# Expected Resources

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

**Introduction**

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

| Emergency Solutions Grant Program | public - state | Other | 103,000 | 0 | 0 | 103,000 |  | ESG funding comes to the Parish's Community Action Agency from the State of Louisiana. |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Other | public - federal | Admin and Planning Economic Development Housing |  | 0 | 0 | 5,936,935 |  | HUD Disaster Recovery Funds |
| Other | public - federal | Other | 2,400,000 | 85,000 | 2,200,000 |  | 2.4 million annually | Funding received from FTA, funneled through LDOTD, for transportation. |
| Other | public - state | Acquisition Admin and Planning Housing | 0 | 0 | 1,282,953 | 1,282,953 | 600,000 | CDBG funds received from Louisiana Land Trust property sales in St. Tammany. |
| Other | public - state | Other | 927,433 | 0 | 0 | 927,433 |  | Utility assistance funding received from the State of Louisiana |

Table 1 - Expected Resources – Priority Table

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

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

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

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

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

# Annual Goals and Objectives

**AP-20 Annual Goals and Objectives  
(Preliminary estimates pending STPG approval)**

| **Sort Order** | **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | Residential Rehabilitation | 2018 | 2022 | Affordable Housing | Highway 190/433 Area Browns Village Road Area West 30's | Affordable Housing | CDBG: $255,000 | Homeowner Housing Rehabilitated: Household & sewer repairs & salaries. |
| **2** | Homeless Prevention | 2018 | 2022 | Homeless Prevention | Parish Wide | Homeless Prevention | CDBG: $ (To be determined) | Repairs to transitional housing center |
| **3** | Infrastructure Improvements | 2018 | 2022 | Non-Housing Community Development | Highway 190/433 Area Browns Village Road Area West 30's | Non-Housing Community Development | CDBG: $ (To be determined) | Public Facility or Infrastructure Activities for Low/Moderate Income |
| **4** | Homeless Prevention | 2018 | 2022 | Non-Housing Community Development | Parish Wide | Non-Housing Community Development | CDBG: $ 20,000 | Public service activities other than Low/Moderate Income Housing Benefit |

| **5** | Homeless Prevention | 2018 | 2022 | Homeless prevention | Parish Wide | Homeless prevention | CDBG: $ 124,500 | Public service activities other than Low/Moderate Income Housing Benefit |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **6** | Affordable Housing | 2018 | 2022 | Affordable Housing | Highway 190/433 Area Browns Village Road Area West 30's | Affordable Housing | CDBG: $ 25,000 | Public Service Activity: Households will receive homeownership counseling |
| **7** | Program  Administration | 2018 | 2022 | Administration & Planning | Parish wide | Planning | CDBG: $226,341.20 | Administrative salaries |

Table 2 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Residential Rehabilitation |
| **Goal Description** | Affordable Housing |
| **2** | **Goal Name** | Homeless Prevention |
| **Goal Description** | Homeless Prevention, Non-Housing Community Development |
| **3** | **Goal Name** | Infrastructure Improvements |
| **Goal Description** | Non-Housing Community Development |
| **4** | **Goal Name** | Affordable Housing |
| **Goal Description** | Affordable Housing |

## Projects

## AP-35 Projects – 91.220(d)

**Introduction**

**Projects**

| **#** | **Project Name** |
| --- | --- |
| 1 | Residential Rehabilitation |
| 2 | Individual Sewer Repair |
| 3 | Cardinal Cove Rehabilitation |
| 4 | Infrastructure Improvements |
| 5 | Transit Vouchers |
| 6 | Family Promise After Care Program |
| 7 | NAMI St. Tammany Day Program |
| 8 | St Tammany Homeownership Center |
| 9 | Program Administration |

Table 3 – Project Information

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

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

Residential rehabilitation addresses the challenges of sustainability, affordability, and substandard housing issues that affect low to moderate-income homeowners. St. Tammany Parish will contract with local non-profits to deliver energy efficient home improvements. Individual sewer repair will continue to provide relief for LMI households with replacement and repairs to non-compliant systems. Investments in infrastructure improvement, specifically in the area of sewer/water rehabilitation and replacement, will target water quality improvements throughout the parish. These activities will also increase sustainability of affordable housing.

