homeless Prevention	\$731,250.00
Infrastructure Improvements	\$542,864.80
Public Service*	\$648,500.00
Transit Voucher Program* (Public Service)	\$100,000.00
Affordable Housing	\$373,500.00
Administration**	\$998,341.20

### Annual Action Plan 2018-2019





Activity	Funding
Residential Rehabilitation (Home and Sewer)	\$255,000.00
Safe Haven Crisis Response Intervention Rehabilitation	\$480,864.00
Transit Voucher Program	\$20,000.00
Family Promise After Care Program	\$49,500.00
NAMI St. Tammany Day Program	\$75,000.00
St Tammany Homeownership Center	\$25,000.00
Program Administration	\$226,341.00



Sign-In sheet (Pre-Registered)

### St Tammany Parish CDBG Stakeholder Meeting

Date: 7/10/18 5-6:30pm

Initial	First Name	Last Name	Email	Agency
	LaVondra	Dobbs	ldobbs@vialink.org	
	Stephanie	Dupepe	sdupepe@ccano.org	
	Elizabeth	Gill-Greve	gillslits@hotmail.com	
	Kenneth	Kimberly	kenkimberly@hotmail.com	
	Diane	Morris	dmorris@stpgov.org	
	Jimmie	Scott	jimmiescottii@outlook.com	
	Mary	Slazer	mslazer@ysbworks.com	
	Jeff	St. Romain	jstromain@habitatstw.org	
	Terri	Turner-Marse	ttmarse@northshorefoodbank.org	



## Comments from 7.10.18

### Attendees

First Name	Last Name	Agency
Stephanie	Dupepe	Catholic Charities
Kenneth	Kimberly	Veterans & Military Affairs Advisory Council (VMAAC)
Mary	Slazer	Youth Service Bureau
Jeff	St. Romain	Habitat For Humanity St Tammany West
Jeanne	Marino	St Tammany Parish Government - Grants
Jacquelyn	Landry	St Tammany Parish Government - DHHS
Allyson	Villars	St Tammany Parish Government - DHHS

### Home Rehab

#### Comment 1 – Comments on how to improve the Residential Rehabilitation program’s cost efficiency

“I know in our disaster case management program there is a whole process that FEMA requires and they go through of “is this necessary?”, they have an assessment tool that they use to prioritize what are the most critical cases – what would be the impact if you did the repairs, there are certainly some models we can use out there to assess who we should help and how much.”

“I like their (FEMA) process because they actually have what they call a long term recovery group and United Way is a part of it and they get together bi-weekly and they talk about the cases. It’s a group decision, and it might be Catholic Charities put in some money it maybe even FEMA, and they do leverage that with volunteers hours, working with Epworth. There are ways to leverage that money so maybe you are only putting out \$7,500 but you are getting some additional services at no extra cost. It is a community response not just a program response.

#### Response:

DHHS, since this meeting, has reached out to the commenter’s organization to learn about their recovery team process and see how we can model our program or become a part of that team.

### Overall Plan

#### Are we going in the right direction in the focus areas?

#### Comment 2

“It looks like it, if you look at the major issues affecting the parish and its affordable housing, issues with the sewer, its mental health issues. So it seems to be a good fit for what the needs are in the community.”

“Several times it is mentioned, NIMBY-ISM, and it refers to parish works with Northshore Housing Initiative to work on outreach and education. Habitat for Humanity West should be included in that. “

“The other thing, that should be a part of the plan or incorporated is the data from the most recent Annie E. Casey Foundation that’s intended for children and it has statistics around the state of Louisiana but also broken down by parish as to the number of people in poverty, the number of children in poverty, the number of children in St Tammany Parish that are receiving either the LaCHIP or Medicaid is almost 30,000 children. So there is some really good information about St Tammany that would be beneficial.”

**Response:**

All available avenues of research was included when the Community Needs Assessment was conducted. We will, however, consider other research to see how it can fit in our plan and show us any unmet needs not mentioned in our Needs Assessment.

