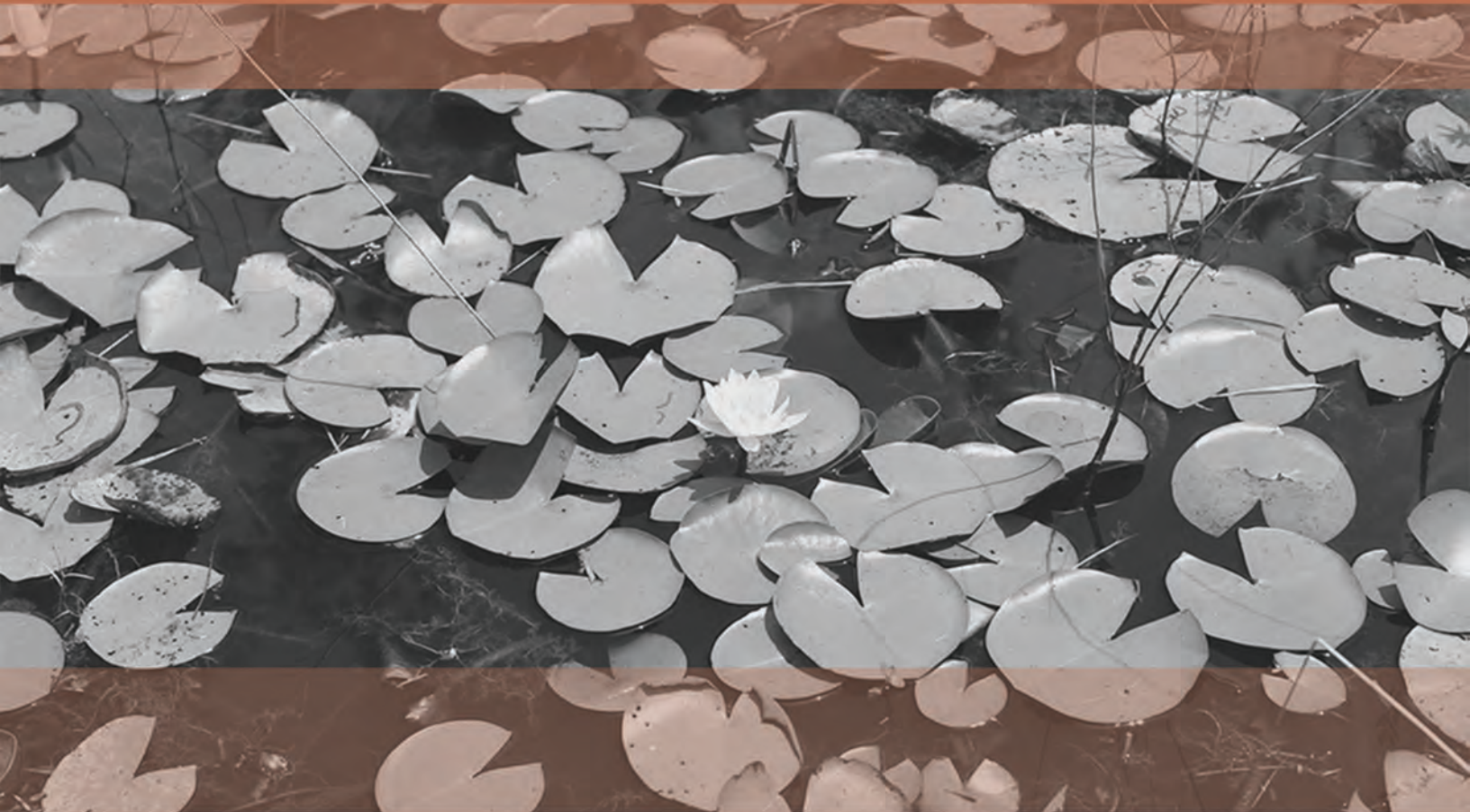




ST. TAMMANY PARISH GOVERNMENT



CDBG- DISASTER RECOVERY FUNDS FY-2013

OFFICE OF THE CHIEF OPERATING OFFICER

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I. INTRODUCTION

On August 28, 2012 Hurricane Isaac made landfall on the Gulf Coast of Louisiana. The storm remained over Southeast Louisiana for three days. The effects of this slow-moving storm in St. Tammany Parish were widespread physical damage to homes, businesses and infrastructure as well as non-physical damage to the recovering economy. Furthermore, St. Tammany Parish experienced widespread power outages, flood and/or structural damage to over 5,000 housing units, financial and structural damage to businesses, and infrastructure damage to a number of its public facilities.

Hurricane Isaac was one of five major named storms to impact St. Tammany Parish within a seven-year period being preceded by Hurricanes Gustav and Ike in 2008 and, most notably, Hurricanes Katrina and Rita in 2005. While damage from Hurricane Isaac was substantial in its own right, its impact was particularly tragic to a community still recovering, economically and physically, from previous storms. In response to Hurricane Isaac, the Parish plans to effectively use available funding to continue to recover, to rebuild and to stimulate economic growth throughout the area. The proposed Action Plan includes planning for an economic revitalization area and construction of a development that will focus on job training. Additionally, St. Tammany will renovate an existing structure whose primary purpose will be for emergency protection measures and temporary shelter for disadvantaged families. This Action Plan is the first phase of a larger overall plan to further the economic revitalization, job creation, and housing needs for St. Tammany Parish as it continues to recover from recent storms.

On May 29, 2013, the U.S. Department of Housing and Urban Development published a notice in the Federal Register that awarded and established requirements for receiving Community Development Block Grant Disaster Recovery (CDBG-DR) funding associated with the Disaster Relief Appropriations Act of 2013 (Public Law 113-2). As one of the jurisdictions affected by Hurricane Isaac in 2012, St. Tammany is the recipient of \$10,914,916 of the appropriation, of which \$2,019,000 was additional monies transferred from the State of Louisiana allocation. St. Tammany Parish is required to publish an Action Plan that describes the proposed use of its allocation of CDBG-DR funds.