With a 77% home ownership rate, the Parish has historically attracted buyers who are above average income. As a result, local builders respond to the demand for homes with higher price points. This scenario presents several obstacle to affordable housing such as a limited stock of affordable rental and single family homes which make home buying out of reach for some first time home buyers. As well, the high cost of developable land can be an inhibitor for potential LMI buyers. Furthermore, residential areas which abut water bodies or bayous and streams are subject to experience high flood insurance premiums which add significantly to the monthly mortgage and insurance payment. The affordability of rental units is also impacted as landlords pass on the rising cost of insurance to the monthly rent. Total, these examples of burdensome costs make home ownership beyond the reach of LMI buyers.

## AP-38 Project Summary

**Project Summary Information**

|  |  |
| --- | --- |
| **1. Project Name** | **Residential Rehabilitation** |
| **Target Area** | Highway 190/433 Area |
| Browns Village Road Area |
| West 30's |
| **Goals Supported** | Residential Rehabilitation |
| **Needs Addressed** | Affordable Housing |
| **Funding** | CDBG: $155,000 |
| **Description** | LMI owner-occupied housing units will receive home repairs |
| **Target Date** | 12/31/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 11 households will receive assistance. |
| **Location Description** | LMI households will be scattered across St. Tammany Parish |
| **Planned Activities** | Provide repairs to homes targeting energy efficiency, and health and safety. |
| **2. Project Name** | **Individual Sewer Repair** |
| **Target Area** | Highway 190/433 Area |
| Browns Village Road Area |
| West 30's |
| **Goals Supported** | Residential Rehabilitation |
| **Needs Addressed** | Affordable Housing |
| **Funding** | CDBG: $100,000 |
| **Description** | LMI owner-occupied housing units will receive individual sewer system repairs |
| **Target Date** | 12/31/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 20 households will receive assistance. |
| **Location Description** | LMI households will be scattered across St. Tammany Parish |
| **Planned Activities** | Provide services to repair or replace non-compliant septic systems. |
| **3. Project Name** | **Cardinal Cove Rehabilitation** |
| **Target Area** | Highway 190/433 Area |
| **Goals Supported** | Homeless Prevention |
| **Needs Addressed** | Homeless Prevention |
| **Funding** | CDBG: $ (To be determined) |
| **Description** | Sewer and water improvements for LMI Areas |
| **Target Date** | 12/31/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Ten (10) persons recently discharged from a parish correctional institution with addiction disorders, mental illness or co-occurring disorders will be housed in a residential facility. |
| **Location Description** | Hwy 190, Mandeville, LA 70448 |
| **Planned Activities** | Rehabilitation of a currently vacant building to be used as a Re-Entry residential facility. |
| **4. Project Name** | **Infrastructure Improvements** |
| **Target Area** | Highway 190/433 Area |
| **Goals Supported** | Infrastructure Improvements |
| **Needs Addressed** | Infrastructure Improvements |
| **Funding** | CDBG: $ (To be determined) |
| **Description** | Sewer and water improvements for LMI Areas |
| **Target Date** | 12/31/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Based on Census Tracts, at least 7,000 LMI individuals will be positively affected by the infrastructure improvements in their neighborhoods. |
| **Location Description** | HWY 190/433 |
| **Planned Activities** | Infrastructure improvements for sewer and water for LMI residents. |
| **5. Project Name** | **St. Tammany Parish Transit Voucher Program** |
| **Target Area** | Highway 190/433 Area |
| Browns Village Road Area |
| West 30's |
| **Goals Supported** | Transportation |
| **Needs Addressed** | Non-Housing Community Development |
| **Funding** | CDBG: $20,000 |
| **Description** | 25 LMI individuals will receive vouchers to ride STAR Transit, the Parish's public transportation system, at no cost. |
| **Target Date** | 12/31/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | At least 25 LMI individuals will receive vouchers to ride STAR TRANSIT. |
| **Location Description** | Transportation is provided throughout St. Tammany Parish. |
| **Planned Activities** | Free demand-response transportation services will be provided to eligible LMI individuals. |
| **6. Project Name** | **Family Promise After Care Program** |
| **Target Area** | Parish wide |
| **Goals Supported** | Homeless Prevention |
| **Needs Addressed** | Non-Housing Community Development |
| **Funding** | CDBG: $49,500 |