**Comment 3- On need for infrastructure**

“Since Katrina, 2005, this parish has increased by 33+% and there is no way the infrastructure has kept up with that bubble, that surge. We have 253,206 people, US Census 2016 estimate. So I don’t know if people at the federal level with grants take things like the surge that we realize in this parish is it just business as usual. “

**Response**

The (CDBG) grant allocation is calculated from a formula done at the federal level. The parish does consider those increases when creating the Consolidated and Annual Plans.

**Comment 4**

“You also need information from VIA Link too as far as what their needs calls are for the parish (to put in the plans)\*”


**Response**

Staff have attended meetings and spoken with VIA Link over the past two years to make note of any needs not being met in the community. Many of those needs VIA link has calls for are addressed in the Consolidated Plan.

Sign-In sheet (Pre-Registered)

### St Tammany Parish CDBG Stakeholder Meeting


Date: 7/11/18 10:30-12pm

Initial	First Name	Last Name	Email	Agency
	Repe	Arcemont	rene.arcemont@estfh.org	
Jennifer	Barnett	Barnett	jbarnett.laworks@gmail.com	
Tap	Bui	Bui	tapb@unitedwaysela.org	
Jennifer	Dexter	Dexter	jdexter@northshorelandtrust.org	Northshore Housing Initiative J. Dexter
Sheri	Eastridge	Eastridge	sherieastridge.safeharbor@gmail.com	Safe Harbor
Terri	Gage	Gage	tgage@habitatstw.org	
Dionne	Graham	Graham	Rainbowchildcarecenter@yahoo.com	
Ryan	Herring	Herring	rherring@cityofslidell.org	CITY OF SLIDELL PLANNING DEPT.
David	Horchar	Horchar	director@fpstp.org	Family Promise

Sign-In sheet (Pre-Registered)

### St Tammany Parish CDBG Stakeholder Meeting

Date: 7/11/18 10:30-12pm

Initial	First Name	Last Name	Email	Agency
	Kentrell	Jones	volunteer.coordinator@estfh.org	
	Jeffrey	Marshall	jmarshallrotb@gmail.com	<i>Aide of the Brotherhood</i>
	Amanda	Mills	amills504@gmail.com	
	John	Raymond	2johnraymond@gmail.com	<i>Pres. Community Action Agency</i>
	Debbie	Schimmeck	cccexecdir@att.net	
	Mark	Taliencich	mtaliencich@ccano.org	
	Don	Thanars	dthanars@lwc.la.gov	<i>St Tammany Business &amp; Career Solutions Ctr</i>

Sign-In sheet (If not registered)

St Tammany Parish CDBG Stakeholder Meeting

Date: 7/11/18 10:30-12pm

First Name	Last Name	E-mail	Agency
Jeanne	Marino	<del>jeanne.marino@stpg.org</del> jmarino@stpg.org	STPG
Gene	Bellisario	bayouduo97@charter.net	P.C. D9
Chuck	Preston	mdpreston@stpcorner.org	STPCO
Jaquelyn	Landry	<del>je.landry@stpg.org</del> je.landry@stpg.org	STPG - DHHS

## Comments from 7.11.18

### Attendees

First Name	Last Name	Agency
Rene	Arcemont	East St Tammany Habitat For Humanity
Tap	Bui	United Way of Southeast Louisiana
Jennifer	Dexter	Northshore Housing Initiative Community Land Trust
Sheri	Eastridge	Safe Harbor
Terri	Gage	Habitat For Humanity St Tammany West
Ryan	Herring	City of Slidell
David	Horchar	Family Promise
Jeffrey	Marshall	Ride of the Brotherhood
John	Raymond	Pastor of New Horizon Church and President of STP CSBG Board
Don	Thanars	St Tammany Business and Career Solutions Center
Gene	Bellisario	Parish Councilman, District 9
Chuck	Preston, MD	St Tammany Parish Coroner's Office
Jeanne	Marino	St Tammany Parish Government - Grants
Jacquelyn	Landry	St Tammany Parish Government - DHHS
Allyson	Villars	St Tammany Parish Government - DHHS

