



PAT BRISTER  
PARISH PRESIDENT

2013 ~ 2017

# Consolidated Plan

Community Development Block Grant

St. Tammany Parish Government

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# 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.

The Consolidated Plan geographic area of jurisdiction includes all of unincorporated St. Tammany Parish, Louisiana, and the municipal limits of Abita Springs, Covington, Madisonville, and Mandeville.

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

#### Housing

The most common housing problem in St. Tammany Parish is cost burden, followed by overcrowding and then substandard housing. Asians, Hispanics, and Native Americans are disproportionately affected by some of these problems.

#### Public Housing

There are two public housing authorities located in St. Tammany Parish; 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 the public housing units just underwent

upgrades this past year. They recently installed laminate wood floors, wood blinds, new cabinets, light fixtures, and new roofs to their public housing units. In an effort to improve the living environment of its residents, the CHA is paying for a security guard to patrol CHA properties.

### Homeless

The 2013 point-in-time count of homeless persons identified 100 persons as homeless in St. Tammany Parish. This is a slight decrease from the 2012 census when 119 persons were identified as homeless. Of this population, 20 people were unsheltered, 44 were in emergency shelters, and 36 were in transitional housing. In 2013, 148 persons were residing in permanent supportive housing, which is an increase from 2012 when 131 persons were in PSH units. According to local service providers, there is a need in the Parish for emergency housing for youths and families and increased supportive services for homeless persons.

### 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 2011 American Community Survey, 34,696 individuals in St. Tammany Parish are classified as having a disability. Members of this population are primarily low-income and 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.

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

### **2011 - 2012 CAPER**

goSTAT Voucher Program **Funding:** CDBG-R **Amount:** \$44,575.00 **Manager:** STPG **Description:** Free transportation vouchers are distributed to local governmental agencies who distribute the vouchers to their low- to moderate-income clientele. **Accomplishments:** 4,184 goSTAT vouchers were distributed during the reporting period.

Transportation Services for the Disabled **Funding:** CDBG 2011 – 2012 Funds **Amount:** \$44,533.95 **Manager:** STARC **Description:** Free vouchers for twice daily services are given to STARC clients for transportation to and from facilities. 632 units of services have been used thus far. **Program Accomplishments:** 8 clients are receiving service

Trauma-Focused Counseling for Abused Children **Funding:** CDBG 2011 – 2012 Funds **Amount:** \$37,306.70 **Manager:** Children’s Advocacy Center **Description:** Trauma-focused cognitive behavioral therapy counseling to children who have suffered sexual and physical abuse. **Accomplishments:** 72 clients served

Repairs on Wheels – Minor Home Repair; **Funding:** CDBG 2011 – 2012 Funds; **Amount:** \$300,000.00 **Manager:** Volunteers of America **Description:** Low- to moderate-income households receive health and safety related minor home repairs. **Accomplishments:** 22 households served

World Changers – Minor Home Repair **Funding:** CDBG 2011 – 2012 Funds **Amount:** \$54,298.99 **Manager:** World Changers **Description:** Low- to moderate-income households receive health and safety related minor home repairs. **Program Accomplishments:** 17 households served

Covington Food Bank Dental Clinic **Funding:** CDBG 2011 – 2012 Funds **Amount:** \$41,600.00 **Manager:** Covington Food Bank; **Description:** Sliding scale dental services for low- to moderate-income individuals. **Accomplishments:** 322 LMI individuals served

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

St. Tammany Parish staff members have opened the public input process to many local organizations that would typically have an interest in the Consolidated Plan statutory goals of 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.

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

Transcripts from the public hearing, survey responses, and written comments are included in Appendices B - D.

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

All comments were accepted.

# 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
Department within Lead Agency	ST. TAMMANY PARISH	Department of Grants

Table 1 – Responsible Agencies

### Narrative

The Parish has appointed its Department of Health and Human Services (DHHS) to coordinate the Consolidated Plan preparation process as the lead agency and Parish Plan coordinator. This Department has extensive experience in social service planning, grant administration, and the monitoring of special grant funds that are targeted toward improving the lives of its residents. DHHS has been managing CDBG entitlement funds for the Parish since becoming an entitlement community in 2008.

The Consolidated Plan geographic area of jurisdiction includes all of unincorporated St. Tammany Parish, Louisiana, and the municipal limits of Abita Springs, Covington, Madisonville, and Mandeville. (See Attachment A).

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

#### **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**

St. Tammany Parish staff members have opened the public input process to many local organizations that would typically have an interest in the Consolidated Plan statutory goals of 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.

The CDBG Administrator serves on the board of a local nonprofit organization called the "St. Tammany Commission on Families." This organization hosts free monthly meetings in the Parish that offer different speakers each month who present on a variety of social service topics. These meetings are well-attended by representatives from local health, mental health, housing, social service, and governmental agencies. CDBG staff often use information received from these meetings as a gauge in terms of what needs exist in our community. It also provides networking opportunities for all above-mentioned agencies that often lead to enhanced service coordination. Parish staff members also attend meetings of the local Continuum of Care, the Northlake Homeless Coalition, where local homeless service providers convene monthly to discuss the needs of the homeless in our region.

In the past six months, two new coalitions have been formed. One is the "St. Tammany Behavioral Health Task Force" and another is the "St. Tammany Housing and Homeless Alliance." These two groups were formed by a Parish-employed DHHS consultant and have become excellent planning tools for service coordination for mental health, homelessness, and housing needs in St. Tammany. Mental health and housing have become two of the most important and visible needs of our community; the Alliance and Task Force and played a role in ensuring that service gaps are identified and that efforts made to address those gaps are non-duplicative and coordinated.

Members of the Behavioral Health Task Force 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, and Slidell Memorial Hospital. St. Tammany Parish invests \$2.9 million each year in public health initiatives through a dedicated ad valorem tax or 1.84 mills. This public health millage was renewed by Parish voters in 2012 for a period of ten years.

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, and Community Christian Concern.

Public comments were collected through surveys, fax, E-mail, written and orally at public hearings.

**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**

Parish staff members both attended Northlake Homeless Coalition monthly meetings and held a separate meeting with the NHC co-chairs. Through discussion with other attendees at the NHC meetings, CDBG staff were able to take into consideration the needs, thoughts, and input of local homeless service providers. At the separate meeting that took place with the NHC co-chairs, the specific needs of the homeless community that have been studied by the NHC and the data obtained through the HMIS were both discussed. 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**

The Parish’s Community Action Agency is responsible for administering ESG funds that are received from the State of Louisiana’s Office of Community Development. Local organizations that are eligible to receive ESG funds may submit an application to CAA who then submits the application to the State, which is responsible for making the final decision on whether or not to award funding. Parish staff members participate in meetings held by the local CoC, the Northlake Homeless Coalition. The NHC and its board are responsible for developing its own performance standards, outcomes, funding and policies and procedures for the administration of HMIS. Anyone who attends the NHC general meetings has the opportunity to submit input to the NHC regarding their aforementioned activities. Parish staff members have an open working relationship with the NHC and are always willing to share information and coordinate services and program development whenever necessary.

**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>	Habitat for Humanity St. Tammany West
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, public hearings, general community meetings.
2	<b>Agency/Group/Organization</b>	Northlake Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Continuum of Care

	<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>	Meetings, public hearings, general community meetings.
3	<b>Agency/Group/Organization</b>	VOLUNTEERS OF AMERICA GREATER NEW ORLEANS
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, public hearings, general community meetings.
4	<b>Agency/Group/Organization</b>	Covington Food Bank
	<b>Agency/Group/Organization Type</b>	Services - LMI
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Meetings, public hearings, general community meetings.
5	<b>Agency/Group/Organization</b>	Community Christian Concern
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless 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>	Meetings, public hearings, general community meetings.
6	<b>Agency/Group/Organization</b>	City of Covington
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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>	Meetings, public hearings, general community meetings
7	<b>Agency/Group/Organization</b>	St. Tammany Community Health Center
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless 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>	Meetings, public hearings, general community meetings
8	<b>Agency/Group/Organization</b>	National Alliance on Mental Illness St. Tammany
	<b>Agency/Group/Organization Type</b>	Services - mental health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, public hearings, general community meetings
9	<b>Agency/Group/Organization</b>	Catholic Charities Arcdiocese of New Orleans North Shore Region
	<b>Agency/Group/Organization Type</b>	Services - LMI
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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>	Meetings, public hearings, general community meetings
10	<b>Agency/Group/Organization</b>	Housing Authority of the City of Covington
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Emails, survey

11	<b>Agency/Group/Organization</b>	The Children's Advocacy Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, public hearings, general community meetings
12	<b>Agency/Group/Organization</b>	Boys and Girls Club of Southeast Louisiana
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public Hearing

**Table 2 – Agencies, groups, organizations who participated**

**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 needs 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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.
Future Directions for St. Tammany Parish, Louisiana	St. Tammany Parish Economic Development Foundation	The Parish hopes to utilize CDBG funds to assist the in its economic development initiatives by providing support for affordable housing and public service programs.

**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(I))**

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, on the Parish’s Website, on the Parish’s Facebook page, in the social services electronic newsletter, through Parish E-mail blast, and through E-mails distributed by partner agencies and contacts. The City of Covington is the only municipality to submit detailed public regarding the needs of their citizens’ comments to Parish staff.

## **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**

The Parish of St. Tammany adopted a Citizen Participation Plan in 2008. This plan is still in use. Four public hearings were held at different locations around the Parish in order to solicit community input. In these meetings, the Consolidated Planning process was summarized, and opportunities were given for citizen input. Written, phone-in, and E-mailed comments were also encouraged. The four hearings were held as follows:

April 10th, 2013 at the Greater Covington Center

April 19th, 2013 at the Lacombe Recreational Center

May 9th, 2013 at the Parish Council Chambers in Slidell

June 5th, 2013 at the Parish Council Chambers in Mandeville

Three hearings were held during the Plan development stage and one was held after the creation of the Plan. Meeting notices for the public hearings were publicized in the St. Tammany Farmer (the official St. Tammany Parish journal), on the Parish's Website, in the Parish's electronic newsletter, and on the Parish's Facebook page. E-mails were also distributed to local government agencies and nonprofit organizations to alert them of the hearings as well. The hearings were held at different times of day on different days of the week in an effort to accommodate both those who attended during working hours on behalf of their employers and those who attended after working hours as Parish citizens. An additional 30 day public review process was provided for the public to have a chance to review and comment upon the Consolidated Plan document before it was sent to HUD.