The Action Plan will describe:

1. How the proposed use of CDBG-DR funds will address long-term recovery needs;
2. The distribution of CDBG-DR funds to impacted areas;
3. Activities for which CDBG-DR funds may be used;
4. The Citizen Participation Process used to develop the Action Plan;
5. Grant administration standards.

St. Tammany Parish has developed the following Action Plan that will demonstrate the proposed use of funds and eligible activities in order to further the recovery of economic development, community planning, infrastructure, and housing needs in the impacted areas of the Parish.

II. NEEDS ASSESSMENT

As required by the U.S. Department of Housing and Urban Development (HUD), St. Tammany Parish has assessed the unmet needs from Hurricane Isaac to identify priorities for the CDBG-DR allocation of \$10,914,916. The assessment takes into account all of the financial assistance received from federal, state, and local resources to develop a comprehensive community driven recovery plan. The Plan is based on social, economic and physical needs of the Parish and focuses on housing, infrastructure, and economic development cumulative needs across the Parish.

Housing

Hurricane Isaac Housing Damage in St. Tammany Parish

According to data published by the Louisiana Housing Task Force, the majority of the damage (as listed in the chart below) occurred in unincorporated St. Tammany, Slidell and Lacombe. FEMA, through Individual Assistance (IA) inspections, verified damage of both owner-occupied and rental units in the following areas:

Location	Census Owner Occupied	Owners w/ Damages	% Owner Damaged	Census Renter Occupied	Renters w/ Damages	% Renter Damaged	Damage Concentration
Abita Springs	811	23	3%	168	1	1%	2%
Covington	2443	63	3%	1196	20	2%	2%
Eden Isle	2418	153	6%	611	97	16%	8%
Folsom	181	11	6%	108	3	3%	5%
Lacombe	2918	326	11%	418	92	22%	13%
Madisonville	232	99	43%	88	70	80%	53%
Mandeville	3048	152	5%	1579	78	5%	5%
Pearl River	738	31	4%	211	5	2%	4%
Slidell	7226	582	8%	2824	487	17%	11%
Sun	158	15	9%	36	0	0%	8%
Rest of St. Tammany	49,425	2357	5%	10,684	619	6%	5%
TOTAL	69,598	3812	5%	17,923	1,472	8%	6%