### Home Rehab

#### Comment 1

“There’s a meridian number of nonprofits and governmental agencies involved in the housing rehab. Has anyone looked at, a way, to set an umbrella organization to pool that different funding together to prioritize the needs because you have an East Habitat and a West Habitat, they are completely separate but NHI and other organizations that are involved and what I see is when an elected official and a nonprofit type person – is that there is a pie, and its only so large. You get more of us taking more than a slice of that pie the others get a little less over time. Is there any thought process to look at all of these to see if you can work together on these varies projects without creating any more parts to that because of the federal requirements and administration cost and fill out a lot of bureaucratic paperwork that you aren’t going to get away from. But if you have like a co-operative endeavor agreement amongst these entities to share funding. ... But to me that seems like one of the solutions. “

#### Response:

DHHS is in the process of joining with community leaders and teams to follow a model as the commenter suggested. Pooling of money may become difficult but pooling of services to see how we can help the most citizens seems plausible and the most efficient method.

### Overall Plan

#### Comment 2



"I just want to add in one thing about the Safe Haven Project ...You really hit it right on the head, you know the Genesis of this whole project certainly was for compassionate treatment for people with mental illness but it didn't happen in a fiscal vacuum. We realized that these people with mental illness that aren't getting it address are using public services, they end up in emergency rooms, being warehoused- not getting treated or in the jail which is the largest psychiatric treatment center in St Tammany Parish and that is not the perfect venue for treatment."

Response:

*No response necessary.*

Comment/Question 3

"How did the drug addictions – has the kind of fallen under the Safe Haven umbrella because the assessment, drug addition is one of our biggest issues."

Response:

The Parish has used information from our needs assessment, trends provided from our past behavioral task force – now currently known as the Safe Haven advisory board, and research from medical needs assessments has designated that drug addiction and mental health issues are a rising problem in the parish.

Communications/Public Participation

Comment/Question 4

"Is there access to those dates (for meetings) on your website?"

Response:

Currently we post all notices in the newspaper. Those notices are uploaded to the website for view at any time. For all parish meetings and notices, it is recommended to follow the parish's social media accounts, check the website, or sign up for the parish's e-mail list.

# CDBG Public Input Meeting

July 17<sup>th</sup> 2018 3:30pm - 4:30pm

Consolidated Plan (2018-2023)

Annual Action Plan (2019)

## Agenda

- Introductions
- Summary Presentation
- Open discussion and Comment period

## Overview

### Consolidated Plan

How we plan to address our parish needs over the next 5 years\*

\*Funding totals are an estimate based off an assumption of receiving \$4,991,706 over the span of five years.

Goals	Funding*
Residential Rehabilitation	\$1,597,250.00
Homeless Prevention	\$731,250.00
Infrastructure Improvements	\$542,864.80
Public Service*	\$648,500.00
Transit Voucher Program* (Public Service)	\$100,000.00
Affordable Housing	\$373,500.00
Administration**	\$998,341.20

### Annual Action Plan 2018-2019

Activity	Funding
Residential Rehabilitation (Home and Sewer)	\$255,000.00
Safe Haven Crisis Response Intervention Rehabilitation	\$480,864.00
Transit Voucher Program	\$20,000.00
Family Promise After Care Program	\$49,500.00
NAMI St. Tammany Day Program	\$75,000.00
St Tammany Homeownership Center	\$25,000.00
Program Administration	\$226,341.00

# **CDBG Public Input Meeting**

**Building A**

**Council Chambers**

**July 17<sup>th</sup> 2018**

**3:30pm-4:30pm**

**ST. TAMMANY PARISH – CONSOLIDATED PLAN AND ANNUAL PLAN CDBG PUBLIC MEETING**

**DATE OF MEETING:** Tuesday, July 17<sup>th</sup>, 2018      **TIME:** 3:30pm

**LOCATION:** Council Chambers, Mandeville, La.

**MEETING ATTENDEES:** See attached attendance sheet

**Minutes of meeting:**

Jacquelyn Landry, a member of the St. Tammany Parish CDBG Staff, opened the meeting, allowed audience members and Parish staff to introduce themselves (4 persons in attendance), and then made a short presentation about the Parish's CDBG program and provided material summarizing the types of activities and projects that the Parish will be providing with CDBG funds (see attached hand-outs). Mrs. Landry stated the amount of funding for the FY 2018-2019 year will be \$1,131,706 and an estimated \$4,992,000 is projected over the next five years (FY 2018-2023). The National Objectives were also summarized.