CDBG staff created two "priority needs" surveys. One survey was for representatives from local organizations and one survey was for Parish residents. The surveys asked the participant to rate and prioritize needs in St. Tammany Parish. Staff also encouraged individuals to submit comments to the Parish through E-mail as well.

Input from the community contributed to the establishment of housing and community development goals. Staff reviewed public input, comments, and survey submissions as they were submitted. Staff members weighed the priorities of Parish administration in conjunction with citizen input and then presented a proposed project plan to Parish administration for consideration and approval. A draft of the Consolidated Plan and projects proposed for the Annual Action Plan were posted on the Parish's Website on June 5th, 2013 and summaries were presented at a public hearing held that evening. A 30-day comment period will run through July 5th. Citizens, public agencies, or other interested parties wishing to comment on the plans can do so by E-mail or by mail to the Department of Health and Human Services.

## 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	A public hearing was held at Boguefalaya Hall in the City of Covington. 30 people were in attendance.	See attachments included with hard copy	All comments were accepted.	
2	Public Meeting	Non-targeted/broad community	A public hearing was held at the Lacombe Recreation Center in Lacombe. 20 people were in attendance.	See attachments included with hard copy	All comments were accepted.	
3	Internet Outreach	Non-targeted/broad community	An article publicizing the dates of the public hearings was distributed in the social services newsletter, the "Loop."	See attachments included with hard copy	All comments were accepted	
4	Newspaper Ad	Non-targeted/broad community	St. Tammany Farmer public notice			
7	Internet Outreach	Nonprofit Service Providers	An E-mail was sent out to 35 representatives from local nonprofits that made them aware of the public hearings and the Consolidated Plan planning process.			

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

#### Housing

The most common housing problem in St. Tammany Parish is cost burden, followed by overcrowding and then substandard housing. Asians, Hispanics, and Native Americans are disproportionately affected by some of these problems.

#### Public Housing

There are two public housing authorities located in St. Tammany Parish; 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 the public housing units just underwent upgrades this past year. They recently installed laminate wood floors, wood blinds, new cabinets, light fixtures, and new roofs to their public housing units. In an effort to improve the living environment of its residents, the CHA is paying for a security guard to patrol CHA properties.

#### Homeless

The 2013 point-in-time count of homeless persons identified 100 persons as homeless in St. Tammany Parish. This is a slight decrease from the 2012 census when 119 persons were identified as homeless. Of this population, 20 people were unsheltered, 44 were in emergency shelters, and 36 were in transitional housing. In 2013, 148 persons were residing in permanent supportive housing, which is an increase from 2012 when 131 persons were in PSH units. According to local service providers, there is a need in the Parish for emergency housing for youths and families and increased supportive services for homeless persons. According to VIA Link 2-1-1, an over-the-phone resource information provider available to St. Tammany Parish residents, 657 calls requesting information on housing and shelter were received in 2012.

#### 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 2011 American Community Survey, 34,696 individuals in St. Tammany Parish are classified as having a disability. Members of this population are primarily low-income and 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

Owner-occupied households with incomes under 30 percent of HUD Average Median Family Income (HAMFI) were the most likely to experience one or more of four Severe Housing Problems: lacks kitchen or complete plumbing, severe overcrowding, or severe cost burden. This group comprised 40.59 percent of all owner households in this category.

Renting households that earn under 30 percent of HAMFI were more likely to be burdened with one or more Severe Housing Problems. Renting households under 30 percent of HAMFI comprised 47 percent of all renting households in this category.

Renting households and owner-occupied households below 30 percent of HAMFI were more likely to be affected by housing cost burden greater than 50 percent of income. Renters below 30 percent HAMFI comprised more than 50 percent of all renters experiencing this cost burden category and homeowners below 30 percent HAMFI constituted more than 42 percent of owner-occupied households in the same category.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	165,034	197,714	20%
Households	65,039	73,644	13%
Median Income	\$47,883.00	\$0.00	-100%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	6,349	7,126	9,974	7,168	
Small Family Households *	1,903	2,821	3,968	29,359	
Large Family Households *	409	382	862	4,951	
Household contains at least one person 62-74 years of age	1,537	1,407	1,924	1,321	6,635
Household contains at least one person age 75 or older	913	1,464	1,854	710	2,703
Households with one or more children 6 years old or younger *	911	1,330	1,822	9,256	
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2005-2009 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	110	100	25	50	285	95	139	60	15	309
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	0	40	0	100	45	15	14	0	74
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	75	140	25	315	50	134	120	40	344
Housing cost burden greater than 50% of income (and none of the above problems)	1,343	1,078	250	0	2,671	2,199	1,309	1,378	284	5,170
Housing cost burden greater than 30% of income (and none of the above problems)	177	501	1,160	575	2,413	702	814	1,778	1,483	4,777
Zero/negative Income (and none of the above problems)	229	0	0	0	229	280	0	0	0	280

**Table 7 – Housing Problems Table**

Data 2005-2009 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,588	1,248	450	75	3,361	2,394	1,593	1,572	339	5,898
Having none of four housing problems	473	1,308	2,094	1,844	5,719	1,354	2,964	5,885	4,923	15,126
Household has negative income, but none of the other housing problems	229	0	0	0	229	280	0	0	0	280

**Table 8 – Housing Problems 2**

Data 2005-2009 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	508	841	548	1,897	1,002	1,162	1,498	3,662
Large Related	90	69	115	274	235	214	413	862
Elderly	387	298	363	1,048	1,116	560	750	2,426
Other	645	435	428	1,508	722	355	557	1,634
Total need by income	1,630	1,643	1,454	4,727	3,075	2,291	3,218	8,584

**Table 9 – Cost Burden > 30%**

Data 2005-2009 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	439	639	30	1,108	874	692	610	2,176
Large Related	90	34	25	149	185	110	209	504
Elderly	294	124	160	578	685	264	342	1,291
Other	630	290	70	990	614	295	229	1,138
Total need by income	1,453	1,087	285	2,825	2,358	1,361	1,390	5,109

**Table 10 – Cost Burden > 50%**

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	135	45	105	25	310	35	84	114	25	258
Multiple, unrelated family households	0	30	75	0	105	60	65	20	15	160
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	135	75	180	25	415	95	149	134	40	418

Table 11 – Crowding Information – 1/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

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

According to the 2005 - 2009 CHAS data, the most common housing problem in St. Tammany is cost burden. The problem is more prevalent for the following income levels:

1. Renters and homeowners with incomes under 30 percent of HAMFI;

- 3,542 renters and homeowners under 30% HAMFI spend more than 50% of monthly income on housing
- 879 renters and homeowners under 30% HAMFI spend more than 30% of monthly income on housing

2. Renters and homeowners with incomes in between 50 and 80 percent of HAMFI; and

- 1,628 renters and homeowners in between 50% and 80% HMFI spend more than 50% of monthly income on housing
- 2,938 renters and homeowners in between 50% and 80% HMFI spend more than 30% of monthly income on housing

3. Renters and homeowners with incomes between 30 and 50 percent of HAMFI.

- 2,387 renters and homeowners in between 30% and 50% HMFI spend more than 50% of monthly income on housing
- 1,315 renters and homeowners in between 30% and 50% HMFI spend more than 30% of monthly income on housing

Cost burden affects more homeowners in St. Tammany than renters.

The second most common housing problem is overcrowding where there are between 1.01 and 1.5 persons per room. This issue is attributed to both homeowners and renters across all income levels. The categories with the highest numbers of households affected are as follows:

- 140 renters between 50% and 80% of HMFI; and
- 134 homeowner-occupied households between 30% and 50% of HMFI.

The number of homes affected by overcrowding is less than 1,000.

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

Extremely low-income owner-occupied households under 30 percent of HAMFI are more likely to have housing problems than other groups. CHAS data on severe housing problems indicates that 63 percent of all households with one or more housing problems were owner-occupied.

Owner-occupied elderly homeowners and owner-occupied households consisting of small related families were also affected by cost burdens, making up more than 70 percent of all owner-occupied households affected by a cost burden of greater than 30 percent. These same populations comprise more than 67% of all owner-occupied households affected by a cost burden of greater than 50 percent.

### **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**

According to the Northlake Homeless Coalition and the St. Tammany Parish Community Action Agency, low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered may demonstrate the following characteristics:

- Victims of domestic violence
- History of drug abuse
- Mental illness
- Lack of family support
- Lack of parent
- High housing cost burden
- Overcrowding
- Substandard housing
- Experienced economic hardships (job loss, illness leading to unaffordable medical bills, etc.)

- Poor credit history
- Criminal history

The needs of the above-mentioned populations are as follows:

- Financial assistance to improve access to affordable housing
- Life skills education and financial fitness training
- Affordable child care
- Improved access to public transportation
- Improved access to community resource information
- Improved access to affordable healthcare
- Improved access to affordable mental healthcare

At this time, St. Tammany Parish does not offer rapid re-housing assistance.

**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 that have been linked with instability and an increased risk of homelessness may include:

- Overcrowding
- High housing cost burden
- Strict eligibility requirements for receiving housing assistance
- Limited availability of housing assistance programs (i.e. Permanent Supportive Housing and Section 8 Vouchers)
- Lack of emergency shelters for families in St. Tammany and in surrounding areas

## 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

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. This section addresses the levels of need in terms of housing problems for residents of the Parish. The four housing problems include the following issues: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; and 4. Cost Burden over 50%.