| **Description** | Case management services to assist homeless families and families in poverty with connecting with other agencies/services that would provide financial fitness, job training, and other services advancing their path to self-sustainability. |
| **Target Date** | 12/31/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | At least 48 LMI families will receive case management services. |
| **Location Description** | 513 Michigan Avenue, Slidell, LA 70458 |
| **Planned Activities** | Funding support for rapid re-housing program. |
| **7. Project Name** | **NAMI St. Tammany Day Program** |
| **Target Area** | Highway 190/433 Area |
| Browns Village Road Area |
| West 30's |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Non-Housing Community Development |
| **Funding** | CDBG: $75,000 |
| **Description** | Support services and case management for LMI individuals with severe permeant mental illness. |
| **Target Date** | 12/31/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | At least 75 low to moderate income individual will receive case management and support services for severe permeant mental illness |
| **Location Description** | 63069 Humming Bird Ln., Mandeville, LA 70448 |
| **Planned Activities** | Emergency shelter for homeless families and case management to assist families with finding permanent housing and self-sufficiency. |
| **8. Project Name** | **St Tammany Homeownership Center** |
| **Target Area** | Parish Wide |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Affordable Housing |
| **Funding** | CDBG: $ 25,000 |
| **Description** | Households will receive homeownership counseling |
| **Target Date** | 12/31/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 21 households will receive homeownership counseling |
| **Location Description** | 1400 North Lane in office space at the Habitat for Humanity St Tammany West Restore. |
| **Planned Activities** | Homeownership Counseling and Financial Education will be provided to LMI clients to assist them with successfully achieving homeownership. |
| **9. Project Name** | **Program Administration** |
| **Target Area** | Parish wide |
| **Goals Supported** | Planning and Administration |
| **Needs Addressed** | Affordable Housing |
| Infrastructure Improvements |
| Non-Housing Community Developmen+t |
| **Funding** | CDBG: $211,341 |
| **Description** | Funds used to support program staff |
| **Target Date** | 12/31/2019 |
| **Location Description** | St. Tammany Parish Government, PO Box 628, Covington, LA 70434 |
| **Planned Activities** | Salaries and benefits for CDBG staff |

*Table 9 – Project Summary*

## AP-50 Geographic Distribution – 91.220(f)

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

Parish-Wide: 100%

**Geographic Distribution**

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

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

Table 4 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

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

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

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

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

**Discussion**

# Affordable Housing

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

**Introduction**

| **One Year Goals for the Number of Households to be Supported** | |
| --- | --- |
| Homeless |  |
| Non-Homeless |  |
| Special-Needs |  |
| Total |  |

Table 5 - One Year Goals for Affordable Housing by Support Requirement

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

Table 6 - One Year Goals for Affordable Housing by Support Type

**Discussion**

## AP-60 Public Housing – 91.220(h)

**Introduction**

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

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

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

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

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

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

Not applicable.

**Discussion**

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

**Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

Family Promise Affiliate - A Sheltering System for Families

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

Attend NHC and STHHA Meetings

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

Provide Information and Referral

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

St. Tammany Parish Transit Service

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

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

Family Promise Affiliate - A Sheltering System for Families

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

Support for Homeownership Center

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

Attend NHC and STHHA Meetings.