Mrs. Landry then summarized the investment of funds by category that the Parish will implement over the next five years, following the Consolidated Plan for 2018-2023 and for the next year Annual plan for 2018-2019. This includes general administration, parish-wide residential rehabilitation, public service projects (at no more than 15% of the annual budget), infrastructure improvements, homeless prevention, and transit vouchers.

Attendees were also encouraged to send any written comments into the Community Development office and to look on the Parish's website for the Annual Plan.

The meeting adjourned at 4:30 pm.

Sign-in sheet

St Tammany Parish CDBG Public Input Meeting

Date: 7/17/18 3:30-4:30 pm

First Name	Last Name	E-mail	Zip code
Gene	Bellise	bayou@chechen.net	70461
Alyson	Villars	avillars@stpgov.org	70471
Jeanne	Manno	jimmarino@stpgov.org	70471
Jacquelyn	Landry	jelandry@stpgov.org	70433

# CDBG Stakeholder Meeting

Consolidated Plan (2018-2023)  
Annual Action Plan (2019)

## Introductions

- ▶ Who are you and what is your agency?
- ▶ Who do you serve in our community?



## Introduction

- ▶ CDBG Entitlement
  - ▶ Community Development Block Grant
  - ▶ Funded by HUD to assist **Low to Moderate** areas and individuals
- ▶ Consolidated Plan
  - ▶ Plan spans over 5 years
  - ▶ Summary of issues we plan to address
- ▶ Annual Action Plan
  - ▶ Plan to be used for 1<sup>st</sup> of the 5 years
  - ▶ Detailed plan on how the Parish will address issues in the next year following the Consolidated Plan's priorities and needs

## Needs

- ▶ Affordable Housing
- ▶ Water and Sewer Improvements
- ▶ Homelessness
- ▶ Transportation
- ▶ Special Needs Populations
  - ▶ Behavioral Health
  - ▶ Elderly
  - ▶ Disabled

\*Needs determined from Community Needs Assessment - Completed February of 2018

## Target Zones

West 30's (Covington, LA)



HWY 433/HWY 190 (Unincorporated Slidell)



Browns Village Rd in (Unincorporated Slidell)



## How to address these needs over the next 5 years

Goals	Funding*
Residential Rehabilitation	\$1,597,250.00
Homeless Prevention	\$731,250.00
Infrastructure Improvements	\$542,864.80
Public Service*	\$648,500.00
Transit Voucher Program* (Public Service)	\$100,000.00
Affordable Housing	\$373,500.00
Administration**	\$998,341.20

➔ Total for Public Service  
\$748,500 (within 15% cap)

\*15% cap for Public Service (\$748,755.90)  
\*\*20% cap for Administration (\$998,341.20)

- Funding totals are an estimate based off an assumption of receiving \$4,991,706 over the span of five years.



## Annual Action Plan 2018-2019

- ▶ Allocation: \$1,131,706
  - ▶ Administration (Salaries, Planning, Studies etc. 20% cap)
  - ▶ Public Services (15% cap) **PS**

Activity	Funding
Residential Rehabilitation (Home and Sewer)	\$255,000
Safe Haven Crisis Response Intervention Rehabilitation	\$480,864
Transit Voucher Program <b>PS</b>	\$20,000
Family Promise After Care Program <b>PS</b>	\$49,500
NAMI St. Tammany Day Program <b>PS</b>	\$75,000
St Tammany Homeownership Center <b>PS</b>	\$25,000
Program Administration	\$226,341

## We want your input!

- ▶ What are your comments on the current Consolidated Plan?
- ▶ What are your comments on the current Annual Action Plan?