### 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	5,930	1,075	610
White	4,245	845	445
Black / African American	1,345	170	155
Asian	60	15	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	145	10	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2005-2009 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	4,735	3,355	0
White	3,520	2,810	0
Black / African American	770	380	0
Asian	115	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	75	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**



\*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	5,955	5,920	0
White	4,785	4,740	0
Black / African American	795	910	0
Asian	110	40	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	160	200	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

\*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	2,765	5,670	0
White	2,320	4,680	0
Black / African American	210	625	0
Asian	65	35	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	20	0
Hispanic	130	190	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

\*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**

After reviewing the data and computing the percentages of each category, it has been determined that a disproportionately greater need exists for the following ethnic groups in regard to housing problems:

1. American Indians and Hispanics between 0% and 30% of AMI
2. Asians and Hispanics between 30% and 50% of AMI
3. Asians between 50% and 80% of AMI
4. Asians between 80% and 100% of AMI

Without more data regarding the specific housing problem that affects each income category and race, we have gathered through conversations with local social service providers that overcrowding and high cost burden tend to be common problems faced by local Hispanic and Asian households. One reason for overcrowding, however, could be attributed to the cultural practice that exists in Asian and Hispanic households where two or three generations of a family often live together. CDBG staff will make an effort to provide outreach to these communities in order to ensure that they are aware of available resources and social services that may provide them some relief in terms of overcrowding and high cost burden. Parish staff will work with local agencies, including Catholic Charities (which serves the local Hispanic population) and the St. Tammany Community Health Center (which offers a clinic specifically for the Vietnamese) so that they have access to affordable housing resource information in the event that their clients may need to utilize these services.

## 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

Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room; and
- Households with cost burdens of more than 50% of income.

### 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	4,835	2,170	610
White	3,440	1,655	445
Black / African American	1,065	450	155
Asian	60	15	0
American Indian, Alaska Native	30	4	0
Pacific Islander	0	0	0
Hispanic	145	10	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 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	3,260	4,825	0
White	2,335	4,000	0
Black / African American	560	585	0
Asian	115	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	205	100	0

Table 18 – Severe Housing Problems 30 - 50% AMI

\*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	2,370	9,505	0
White	1,875	7,650	0
Black / African American	340	1,360	0
Asian	55	100	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	85	275	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

\*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	455	7,980	0
White	390	6,610	0
Black / African American	15	820	0
Asian	20	80	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	20	0
Hispanic	0	315	0

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

\*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

After reviewing the data and computing the percentages of each category, it has been determined that a disproportionately greater need exists for the following ethnic groups in regard to severe housing problems:

1. American Indians and Hispanics between 0% and 30% of AMI are affected by one or more of the four housing problems.
2. Asians and Hispanics between 30% and 50% of AMI are affected by one or more of the four housing problems.
3. Asians between 50% and 80% of AMI are affected by one or more of the four housing problems.
4. Asians between 80% and 100% of AMI are affected by one or more of the four housing problems.

Without more data regarding the specific housing problem that affects each income category and race, we have gathered through conversations with local social service providers that overcrowding and high cost burden tend to be common problems faced by local Hispanic and Asian households. One reason for overcrowding, however, could be attributed to the cultural practice that exists in Asian and Hispanic households where two or three generations of a family often live together. CDBG staff will make an effort to provide outreach to these communities in order to ensure that they are aware of available resources and social services that may provide them some relief in terms of overcrowding and high cost burden. Parish staff will work with local agencies, including Catholic Charities (which serves the local Hispanic population) and the St. Tammany Community Health Center (which offers a clinic specifically for the Vietnamese) so that they have access to affordable housing resource information, including information regarding the home repair program, in the event that their clients may need to utilize these services.

## 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:

Housing cost to income ratio is defined as follows:

No cost burden = less than 30%

Cost burden = 30 - 50%

Severe cost burden = more than 50%

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	60,485	12,550	10,325	660
White	52,210	10,255	7,820	490
Black / African American	5,200	1,595	1,685	155
Asian	575	140	275	0
American Indian, Alaska Native	145	15	20	0
Pacific Islander	20	0	0	0
Hispanic	1,790	355	355	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2005-2009 CHAS

### Discussion:

After reviewing the data, it has been determined that disproportionate shares of Asians are affected by severe housing cost burden. This shows a need for housing assistance program outreach directed toward the Asian community in St. Tammany. The Parish hopes to utilize the faith-based community, as well as local nonprofits who serve this population, in these outreach efforts.

## **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 AMI

1. American Indians (35 households) and Hispanics (145 households) are disproportionately affected by one or more housing problems.
2. American Indians (30 households) and Hispanics (145 households) are disproportionately affected by one or more severe housing problems.

### 30% - 50% of AMI

1. Asians (115 households) and Hispanics (205 households) are disproportionately affected by one or more housing problems.
2. Asians (55 households) and Hispanics (205 Households) are disproportionately affected by one or more severe housing problems.

### 50% - 80% of AMI

1. Asians (55 households) are disproportionately affected by one or more housing problems.
2. Asians (55 households) are disproportionately affected by one or more severe housing problems.

### 80% - 100% of AMI

1. Asians (20 households) are disproportionately affected by one or more housing problems.
2. Asians (20 households) are disproportionately affected by one or more severe housing problems.

### Cost Burden > 50%

1. A disproportionate share of Asians (575 households) have a housing cost burden of over 50%.

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

Regarding the above racial and ethnic groups, these households could benefit from the following:

- Information outreach regarding available services through channels that are accessible to them linguistically
- Information outreach regarding available services through sources (i.e. faith based) that they are comfortable corresponding with
- Affordable housing assistance
- Home repair assistance

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

In order to determine the location of these ethnic groups in St. Tammany, maps were created (Appendix E) that reference high concentrations of these populations.

Based on these maps, there are small concentrations of Hispanic households (7 - 22.81%) located in the following census tracts:

- 406.03
- 407.01
- 412.04
- 411.02
- 411.03
- 407.07

Based on these maps, there are small concentrations of Asian households (3.21 - 11.51%) located in the following census tracts:

- 403.03
- 404.00
- 406.03
- 407.08
- 408.02
- 408.03

Based on these maps, there are small concentrations of Native American households (3.46 - 15.18%) located in the following census tract:

- 401.02



# 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	
Average Annual Income	0	0	28,020	28,585	0	28,589	0	0	
Average length of stay	0	0	4	7	0	7	0	0	
Average Household size	0	0	4	4	0	4	0	0	
# 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	
# 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:

According to the information above, 27 of the public housing resident household include someone who is disabled. According to the Covington Housing Authority, there are fifty families on the waiting list for public housing. Forty families have children, five are elderly, and five include a household member with a disability. From this information, it can be deduced that these residents are in need of supportive services for the disabled, including but not limited to, case management and transportation.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance?**

There are fifty families on the waiting list of the Covington Housing Authority for public housing. Forty families have children, five are elderly, and five include a household member with a disability. There are twenty families on the waiting list for Section 8 tenant-based rental assistance. Eighteen include families with children and two are elderly. None are disabled.

**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 needs of the residents and voucher holders are supportive services that address:

- Employment training
- Job placement
- Homeownership
- Needs of the disabled
- Life skills education
- Transportation

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

These needs are quite similar to the public service needs of the LMI population at large. Members of this population are generally in need of employment and life skills education services in order to become more self-sufficient and eventually break the cycle of poverty. Once steady employment is obtained and an individual receives the life skills training necessary to maintain everyday expenses and requirements, homeownership becomes more of a realistic possibility.

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

## 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)	38	23	185	108	61	141
Persons in Households with Only Children	0	10	10	10	0	0
Persons in Households with Only Adults	42	20	219	114	63	154
Chronically Homeless Individuals	14	2	29	26	13	870
Chronically Homeless Families	0	2	26	20	11	720
Veterans	4	2	37	18	21	149
Unaccompanied Child	0	10	10	10	0	0
Persons with HIV	6	1	12	6	4	141

**Table 26 - Homeless Needs Assessment**

**Data Source**

**Comments:**

HMIS data from Northlake Homeless Coalition

### 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 185 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 Northlake Homeless Coalition:

Of 404 homeless persons accessing housing services during 2012, 64% self-identified as white, 35% identified as Black or African American, and 1% identified themselves as multiple races or American Indian. Of the ethnic groups that presented for services, 98% self-identified as non-Hispanic or non-Latina, and 2% identified as Hispanic or Latino.

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

According to the Northlake Homeless Coalition:

Because all homeless services are concentrated in populated areas of St. Tammany, we do not have any source data that will allow for us to identify unsheltered persons who may be residing in the rural areas within the parish. In addition, there are no homeless shelters or transitional housing projects located in these same rural areas.

Of 404 homeless persons accessing housing services during 2012, 34% were residing in places not intended for human habitation, also referred to as unsheltered persons, prior to receiving services. Of those served, 27% were provided with emergency shelter at some point and 17% were admitted into transitional housing programs. Because all housing service providers are located in populated jurisdictions of St. Tammany Parish, we do not have source data that will allow us to speak to the extent of homelessness in rural areas of the parish.

## 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 2011 American Community Survey, 34,696 individuals in St. Tammany Parish are classified as having a disability. The specifics regarding those disabled individuals are as follows:

Total # of Disabled in St. Tammany	34,696
Percentage of Population with a Disability	14.8%
5 to 17 years of age	
Hearing difficulty	527
Vision difficulty	457
Cognitive difficulty	3,181
Ambulatory difficulty	623
Self-care difficulty	842
18 to 64 years of age	
Hearing difficulty	3,048
Vision difficulty	2,485
Cognitive difficulty	7,128
Ambulatory difficulty	10,077
Self-care difficulty	1,938
Independent living difficulty	5,602
65 years and over	
Hearing difficulty	4,741
Vision difficulty	1,879
Cognitive difficulty	2,936
Ambulatory difficulty	8,950
Self-care difficulty	2,622
Independent living difficulty	4,932
Gender	
Male	16,223
Female	18,473
Race	
White	29,434
African American	3,827

According to the Social Security Administration, 4,807 people in St. Tammany were recipients of Supplemental Security Income (SSI) in 2011. SSI is for aged, blind, and disabled people who have little or no income. It provides them with cash in order to help meet their 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 meeting with and discussing the needs of these populations with local agencies, service providers, and nonprofit organizations.