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

Provide Information and Referral

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

St. Tammany Parish Transit Service

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

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

Support for Homeownership Center

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

Family Promise Affiliate - A Sheltering System for Families

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

Community Land Trust

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

Attend NHC and STHHA Meetings

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

Provide Information and Referral

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

St. Tammany Parish Transit Service

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Infrastructure Improvements- Sewer & Water

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

Family Promise Affiliate - A Sheltering System for Families

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

Provide Home Repair Assistance

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

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

Attend NHC and STHHA Meetings

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

Provide Information and Referral

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

St. Tammany Parish Transit Service

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

**Discussion**

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

**Introduction:**

Barriers to affordable housing include:

The Biggert-Waters Act (BWA)

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

Impact Fees

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

NIMBYISM

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

High Cost of Land

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

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

The Biggert-Waters Act (BWA)

As a recipient of FEMA Hazard Mitigation and Severe Repetitive Loss funds, St. Tammany Parish has been assisting approved homeowners in elevating their homes to at least one foot above the highest base flood elevation mapped. However, this alone will not alleviate the risk for neighborhoods in higher risk flood zones where flood insurance and prevention maintenance will add to the cost of ownership.

Impact Fees

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

NIMBYISM

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

High Cost of Land

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

**Discussion:**

## AP-85 Other Actions – 91.220(k)

**Introduction:**

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

Provide Information and Referral

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

Attend NHC and STHHA Meetings

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

Meeting Attendance and Information Coordination

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

Provide Home Repair Assistance

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

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

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

Attend NHC and STHHA Meetings

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

Provide Information and Referral

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

Support Local Organizations that Provide Affordable Housing

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

Provide Home Repair Assistance

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

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

Provide LBP Educational Information to the Public

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

Provide Affordable Housing Program Information to Affected Households

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

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

Provide Information and Referral

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

Development of the St. Tammany Advanced Campus

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

Provide Home Repair Assistance

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

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

**Actions planned to develop institutional structure**

Development of Single Point of Entry System

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

Family Promise Affiliate- Sheltering System for Families

A local affiliate of the national “Family Promise” organization has been operational since April 2015.  As a sheltering system for families, this program provides shelter, case management, life skills education, and transportation assistance for homeless families. The program is designed to ensure that children can attend school, families can stay together, and assistance is provided so that these families can again become self-sufficient. The initial start-up activities are funded through the Parish’s CDBG-DR funds and the State of Louisiana Office of Community Development. A permanent day center is planned for the Safe Haven campus in Mandeville, LA. The local homebuilders association has agreed to donate their services to construct the Family Promise of St. Tammany Day Center, for homeless families.

Meeting Attendance and Information Coordination

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

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

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

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

In 2008, two coalitions were formed to address the predominant social issues:  “St. Tammany Behavioral Health Task Force” and “St. Tammany Housing and Homeless Alliance.”  These two groups have become excellent planning tools for service coordination for mental health, homelessness, and housing needs in St. Tammany.  Mental health and housing/homelessness have become the most important and visible needs of our community; the Alliance and Task Forces have played a role in ensuring that service gaps are identified and that efforts made to address those gaps are non-duplicative and coordinated.  The Behavioral Health Task force has been redesigned and restructured into the Safe Haven Advisory Board.

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

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

**Discussion:**

# Program Specific Requirements

**AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

**Introduction:**

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |  |
| --- | --- |
|  | |
| 1. The total amount of program income that will have been received before  the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be  used during the year to address the priority needs and specific objectives  identified in the grantee's strategic plan | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the  planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income | 0 |

**Other CDBG Requirements**

|  |  |
| --- | --- |
|  | |
| 1. The amount of urgent need activities | 0 |

**Appendix - Alternate/Local Data Sources**