# Community Development Block Grant (CDBG) Public Input Meeting

Consolidated Plan (2018-2023)  
Annual Action Plan (2019)

## Introductions

- ▶ What is your name?
- ▶ Where in the parish do you live?
- ▶ Specific concerns?



## Introduction

- ▶ CDBG Entitlement
  - ▶ Community Development Block Grant
  - ▶ Funded by HUD to assist **Low to Moderate** areas and individuals
- ▶ Consolidated Plan
  - ▶ Plan spans over 5 years
  - ▶ Summary of issues we plan to address
- ▶ Annual Action Plan
  - ▶ Plan to be used for 1<sup>st</sup> of the 5 years
  - ▶ Detailed plan on how the Parish will address issues in the next year - following the Consolidated Plan's priorities and needs

## Needs

- ▶ Affordable Housing
- ▶ Water and Sewer Improvements
- ▶ Homelessness
- ▶ Transportation
- ▶ Special Needs Populations
  - ▶ Behavioral Health
  - ▶ Elderly
  - ▶ Disabled

\*Needs determined from our Community Needs Assessment

## Target Zones

West 30's (Covington, LA)



HWY 433/HWY 190  
(Unincorporated Slidell)



Browns Village Rd in  
(Unincorporated Slidell)



## How to address these needs over the next 5 years

Goals	Funding*
Residential Rehabilitation	\$1,597,250.00
Homeless Prevention	\$731,250.00
Infrastructure Improvements	\$542,864.80
Public Service*	\$648,500.00
Transit Voucher Program* (Public Service)	\$100,000.00
Affordable Housing	\$373,500.00
Administration**	\$998,341.20

➔ Total for Public Service  
\$748,500 (within 15% cap)

\*15% cap for Public Service (\$748,755.90)  
\*\*20% cap for Administration (\$998,341.20)

- Funding totals are an estimate based off an assumption of receiving \$4,991,706 over the span of five years.

## Annual Action Plan 2018-2019

- ▶ Allocation: \$1,131,706
  - ▶ Administration (Salaries, Planning, Studies etc. 20% cap)
  - ▶ Public Services (15% cap) PS

Activity	Funding
Residential Rehabilitation (Home and Sewer)	\$255,000
Safe Haven Crisis Response Intervention Rehabilitation	\$480,864
Transit Voucher Program <span style="border: 1px solid black; border-radius: 50%; padding: 0 2px;">PS</span>	\$20,000
Family Promise After Care Program <span style="border: 1px solid black; border-radius: 50%; padding: 0 2px;">PS</span>	\$49,500
NAMI St. Tammany Day Program <span style="border: 1px solid black; border-radius: 50%; padding: 0 2px;">PS</span>	\$75,000
St Tammany Homeownership Center <span style="border: 1px solid black; border-radius: 50%; padding: 0 2px;">PS</span>	\$25,000
Program Administration	\$226,341

## Residential Rehabilitation



## Public Service

Services provided to the citizens of the parish

### EXAMPLES

- Transportation vouchers
- Homeownership financial education
- Mental health services



ST. TAMMANY AREA TRANSIT

▶▶▶ — WE'LL TAKE YOU PLACES

983-327-4183  
[WWW.STPGOV.ORG/STAR-TRANSIT](http://WWW.STPGOV.ORG/STAR-TRANSIT)

STAR Transit is a service provided by



## Infrastructure



- ▶ Rehabilitation to community building
  - ▶ Example: NAMI Day Center on the Safe Haven campus
- ▶ Redundant Waterlines for improved water safety for citizens in low income areas.
- ▶ Enhancements to parks in low income areas to provide a safe place for the community to enjoy the outdoors.

## We want your input!

- ▶ What are your comments on the current Consolidated Plan?
- ▶ What are your comments on the current Annual Action Plan?