### Frail and Non-Frail Elderly

- Case management
- Handicap accessibility improvements
- Assistance with completing applications for services
- Transportation
- Supportive housing
- Affordable housing
- Financial assistance with housing costs
- Affordable homecare
- Adult daycare
- Prescription assistance

### Persons with Physical Disabilities

- Case management
- Handicap accessibility improvements
- Assistance with completing applications for services
- Transportation
- Supportive housing
- Affordable housing
- Financial assistance with housing costs
- Adult daycare

### Persons with Mental Disabilities

- Case management
- Assistance with completing applications for services
- Transportation
- Supportive housing
- Affordable housing
- Financial assistance with housing costs
- Job training and placement
- Accessible and affordable mental health care
- Educational services

## Persons with Behavioral Disabilities

- Case management
- Assistance with completing applications for services
- Transportation
- Supportive housing
- Affordable housing
- Financial assistance with housing costs
- Job training and placement
- Accessible and affordable mental health care
- Educational services

## Persons with HIV/AIDS

- Case management
- Assistance with completing applications for services
- Transportation
- Supportive housing
- Affordable housing
- Financial assistance with housing costs
- Accessible and affordable health and mental health services
- Affordable homecare

## Persons with Alcohol/Drug Addictions

- Case management
- Handicap accessibility improvements
- Assistance with completing applications for services
- Transportation
- Supportive housing
- Affordable housing
- Financial assistance with housing costs
- Job training and placement
- Accessible and affordable mental health services

## **Public Size and Characteristics of Population with HIV / AIDS:**

According to the 2011 STD/HIV Program Report issues by the State of Louisiana's Department of Health and Hospitals Office of Public Health, during 2011 in St. Tammany Parish there were

- 14 AIDS diagnosis;



- 20 HIV diagnosis; and
- 368 persons living with HIV infection.

According to the most recent “PLWHA Needs Assessment” conducted by the Louisiana Department of Health and Hospitals in 2008, the characteristics of this population in DHH Region IX (in which St. Tammany Parish is located) are as follows:

2008 DHH Region IX Characteristics of People with HIV/AIDS	
Gender	
Male	57%
Female	41%
Ethnicity/Race	
African American	51%
Caucasian	43%
Hispanic/Latino	2%
Multi-racial	4%
Age of Respondents	
20 – 24	4%
25 – 29	3%
30 – 34	20%
35 – 39	17%
40 – 44	16%
45 – 49	19%
50 – 54	13%
55 – 59	3%
60 +	4%
Level of Education Completed	
8 <sup>th</sup> Grade or Less	4%
Some High School	25%
High School Grad/ GED	24%
Some College	25%
College Graduate	13%
Graduate School	6%
Sources of Household Income	
SSDI	48%
Wages from Job	32%
SSI	30%
Food Stamps	29%
Other Income	1%
Barriers to Obtaining Housing in Last 6 Months	
Yes	17%
No	83%
Barriers to Obtaining Housing	
Couldn't Find Affordable Housing	70%

Put on Waiting List	70%
Could Not Afford Deposit	60%
No Transportation to Search for Housing	40%
Had Bad Credit	30%
Didn't Qualify for Assistance	20%
Had a Criminal Record	10%

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

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

- Community centers
- Extensions to St. Tammany's walking/biking trail called "The Trace" that allows access from LMI communities
- Recreational equipment and other improvements in local parks
- Parish fishing pier repairs and updates

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

Public facilities needs were identified based on input from citizens, local agencies and organizations, municipalities, and Parish staff members (i.e. employees from departments such as Culture, Recreation, and Tourism, Grants, and Health and Human Services).

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

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

- Water and sewer improvements (distribution, collection, and treatment)
- Drainage improvements

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

These needs were determined through input received from the public, Parish administration, Parish staff members (i.e. employees from departments such as Engineering, Environmental Services, Public Works, and Planning), the State of Louisiana, and the local municipalities.

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

The following public services are needed in St. Tammany:

- Homeless services
- Transportation
- Healthcare services
- Mental health services
- Homeownership assistance
- Job training
- Life skills education
- Legal services
- Senior Services
- Handicapped Services
- Youth Services

- Case management

**How were these needs determined?**

Public service needs were identified based on input from citizens, 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:

The overall housing market in St. Tammany Parish has greatly improved during the 2012-2013 period, recovery from a significant slump in sales and prices that occurred during the 2009-2011 period. But in 2012, the number of single family new construction permits jumped to 945, the highest number since 2008. Remodeling of homes greatly increased during the 2012 period also, with 5992 permits. Average sales prices of all single family homes decreased 1.1 percent from 2011 to 2012, which can be considered a benefit to affordable housing buyers even though sellers may not like that decline. The median single family home sale price in 2012 was \$212,017, down from a median peak price of \$248,605 in 2007. Average rents for apartments increased 3% from 2011 to 2012, indicating a strong housing rental market. Construction of single family housing continues to play a significant role in the St. Tammany economy and of the production of all new housing (91% of housing units constructed), even though housing construction has slowed down significantly from years 2005 and 2006. West St. Tammany (Covington-Mandeville area) produces the most new housing units in the Parish, with the west side of the Parish building 64% of the new units and the east side (Slidell area) 36% of new units in 2012. Also of note, compared to the State-wide Louisiana average of 32% of housing being rental units, only 18% of units in St. Tammany Parish are rental. Approximately 8% of the housing stock in the Parish is mobile homes.

(The above information was taken from the March, 2013 issue of the Real Estate Market Analysis published by the Institute for Economic Development and Real Estate Research at the University of New Orleans, and the Economic Reporter issued by Southeastern La. University Business Research Center, and from the St. Tammany Economic Development Foundation's 2012 St. Tammany Parish Economic Trends).

It is important to note also that the local St. Tammany Parish housing market also contains about 483 Section 8 vouchers and over 300 public housing units, along with 560 units of tax credit subsidized housing units approved and funded through the Louisiana Housing Council (old LHFA). There are also two active Habitat for Humanity housing organizations that create a continuous stream of single family workforce affordable housing in various locations throughout the Parish.

### Housing

This portion of the consolidated plan describes in more detail the local housing market and how it relates to the Parish's workforce and affordable housing needs, particularly those needs of low to moderate income families. Housing needs in the Parish for a 5-year period are further subdivided as they relate to Non-Homeless Special Housing Needs and the particular needs of large families, overcrowded housing, elderly housing, public housing, ownership class, household income status, and racial status. The information for this section is gathered primarily from HUD and Census ACS data, often referred to as CHAS tables provided to the Parish by HUD. The information also comes from interested organizational input, particularly survey data from the Parish's non-profit housing providers, homeless shelter directors, the Homeless Housing Coalition, and the Parish's the local St. Tammany Housing Partnership.

## **Market Analysis Cont.**

St. Tammany Parish housing growth has primarily been composed of single family suburban style housing construction, which has experienced a revival in 2012. The population growth fueling this construction in part has come from safety and flooding concerns of many residents living in lower lying areas of the State. The recent slowing of escalating home prices may help make more homes affordable to working families in the Parish. The issue of affordable and workforce-marketed housing became much more apparent to residents and parish leaders after Hurricane Katrina, and the Parish formed an affordable housing task force in 2007.

### Public Housing

Public housing in the Parish includes over 300 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 control 438 housing vouchers for Section 8 rental assistance. A most important public housing need in the Parish was the final re-opening of the multi-family units in Slidell (*Washington Heights*), which were flooded by waters in Hurricane Katrina. Since the City of Slidell is its own HUD recognized entitlement area, St. Tammany Parish primarily tries to coordinate with the Covington Housing Authority since the City of Covington has opted in to the Parish's Consolidated Planning process.

The Covington public housing authority has completed Section 504 assessments and has been found to be in compliance, with no units potentially lost because of lack of compliance or because of the conditions of the units. All of their 50 multi-family and 10 elderly units are in service and in good condition. The Covington Housing Authority has also opened an additional 38 rental units as part of their Aubrey Heights development. These duplex units are multi-family units of three and four bedrooms that are supported by tax credits, Section 8, and an LHFA HOME grant. The Covington Housing Authority therefore will not be losing any units and is also gaining in their Section 8 vouchers as a result of providing for Hurricane Katrina and Gustav displaced families from other parishes. Resident initiatives in this Authority include the Homeownership and Credit Counseling programs in which the Housing Authority tries to match homes for sale with eligible public housing residents who may be ready to become homeowners.

### Homeless

The 2013 point-in-time count of homeless persons identified 100 persons as homeless in St. Tammany Parish. This is a slight decrease from the 2012 census when 119 persons were identified as homeless. Of this population, 20 people were unsheltered, 44 were in emergency shelters, and 36 were in transitional housing. In 2013, 148 persons were residing in permanent supportive housing, which is an increase from 2012 when 131 persons were in PSH units.

### Non-Homeless Special Needs Populations

In St. Tammany Parish, 18% of the housing stock is used for rental and 82% occupied by owners, and 78% of these units are single detached units. So even though renters are generally considered to have lower income per household than owner-occupied, St. Tammany Parish has many more in number of owner occupied housing units that are occupied by lower incomes households. It is also important to note that even though several ethnic or racial groups have one or two housing conditions of concern, these groups have very small population numbers (such as Asian and American Indian).

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

### Introduction

According to 2005 - 2009 ACS data, there are 81,777 total housing units in St. Tammany Parish. 78 percent of these units are considered detached single-family homes. The second largest category of units (10%) is made up of mobile homes and boats, RV's, etc. 82 percent of the housing units are owner-occupied and 18 percent are rentals. 87 percent of the owner-occupied units have three or more bedrooms while 11 percent of owner-occupied units have two bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	63,514	78%
1-unit, attached structure	2,128	3%
2-4 units	2,795	3%
5-19 units	3,173	4%
20 or more units	2,041	2%
Mobile Home, boat, RV, van, etc	8,126	10%
<b>Total</b>	<b>81,777</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	164	0%	176	1%
1 bedroom	1,055	2%	2,501	19%
2 bedrooms	6,332	11%	5,374	40%
3 or more bedrooms	52,578	87%	5,464	40%
<b>Total</b>	<b>60,129</b>	<b>100%</b>	<b>13,515</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

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

As of 2012 in unincorporated St. Tammany Parish (and in the towns of Mandeville, Covington, Abita Springs, Madisonville, Bush, and Sun) there were:

- 65 assisted units at the Groves at Mile Branch (LITCH)
- 48 assisted units at Maple Ridge Apartments (Multi-Family)
- 170 assisted units at Roquette Lodge (Multi-Family)

- 67 assisted units at Roquette Lodge III (Multi-Family)
- 32 assisted units at Stonestrow Apartments (LITCH)
- 86 assisted units at Camellia Place Resort (LITCH)
- 142 assisted units at the Covington Housing Authority (PHA)
- 540 tenant-based vouchers from Covington Housing Authority (Section 8)

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

There are no public housing units that are expected to be closed or lost from inventory in the next five year period. Of the expected demolition of units caused by Parish code enforcement action, none are expected to be occupied or acceptable for occupancy because of their poor condition. Therefore no units are expected to be lost from the inventory.

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

Since the average 2012 sales price was approximately \$212,000 per unit, much of the housing in St. Tammany Parish is considered unaffordable to the low- to moderate-income community. According to local nonprofit service providers and others that serve the local community, the availability of affordable housing units does not meet the needs of the population. There are plenty of single-family homes available for purchase as well as moderate- to high-priced rentals available to households that can afford them, but there are not quite as many options available to households that are at 80% or below of the area median income.

Parish-wide, there are an estimated 1,443 assisted units available to the income-eligible LMI population. However, anytime discussions arise among service providers that assist the special needs and LMI community, lack of availability of affordable housing is consistently mentioned as an important issue regarding their clientele. For this reason, the Parish has supported the efforts of the Affordable Housing Taskforce, the Northshore Housing Initiative, the St. Tammany Finance Authority and the local chapters of Habitat for Humanity, in planning for and building additional affordable housing units. Table 7 indicates that approximately 7,700 rental and owner-occupied households pay housing costs greater than 50% of household income. Therefore, significant levels of planning and strategic actions are needed to significantly impact that number of households in need. The Parish hopes to address some of the need by working with the Northshore Housing Initiative, the St. Tammany Finance Authority, and local housing organizations such as Habitat for Humanity.

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

There is a need for the following types of housing:

- Affordable housing that would lessen the costs of those households paying greater than 50% of their income in housing costs.
- Substandard housing lacking complete plumbing and/or kitchen facilities. The estimated 596 housing units that have this housing problem include rental and owner-occupied units and are single and multi-housing units.



St. Tammany will address these needs by:

1. Working with a subrecipient on a home repair program for LMI households; this adds to the sustainability of the current housing stock;
2. Utilizing CDBG funds from the State Office of Community Development to support the local land trust, the Northshore Housing Initiative, in their efforts to provide affordable housing to qualified homebuyers;
3. Administering the Weatherization Assistance Program through the Community Action Agency which decreases utility costs and increases the sustainability of the local housing stock;
4. Supporting the St. Tammany Finance Authority in their efforts to provide financial assistance to eligible homebuyers.
5. Supporting the local chapters of Habitat for Humanity in their efforts to provide affordable housing for LMI homebuyers.

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

### Introduction

According to UNO's Real Estate Market Analysis for our region, the St. Tammany housing market has gone through a large adjustment from 2008 to 2010. By the end of 2010, a total of 576 single family houses were permitted, which is 80% below the Parish's average annual production volume since 2003. In 2012, 945 single family units were permitted, signaling a potential rebound in new home construction. Only 48 multi-family residential building permits were issued in St. Tammany in 2012; a significant decrease from 314 permits in 2011 and 557 in 2010. (Source: UNO Real Estate Market Analysis)

The median price of single family housing sold in St. Tammany Parish peaked at \$248,605 in 2007 and fell steadily to \$212,017 in 2012. Average prices in East St. Tammany fell to \$152,367 in 2012. In West St. Tammany, average prices are \$246,339. The number of units sold in St. Tammany rose from 2,607 in 2011 to 2,957 in 2012 and average marketing times were shortened from 95 to 92 days. While Western St. Tammany has been experiencing modest home price appreciation, Eastern St. Tammany has experienced consistent home price compression. Part of this could be due to the recent flood related hurricane damage that has repeatedly affected the Eastern half of the Parish in 2005, 2008, and again in 2012. (Source: UNO Real Estate Market Analysis)

The 2010 Census revealed that there are 95,412 housing units in St. Tammany, which is an increase of 20,014 units from the previous decade. 87,521 of those units are occupied and 7,891 are vacant. (Source: GNOCDC)

According to a 2013 report by the National Low Income Housing Coalition, the fair market rent for a two-bedroom in St. Tammany Parish is \$935 a month. The household income needed to afford this rent is \$37,400. 2011 census numbers list 24,211 households in St. Tammany as having a household income of under \$35,000.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	116,000	0	(100%)
Median Contract Rent	493	0	(100%)

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,518	33.4%
\$500-999	6,206	45.9%
\$1,000-1,499	2,104	15.6%
\$1,500-1,999	577	4.3%
\$2,000 or more	110	0.8%
<b>Total</b>	<b>13,515</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2005-2009 ACS Data

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	828	No Data
50% HAMFI	1,982	3,513
80% HAMFI	4,874	8,383
100% HAMFI	No Data	12,486
<b>Total</b>	<b>7,684</b>	<b>24,382</b>

**Table 31 – Housing Affordability**

Data Source: 2005-2009 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent (2012)	\$732	\$811	\$948	\$1,217	\$1,258
High HOME Rent					
Low HOME Rent					

**Table 32 – Monthly Rent**

Data Source Comments:

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

There is not sufficient housing for households at all income levels in St. Tammany Parish. Since the average 2012 sales price was approximately \$212,000 per unit, much of the housing in St. Tammany Parish is considered unaffordable to the low- to moderate-income community. Therefore, it is important that the Parish government, non-profit and private interests determine how to best increase the construction of more affordable housing units, generally those costing less than \$160,000 to purchase.

According to a 2013 report by the National Low Income Housing Coalition, the fair market rent for a two-bedroom in St. Tammany Parish is \$935 a month. The household income needed to afford this rent is \$37,400. The U.S. 2010 Census lists 24,211 households in St. Tammany as having a household income of under \$35,000. This would potentially mean that 24,211 households in the Parish are in need of affordable housing and some of that is provided through the use of subsidized units and modular housing.

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

Affordability of some housing stock on the Eastern side of the Parish is expected to decrease due to changes regarding FEMA's flood zone designations and reforms to the National Flood Insurance Program. Affordability in West St. Tammany is expected to decrease as well as home prices have been appreciating since 2011.

Asking rents in St. Tammany decreased by 1% from \$990 in 2011 to \$980 in 2012. This is 22% higher than the average pre-Katrina rent in the Parish, but 5.6% below the 2008 peak of \$1,038. While this value is not expected to drastically change in the near future, this price is still above the current fair market rent value of \$935. (UNO Real Estate Market Analysis)

**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 in St. Tammany Parish is \$935 for a two-bedroom. In the fall of 2012, the average rent in St. Tammany was \$980. This is an increase from 2010 when the average rent was \$932. (UNO Real Estate Market Analysis) According to the National Low-Income Housing Coalition, the average fair market rent in the state of Louisiana is \$794. Fair-market rent in St. Tammany is \$141 higher than the state average.

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

### **Introduction**

According to 2010 Census data, 8.3% of housing units in St. Tammany Parish are vacant. Of those vacant units, 2.7% are listed as vacant for an “other” reason that does not include being for rent, sale, or for seasonal or recreational use. This “other” category includes properties in St. Tammany that are determined to be a public nuisance. Many of these properties have incurred storm damage during one of the numerous hurricanes that have recently affected the Parish and have since become uninhabitable. The remainder of the Parish’s housing stock, 91.7%, is occupied. According to HUD data, 1,325 occupied households in St. Tammany meet HUD’s definition of substandard in that they lack complete plumbing or kitchen facilities. CHAS data also shows that an estimated 4,238 housing units were built prior to 1980 and contain children; these units could therefore pose lead-based paint risks to children.

### **Definitions**

The following definitions are utilized by the Parish’s Code Enforcement division for properties that are 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:

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	14,596	24%	5,934	44%
With two selected Conditions	550	1%	291	2%
With three selected Conditions	123	0%	63	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	44,860	75%	7,227	53%
<b>Total</b>	<b>60,129</b>	<b>100%</b>	<b>13,515</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2005-2009 ACS Data

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,876	26%	2,363	17%
1980-1999	29,407	49%	6,259	46%
1950-1979	12,549	21%	4,196	31%
Before 1950	2,297	4%	697	5%
<b>Total</b>	<b>60,129</b>	<b>100%</b>	<b>13,515</b>	<b>99%</b>

Table 34 – Year Unit Built

Data Source: 2005-2009 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	14,846	25%	4,893	36%
Housing Units build before 1980 with children present	2,622	4%	1,616	12%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Since 2008, the Volunteers of America Greater New Orleans has been administering a minor home repair program called "Repairs on Wheels." In the past 5 years, VOA has repaired 180 homes in St. Tammany. As of May 2013, there are over 150 homes on their unofficial "waiting" list for home repair services.

According to HUD data, there are 1,325 occupied households in St. Tammany meet HUD's definition of substandard in that they lack complete plumbing or kitchen facilities. This number does not include homes that have roof, floor, or some structural damage that are still habitable but are in need of rehabilitation. HUD data also states that 123 owner occupied units and 63 renter occupied units have three selected conditions. Selected conditions include: 1. Lacks complete plumbing facilities, 2. Lacks complete kitchen facilities, 3. Has more than one person per room, and 4. the cost burden is greater than 30%. The Parish will utilize its home repairs programs in an effort to address the rehabilitation needs of owner-occupied households. Renter-occupied households will be referred to the Louisiana Housing Corporation as they offer some resources for rehabilitation of rental units.

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

The number of St. Tammany parish housing units possibly containing lead based paint hazards is based upon the age of the housing built. Since we know from HUD ACS data that approximately 4238 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 1271 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 7 years old,

there would be less than 1000 homes occupied by low to moderate income families that also contain children less than 7 years of age.



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

### 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 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

There are two public housing developments in St. Tammany Parish. The Covington Housing Authority is located in and governed by the City of Covington which participates in the Parish’s CDBG entitlement program. The Slidell Housing Authority is located in and governed by the City of Slidell, which receives its own CDBG entitlement allocation from HUD and therefore does not participate in the Parish’s program.

### 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 are two public housing developments in St. Tammany Parish. The Covington Housing Authority is located in and governed by the City of Covington which participates in the Parish’s CDBG entitlement program. The Slidell Housing Authority is located in and governed by the City of Slidell, which receives its own CDBG entitlement allocation from HUD and therefore does not participate in the Parish’s program.

### Public Housing Condition

Public Housing Development	Average Inspection Score
Covington Housing Authority	83

Table 38 - Public Housing Condition

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

Restoration projects were just completed in February 2013 for all of the units at the Covington Housing Authority.

### 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 recently installed laminate wood floors, wood blinds, new cabinets, light fixtures, and new roofs to their public housing units. In an effort to improve the living environment of its residents, the CHA is paying for a security guard to patrol CHA properties.

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

### 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	4	24	59	0
Households with Only Adults	0	0	0	38	0
Chronically Homeless Households	0	0	0	25	0
Veterans	0	0	0	0	0
Unaccompanied Youth	36	4	24	100	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source

HMIS Data from Northlake Homeless Coalition

Comments:

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

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
Workforce Investment Board	Job training and placement
Louisiana Rehabilitative Services	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
Covington Food Bank	Thrift shop, food bank, reduced cost dental care, gardening training, school supplies for LMI youths

**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.**

<b>HOUSING FACILITIES FOR HOMELESS PERSONS IN ST. TAMMANY</b>		
<b>Type of Facility/Service</b>	<b>Name of Facility</b>	<b>Target Population</b>
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
<b>SERVICES FOR HOMELESS PERSONS IN ST. TAMMANY</b>		
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

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

### **Introduction**

There are currently 162 permanent supportive housing beds in St. Tammany Parish for either Veterans or special needs populations. Most of these PSH units stay at or near full capacity at all times. Many organizations that provide services for these populations are also limited in the assistance they can offer due to funding limitations as well. The Parish is assisting in the coordination of information and provider communication in an effort to maximize resources, information and referrals.

**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 community in St. Tammany are affordable housing and transportation. While both goSTAT and COAST provide transit services in the Parish, these services are limited and need to be expanded with an increase in capacity.

### Elderly and Frail Elderly

COAST: transportation, Meals on Wheels

goSTAT: transportation

VOAGNO: volunteer services, faith in action, case management, home repair

Catholic Charities: adult day care, outreach

STARC: home and respite care, home sitters, community involvement

SALT Council: outreach, education, advocacy

### Disabled

goSTAT: 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

### 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

The following organizations currently provide services specifically to those with substance abuse issues:

Persons with HIV/AIDS

VOAGNO: Case management, testing

NO/AIDS Task Force: case management, testing, information and referral

Southeast Louisiana Area Health Education Center: education, information, and referral

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 goSTAT 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**

There are 162 supportive housing beds in St. Tammany Parish that are administered by three different programs. These PSH programs provide affordable, community-based housing for individuals and families who have been diagnosed with a physical or developmental disability, a severe mental illness, substance abuse problems, or HIV/AIDS.

The specifics regarding the beds are as follows:

Beds: 10

Administered By: National Alliance on Mental Illness - St. Tammany

Populations Served: Severely Mentally Ill adult men and women

Beds: 8

Administered By: National Alliance on Mental Illness - St. Tammany

Populations Served: Severely Mentally Ill adult men and women

Beds: 25

Administered By: U.S. Department of Veterans Affairs

Populations Served: US Military Veterans and their families

Beds: 119

Administered By: Volunteers and America Greater New Orleans

Populations Served: Disabled adult women, men and their families

**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)**

Activities that will address housing and supportive services for non-homeless special needs persons include:

CDBG goSTAT Voucher Program

The Parish will continue to fund the CDBG goSTAT Voucher Program, which allows LMI individuals to utilize the Parish's public transportation system at no cost.

CDBG Public Services

An RFP will be issued to nonprofits asking for proposals for public service programs that address the needs of the LMI community. Organizations that provide services to the homeless, special needs, elderly, and low-income populations will be able to submit applications for funding.

CDBG – Home Repair

The Parish will continue to fund a home repair program. This program provides eligible LMI, disabled, special needs, and elderly homeowners with health and safety related home and handicap accessibility improvements.

ESG – CAA

The Parish's Community Action Agency receives a small allocation of ESG funds from the State of Louisiana. These funds are used to support services and housing for the homeless in St. Tammany.

St. Tammany Housing and Homeless Alliance

In the past 6 months, a new Housing and Homeless Alliance has been formed by St. Tammany Parish Government. Representatives from local housing and homeless organizations convene once a month in an effort to better coordinate services for the homeless, special needs, and low-income populations. The group is currently working on a plan to develop a small faith-based sheltering and support system for homeless families in St. Tammany.

## **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:

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

In 2012, Congress passed the Biggert-Waters Act which extends the program for a number of years but also mandates significant program reforms. The law requires that changes be made to flood hazard mapping, grants, flood insurance, and the management of floodplains. These changes mean that, for the most part, the costs of the flood premiums will no longer be subsidized. In addition, this law also calls for the adoption of new FEMA flood maps. 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 will increase significantly. Many homeowners could therefore see the cost of their flood insurance premiums escalate significantly. In some cases, it could cost more than their mortgage; housing that was considered affordable may no longer be seen as such once these BWA changes become a reality.

#### 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. However, 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. These fees may also dissuade potential developers who are interested in constructing workforce or affordable housing.

#### NIMBYISM

There have been issues with NIMBYISM in the past when it comes to constructing affordable housing in the Parish. This has been true for both LIHTC developments and single family Habitat for Humanity homes.

#### High Cost of Land

The high cost of land in St. Tammany can be a barrier to affordable housing as it increases the overall purchase price of the home.



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

## 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	2,360	482	3	0	-3
Arts, Entertainment, Accommodations	8,189	17,315	9	15	6
Construction	8,599	6,901	9	6	-3
Education and Health Care Services	19,953	28,559	22	25	3
Finance, Insurance, and Real Estate	7,000	7,892	8	7	-1
Information	1,662	1,190	2	1	-1
Manufacturing	6,491	2,710	7	2	-5
Other Services	4,011	6,270	4	5	1
Professional, Scientific, Management Services	9,713	8,264	11	7	-4
Public Administration	5,089	3,983	6	3	-3
Retail Trade	11,502	23,272	13	20	7
Transportation and Warehousing	3,923	2,030	4	2	-2
Wholesale Trade	3,067	6,476	3	6	3
Total	91,559	115,344	--	--	--

**Table 40 - Business Activity**

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

### Labor Force

Total Population in the Civilian Labor Force	96,318
Civilian Employed Population 16 years and over	91,559
Unemployment Rate	4.94
Unemployment Rate for Ages 16-24	12.30
Unemployment Rate for Ages 25-65	3.00

**Table 41 - Labor Force**

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	36,214
Farming, fisheries and forestry occupations	378
Service	12,961
Sales and office	25,314
Construction, extraction, maintenance and repair	9,549

Occupations by Sector	Number of People
Production, transportation and material moving	7,143

**Table 42 – Occupations by Sector**

Data Source: 2005-2009 ACS Data

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	45,482	53%
30-59 Minutes	26,906	31%
60 or More Minutes	13,131	15%
<b>Total</b>	<b>85,519</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2005-2009 ACS Data

## 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	5,217	530	4,581
High school graduate (includes equivalency)	18,401	972	8,495
Some college or Associate's degree	24,132	1,024	7,640
Bachelor's degree or higher	28,741	687	6,100

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2005-2009 ACS Data

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	187	303	794	1,482	2,142
9th to 12th grade, no diploma	3,002	2,359	1,848	3,542	2,435
High school graduate, GED, or alternative	5,554	4,680	7,253	15,956	7,999
Some college, no degree	6,102	5,709	6,828	13,249	4,589
Associate's degree	307	1,494	2,278	3,470	657
Bachelor's degree	1,120	5,511	7,262	11,967	2,900
Graduate or professional degree	33	1,557	3,303	6,156	1,655

**Table 45 - Educational Attainment by Age**

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2005-2009 ACS Data

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

According to the Business Activity table above, the major employment sectors within St. Tammany (starting with the largest) are:

- Education and Health Care Services
- Retail Trade
- Arts, Entertainment, and Accommodations
- Construction
- Professional, Scientific, and Management Services
- Finance, Insurance, and Real Estate
- 

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

According to the Parish’s Department of Economic Development, a focus by local schools and programs on STEM (Science, Technology, Engineering, and Mathematics) based curriculums and programs will meet the future needs of the workforce on the Northshore.

The current and projected workforce needs of St. Tammany are:

Oil and Gas Industry

- Skilled trade employees
- Engineers
- Support engineering staff
- Information technology

Healthcare

- Nurses
- Advanced Practice Nurses
- Clinical lab scientists

- Health information management professionals
- Lab and medical technologists

Advanced Manufacturing

- Industrial manufacturing and maintenance
- Welding
- Diesel production processes
- Information technology

The Parish is currently in the planning stages of developing the Northshore Center of Innovation and Learning, which will serve as a catalyst for the growth and long-term sustainability of workforce and economic development activities throughout the Parish and surrounding areas. The center is a collaboration of Parish government, secondary education, higher education, public sector and business and community leaders. It will be centrally located in St. Tammany and will host a variety of educational services, job training facilities, housing, and businesses. The Parish is applying for grant support from numerous sources in an effort to secure funding for the infrastructure needed to sustain the new development. The Parish will continue to utilize CDBG funding for the goSTAT voucher program so that income-eligible individuals can utilize the service in order to access educational and job related services at no cost.

**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 is currently in the planning stages of developing the Northshore Center of Innovation and Learning, which will serve as a catalyst for the growth and long-term sustainability of workforce and economic development activities throughout the Parish and surrounding areas. The center is a collaboration of Parish government, secondary education, higher education, public sector and business and community leaders. It will be centrally located in St. Tammany and will host a variety of educational services, job training facilities, housing, and businesses.

The site will contain a town center, commercial office zone, education zone, and room for homes, townhomes, and apartments. Numerous investors and funders will collaborate in order to secure the dollars needed to facilitate the development of the infrastructure needed prior to the construction of the center. The center will offer quality education opportunities in a state of the art instructional environment and growing population in a currently underserved area. The variety of programs available will include developmental courses, certificate programs, associate degrees, baccalaureate degrees and continuing education options. The center will facilitate the alignment of workforce needs of the business community and will provide a shared location for internships, training, and research.

As this new site is developed and begins to be utilized, there will be a greater need for educational resources such as libraries, childcare, job seeker, and employer support services. There will also be an increased need for transportation. According to the Parish’s strategic economic development plan, the lack of availability of adequate water and wastewater capacity in St. Tammany is a significant development issue when it comes to large business developments.

Investments in the local water and sewer infrastructure systems will be needed in order to facilitate further economic development.

The lack of affordable housing for entry-level employees is also considered to be a weakness when it comes to economic development in St. Tammany. According to the strategic plan, “site selectors avoid sites where the majority of works face long commutes. While the new center may provide new educational and employment opportunities, they will be utilized by individuals who live in other Parishes where more reasonably priced housing is available. More affordable housing will need to be created in St. Tammany area in order to help stimulate economic growth and opportunity.

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

According to the *2009 Strategic Plan for Economic Development in St. Tammany Parish*, the Parish has a strong labor force for office activities. However, the proportion of income in St. Tammany that stems from commutes to work in other Parishes is quite high. The plan also states that the talent pool for information technology is limited. The economic development trends for the Northshore area indicate demand in the advanced technologies and health sciences sectors over the next ten years.

**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. This center provides 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.

Northshore Technical Community College administers Workforce Development programs that include:

- Business and Community Enhancement Training:

- Workkeys Testing
- Customer Service Training
- Speed Spanish on-line
- Customized Training for Business and Industry
- Microsoft Office 2007 training
- Introduction to Computers
- Insurance Adjuster Pre-Licensing Course
- Nursing Assistant Program
- Introductory to Quickbooks 2012
- Certified Coding Associate Training
- Grammar Refresher Course
- Welding
- CPR Training
- Federal Mine Safety and Health Administration (MSHA) program for miners
- ACT Prep Course
- Incumbent Worker Training Program

Delgado Community College provides the following courses and services out of their Slidell Learning Center campus:

- Student Library
- Business courses
- Arts and Science courses
- Allied Health courses

Delgado also works in conjunction with Northshore Technical College so that students may take courses from both institutions at the same time in an effort to further their education. NTCC also offers a program that helps their students transfer to Southeastern Louisiana University in Hammond.

**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.**

Yes. St. Tammany Parish participates in the State Planning and Development District 1. The CEDS for the Greater New Orleans region is the guiding strategic plan summarizing regional economic development investment priorities and EDA eligible projects. St. Tammany also has its own economic development plan and strategy, the most recent being the 2009 *Future Directions for 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")**

In order to identify areas or neighborhoods that are more affected by housing problems, census tracts with areas of high LMI concentration were matched with areas of minority concentration.

Areas of LMI 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.

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.

The following census tracts contain areas that have concentrations of both LMI and minority populations:

- Census tract 405.01
- Census tract 407.04
- Census tract 411.03
- Census Tract 412.04
- 

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

Areas of LMI 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.

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.

According to HUD data, St. Tammany is 11.33% African American. The areas that contain concentrations of populations that are at least 46.58% LMI and 21.33% African American are:

- Census tract 405.01 (entire census tract, City of Covington)
- Census tract 407.04 (specifically block groups 2 and 3, Slidell)
- Census tract 411.03 (entire unincorporated census tract, Slidell)
- Census Tract 412.04 (specifically block groups 2, 3, and 4, Lacombe)
- 

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

These census tracts consist of significant number of LMI 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
- Opening of new 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
- Recent infrastructure improvements in Alton and Ben Thomas
- Affordable housing opportunities in the vicinity
- St. Tammany Community Health Center

### Area of Census tract 411.03

- Slidell Housing Authority
- Parks and recreation
- Habitat for Humanity East
- The Miramon Center
- Community Action Agency office
- Affordable housing opportunities in the vicinity
- St. Tammany Community Health Center

### Area of Census Tract 412.04

- Parks and Recreation
- Community organizations
- Centrally located



- Near site of future Center for Innovation and Learning

**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 community partnership programs, in which each partner has a stake in the success of a project. This would include partnerships between the Parish and the public school systems, since each area contains public schools, and partnerships with public libraries, non-profit organizations, and housing service providers.

# 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 \$4,750,000 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 needy 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 found 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 Departments 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 LMI residents have increasing 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 LMI 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, Columbia Street on the north, Collins Boulevard/Columbia Street on the east, and Champagne Street on the West.
	<b>Include specific housing and commercial characteristics of this target area.</b>	According to the West 30's Workplan 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>	Staff members from the City of Covington were very active and vocal during the public comment period. Residents of the West 30's area also attended public hearings and voiced their opinion regarding past, present, and future needs of the area.
<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 has been formed, a work plan has been developed, 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 47 - Geographic Priority Areas

## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) The Parish has decided to target three area neighborhoods for community improvements. Parish leaders believe 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 been formed, a work plan has been developed, and there are community enhancement efforts taking place at the present time.

### 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

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 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 Home Energy Audit & Education Program Homeowner Septic System Improvements IDA Program Project
	<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>	Infrastructure Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<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>	
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>	
<b>Associated Goals</b>	Infrastructure Improvements Public Services Transit Voucher Program
<b>Description</b>	Public services and transportation.
<b>Basis for Relative Priority</b>	

**Table 48 – Priority Needs Summary**

**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
- Community development – improvements to water and sewer services in LMI areas
- 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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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 2012, the number of single family new construction permits jumped to 945, the highest number since 2008. Remodeling of homes greatly increased during the 2012 period also, with 5992 permits. Average sales prices of all single family homes decreased 1.1 percent from 2011 to 2012, which can be considered a benefit to affordable housing buyers even though sellers may not like that decline. The Parish will take advantage of lower home prices and availability of current housing stock through two developing homebuyer assistance programs that will both be funded through the State of Louisiana’s Office of Community Development. The proposed IDA Program will help potential LMI homebuyers purchase affordable homes as well.
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 49 – Influence of Market Conditions**

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

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	950,000	0	0	950,000	380,000	The Parish anticipates receiving \$950,000 a year in CDBG entitlement funding from HUD each year for the next five years.
Continuum of Care	public - federal	Housing	2,025,000	0	0	2,025,000	9,000,000	The Northlake Homeless Coalition receives CoC funding from HUD and then disperses it to local agencies
Supportive Housing Program	public - state	Other	92,460	0	0	92,460	369,840	SHP funding comes to the Parish's Community Action Agency from the State of Louisiana.
Other	private	Other	5,000	0	0	5,000	20,000	Utility Assistance
Other	public - federal	Admin and Planning Economic Development Housing	9,000,000	0	0	9,000,000	0	HUD Disaster Recovery Funds
Other	public - federal	Other	2,213,000	0	0	2,213,000	8,000,000	Funding received from FTA, funneled through LDOTD, for transportation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Acquisition Admin and Planning Housing	400,000	0	0	400,000	800,000	CDBG funds received from Louisiana Land Trust property sales in St. Tammany.
Other	public - state	Housing	221,000	0	0	221,000	884,000	Weatherization and energy efficiency improvements funding from the State of Louisiana
Other	public - state	Housing Public Services Other	20,000	0	0	20,000	80,000	The Parish's Community Action Agency anticipates receiving \$20,000 a year from the State of Louisiana's Office of Community Development. This funding is usually granted to local nonprofit that operate emergency shelter programs.
Other	public - state	Other	1,200,000	0	0	1,200,000	4,800,000	Utility assistance funding received from the State of Louisiana

Table 50 - 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 goSTAT voucher program will contribute to goSTAT'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
- Accessibility improvements for the Trace
- Expansion of an agricultural facility in Covington
- Remediation of donated property in eastern St. Tammany

## 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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
St. Tammany Parish	Unit of Local Government	Community Development	Jurisdiction
Volunteers of America Greater New Orleans	Nonprofit	Community Development	Region
Northlake Homeless Coalition	Continuum of Care	Homelessness	Region
goSTAT	Government	Community Development	Jurisdiction
Florida Parishes Human Services Authority	Local Governance Entity	Community Development	Region
Caring Center	Nonprofit	Homelessness	Region
Safe Harbor	Nonprofit	Homelessness	Region
Community Christian Concern	Nonprofit	Homelessness	Region
Covington Food Bank	Nonprofit	Community Development	Region
The Good Samaritan Ministry – St. Luke’s	Nonprofit	Community Development	Jurisdiction
The Samaritan Center	Nonprofit	Community Development	Region
Community Action Agency	Government	Community Development	Jurisdiction
St. Tammany Parish School Board – Kids in Transition	Program of School Board/Other	Homelessness	Jurisdiction
St. Tammany Community Health Center	Nonprofit	Community Development	Region
Community Wellness Center	Nonprofit	Community Development	Region
Regina Coeli	Nonprofit	Community Development	Region
Rainbow Child Care	Nonprofit	Community Development	Region
Southeast Legal Services	Nonprofit	Community Development	Region
Northshore Families Helping Families	Nonprofit	Special Needs	Region
Catholic Charities	Nonprofit	Community Development	Region
Habitat for Humanity St. Tammany West	Nonprofit	Affordable Housing	Jurisdiction
Habitat for Humanity St. Tammany East	Nonprofit	Affordable Housing	Jurisdiction
Covington Housing Authority	Public Housing Authority	Public Housing	Jurisdiction
Northshore Housing Initiative	Nonprofit	Affordable Housing	Jurisdiction

**Table 51 - 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.

St. Tammany Parish Government has, in the past year, created a new Department of Grants. This department contains all Parish grant administrators so that they are located in one central setting. This has helped to enhance coordination of projects, leveraging of funds and resources, and communication between different grant recipients in Parish government.

### 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		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills			
Mental Health Counseling	X		

Transportation	X		
<b>Other</b>			

**Table 52 - 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)**

According to the Northlake Homeless Coalition, emergency service providers such as churches and other small nonprofit organizations are usually the first points of contact for homeless individuals and families. These providers then utilize their referral networks to connect the unsheltered persons with agencies that can provide long-term housing assistance and other applicable services. At that point, some of the agencies that have resources may conduct face-to-face outreach by traveling to meet with and transporting those individuals who are able to enter their transitional or permanent supportive housing programs.

While there are available supportive services in the community, many of those services are limited due to funding, wait lists, and certain criteria that the client(s) must meet. Available services for homeless and LMI individuals are as follows:

- Community Christian Concern
- Covington Food Bank
- The Good Samaritan Ministry – St. Luke’s
- The Samaritan Center
- Community Action Agency
- Florida Parishes Human Services Authority
- Volunteers of America Greater New Orleans
- St. Tammany Parish School Board – Kids in Transition
- St. Tammany Community Health Center
- Community Wellness Center
- goSTAT
- Regina Coeli, Rainbow Child Care Center
- Southeast Legal Services
- Workforce Investment Board
- St. Tammany Parish Libraries

**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**

According to the NHC, the following gaps in services have been identified:

Transportation: While the Parish does provide public transportation through goSTAT and vouchers for free rides are made available to LMI persons through local service providers, there are some access issues.

Lack of Day Centers for Non-Disabled Homeless: There are no day centers for non-disabled homeless persons.

Computer and Internet Access: While local libraries offer computer and internet access, there is no case management or assistance with completion of applications.

Case Management: Many local service providers have identified a lack of case management as a significant gap in services for the homeless.

Life Skills Education: There is currently a lack of life skills education classes available to people in St. Tammany.

Emergency Shelter for Families: There are currently no emergency shelters for families in St. Tammany. Because of shelter admissions criteria, families often end up being split up. There is specifically an issue with males over the age of 15 and under the age of 18; there is no emergency shelter option available for this specific population.

The following strengths have been identified:

#### Information Coordination and Referral

There are two working coalitions that are striving to address local homeless and housing issues. The Northlake Homeless Coalition and the St. Tammany Housing and Homeless Alliance both consist of local homeless and housing providers that are working together to maximize resources and share information so that homeless persons are able to access services and receive assistance as easily as possible. Both organizations hold monthly meetings so that referral information stays as up to date as possible. The alliance is currently developing a faith-based homeless family sheltering program and the coalition is in the midst of planning a coordinated intake system for all homeless service providers in the area.

#### Relationships between Providers

The individuals who work or volunteers for the service providers often develop personal contacts at partner agencies. This makes it easier to refer a homeless person or family to another agency or organization for services when one can pick up the phone or send an email to ask a contact about available services for that client. This helps shorten response time and will assist the provider in obtaining services for an already worried client in a timely manner so that the client's anxiety level is not increased.

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

The strategy for overcoming gaps is as follows:

Development of Single Point of Entry System: The NHC is working on developing a single point of entry system for homeless housing and service providers. The NHC is currently collecting information and feedback from providers so that the new system will address the concerns and needs of those who provide hands-on services to the homeless.



Creation of Faith-Based Sheltering System for Families: The St. Tammany Housing and Homeless Alliance is working on developing a faith-based sheltering system for families. This system would provide shelter, case management, life skills education, and transportation assistance for homeless families. This would 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.

Annual Requests for Proposals for CDBG Public Service Funding: The Parish intends on issuing an annual request for proposals for CDBG public service funding. This allows local service providers an opportunity to obtain financial support for operational funding for their organizations for costs that may include but not be limited to case management, transportation, education, and other related services.

goSTAT Voucher Program: The Parish will continue to fund the goSTAT voucher program with CDBG dollars, which provides LMI individuals with vouchers so that they can ride the Parish's transportation system at no cost. The vouchers may be obtained from local agencies and organizations that participate in the program and become voucher distributors.

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 staying 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.

Research Grant Opportunities and Partnerships for Homeless Facility Rehabilitation: If able to identify an organization to operate a new homeless shelter in St. Tammany, the Parish will research grant opportunities for funding for rehabilitation of a facility to be used as the homeless shelter or potential one-stop shop for homeless services.

## 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	2013	2018	Affordable Housing	Highway 190/433 Area Browns Village Road Area West 30's	Affordable Housing	CDBG: \$1,225,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Infrastructure Improvements	2013	2017	Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area	Infrastructure Improvements Non-Housing Community Development	CDBG: \$1,767,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 481 Households Assisted
3	Home Energy Audit & Education Program	2013	2014	Affordable Housing	Highway 190/433 Area Browns Village Road Area West 30's	Affordable Housing	CDBG: \$70,000	Other: 45 Other
4	Public Services	2013	2017	Non-Homeless Special Needs Non-Housing Community Development	Highway 190/433 Area Browns Village Road Area West 30's	Non-Housing Community Development	CDBG: \$530,888	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Transit Voucher Program	2014	2017	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$132,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
6	Homeowner Septic System Improvements	2016	2017	Affordable Housing		Affordable Housing	CDBG: \$85,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
7	IDA Program Project	2013	2014	Affordable Housing		Affordable Housing	CDBG: \$45,016	Direct Financial Assistance to Homebuyers: 3 Households Assisted

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Residential Rehabilitation
	<b>Goal Description</b>	Homes owned and occupied by LMI persons will receive rehabilitation work.
2	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Sewer distribution system improvements.
3	<b>Goal Name</b>	Home Energy Audit & Education Program
	<b>Goal Description</b>	Owner-occupied households that receive repair assistance and some that do not will receive home energy audits and educational information about maintaining their home repairs and lowering their utility bills.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	TBD by annual RFP.
5	<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.

6	<b>Goal Name</b>	Homeowner Septic System Improvements
	<b>Goal Description</b>	LMI households will receive assistance necessary to bring their home septic systems up to code.
7	<b>Goal Name</b>	IDA Program Project
	<b>Goal Description</b>	LMI homebuyers will receive financial assistance when purchasing a home in the form of an Individual Development Account.

**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 50 affordable housing units to LMI 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.

### **Activities to Increase Resident Involvements**

The Covington Housing Authority was unable to pursue any activities to increase residents involvements since the majority of their funding was dedicated to capital improvements. If funding permits they do, however, plan to pursue new activities later in the year.

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

No

### **Plan to remove the ‘troubled’ designation**

No.

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

### **Barriers to Affordable Housing**

Barriers to affordable housing include:

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

In 2012, Congress passed the Biggert-Waters Act which extends the program for a number of years but also mandates significant program reforms. The law requires that changes be made to flood hazard mapping, grants, flood insurance, and the management of floodplains. These changes mean that, for the most part, the costs of the flood premiums will no longer be subsidized. In addition, this law also calls for the adoption of new FEMA flood maps. 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 will increase significantly. Many homeowners could therefore see the cost of their flood insurance premiums escalate significantly. In some cases, it could cost more than their mortgage; housing that was considered affordable may no longer be seen as such once these BWA changes become a reality.

#### 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. However, 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. These fees may also dissuade potential developers who are interested in constructing workforce or affordable housing.

#### NIMBYISM

There have been issues with NIMBYISM in the past when it comes to constructing affordable housing in the Parish. This has been true for both LIHTC developments and single family Habitat for Humanity homes.

#### High Cost of Land

The high cost of land in St. Tammany can be a barrier to affordable housing as it increases the overall purchase price of the home.

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

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

St. Tammany is a recipient of Hazard Mitigation and Severe Repetitive Loss funds from FEMA. The Parish uses these funds to assist homeowners in elevating their homes to the appropriate level as indicated by FEMA. Ideally, this will help prevent certain homes from becoming unaffordable due to the new BWA laws. Parish leaders, including representatives from St. Tammany Parish, have been active with other regional leaders in addressing these issues with Congress so that they do not negatively impact the residents of south Louisiana.

#### Impact Fees

CDBG staff will evaluate affordability issues that arise with LMI homebuyers due to Parish impact fees. After further assessment, Parish staff may approach the issue with Parish officials to see if the fees may be waived for individuals who earn up to 80% of the area median income.

#### NIMBYISM

Many of the Parish's elected officials see a need for affordable workforce housing in our community. CDBG staff will work with local officials and the Northshore Housing Initiative in presenting an informational campaign to the public that teaches them community about the benefits and needs of workforce housing.

#### High Cost of Land

The Parish is working 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 the NHI in their program wherein they assist qualified homebuyers in purchasing homes by covering the cost of and retaining ownership of the land on which the home resides. This decreases the purchase price for the homebuyer and makes the home more affordable.

## **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 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.

#### Continue Administering the goSTAT Voucher Program

CDBG funds will continue to be used to fund the goSTAT 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 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.

#### Utilize Parish Public Health Millage Funds for Services

The Parish will continue to provide public health millage funds to local nonprofits that provide mental health and public health services to the Parish residents that are in need. These services will be made available to those whose mental illness contributed to their homelessness.



## **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 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 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.

### Continue Administering the goSTAT Voucher Program

CDBG funds will continue to be used to fund the goSTAT 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 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 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.

**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 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.

#### Continue Administering the goSTAT Voucher Program

CDBG funds will continue to be used to fund the goSTAT 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 homeless population in accessing available services.

#### 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 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.

#### Utilize Parish Public Health Millage Funds for Services

The Parish will continue to provide public health millage funds to local nonprofits that provide mental health and public health services to the Parish residents that are in need. These services will be made available to those whose mental illness contributed to their homelessness.

#### Support Local Organizations that Provide Affordable Housing

CDBG funds provided to St. Tammany from the State Office of Community Development will be provided to the local land trust, the Northshore Housing Initiative, so that they may provide affordable housing opportunities to income-eligible clients who are at risk of homelessness. The Parish will also continue to work with both Habitat for Humanity organizations in St. Tammany, as they provide affordable housing opportunities to residents as well.

**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 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 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. 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 goSTAT Voucher Program

CDBG funds will continue to be used to fund the goSTAT 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.

#### Utilize Parish Public Health Millage Funds for Services

The Parish will continue to provide public health millage funds to local nonprofits that provide mental health and public health services to the Parish residents that are in need. These services will be made available to those whose mental illness contributed to their homelessness.

#### Provide Home Repair Assistance

The Parish will continue to fund home repair and home energy education 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 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.

### **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. Since we know from HUD ACS data that approximately 4238 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 1271 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 7 years old, there would be less than 1000 homes occupied by low to moderate income families that also contain children under 7 years of age. 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 the LMI population will be eligible to apply for funding. Organizations that provide case management services, life skills education, job training, and educational programs will be eligible to apply for funding.

#### 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 Northshore Center of Innovation and Learning

Parish government will continue its efforts to create, coordinate, and develop the Northshore Center of Innovation and Learning. This center, once created, will 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.

#### goSTAT Voucher Program

The Parish will continue to fund the goSTAT voucher program with CDBG dollars, which provides LMI individuals with vouchers so that they can ride the Parish's transportation system at no cost. This will assist poverty-level families in accessing public transportation that provides them with a mode of transit to and from work and school.

### **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 goSTAT 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.