Source: FEMA IA Inspections where FEMA Verified Loss (FVL) is greater than \$0, FEMA Inspections with designation of moderate, substantial, major, or destroyed

FEMA also reported the following data regarding damage levels of owner-occupied structures. Based on the analysis below, 20% of the damage reported was major to severe (\$8,000 – greater than \$28,000) as defined by HUD. The concentration of severe damage is in several areas of unincorporated St. Tammany Parish, Lacombe and Slidell:

Location	<\$3k	3-5k	5-10k	10-20k	20-30k	30-40k	40-50k	50k+	Grand Total
Abita Springs	21	2							23
House	19	2							21
Mobile Home	2								2

Covington	54	3	4			2			63
House	49	2	4			2			57
Mobile Home	3	1							4
Townhouse	1								1
Travel Trailer	1								1
Eden Isle	131	8	13					1	153
Apartment	1								1
Boat	1						1		2
Condo	12								12
House	113	8	13						134
Townhouse	4								4
Folsom	10		1						11
House	2		1						3
Mobile Home	8								8
Lacombe	224	25	23	39	14	1			326
House	133	15	17	33	13				211
Mobile Home	86	10	6	6	1	1			110
Trailer	5								5
Madisonville	23	12	12	30	16		1		99
Apartment	1								1
House	22	12	12	30	16	5	1		98
Mandeville	85	21	25	17	2			2	152
Boat	1							2	3
Condo	3	1	5						9
House	79	20	20	17	2				138
Mobile Home	1								1
Townhouse	1								1
Pearl River	26	3	2						31
House	14	1	1						16
Mobile Home	7	2	1						10
Other	1								1
Travel Trailer	4								4
Slidell	327	42	64	110	28	9	1	1	582
Apartment	1								1
Boat	1								1
Condo	8	2	7						17
House	286	38	52	110	28	9	1	1	525
Mobile Home	22	1	2						25
Townhouse	5	1	1						7
Travel Trailer	4		2						6
Sun	13	1						1	15
House	5							1	6
Mobile Home	8	1							9
Rest of St. Tammany	1839	158	150	143	47	15	2	3	2357
Apartment	1		1						2
Boat	8	1							9
Condo	15	5	3						23
House	1181	98	105	135	45	13	2	3	1582
Mobile Home	587	40	32	5	2	2			668
Other	1								1
Townhouse	14	7	6						27
Travel Trailer	32	7	3						45
Grand Total	2753	275	294	339	107	32	4	8	3812

Source: Louisiana Disaster Housing Task Force, Supplemental Housing Damage Tables for St. Tammany Parish

In St. Tammany Parish, over 650 owner-occupied households were flooded and did not have flood insurance. According to FEMA's IA data as of April 2013, \$15,000,784 was issued to Owner Occupied Households. The location and type of flooded homes are as follows:

Location/Type	Flooded	No Flood Insurance	% w/o Flood Insurance
Abita Springs	6	5	83%
House	5	4	80%
Mobile Home	<3	<3	100%
Covington	15	5	33%
House	14	4	29%
Travel Trailer	1	<3	100%
Eden Isle	45	12	27%
Apartment	<3	<3	100%
Boat	<3	0	0%
Condo	14	9	64%
House	27	<3	4%
Townhouse	<3	<3	50%
Folsom	<3	0	0%
House	<3	0	0%
Lacombe	209	102	49%
House	150	47	31%
Mobile Home	56	52	93%
Travel Trailer	<3	<3	100%
Madisonville	103	25	24%
House	103	25	24%
Mandeville	106	25	24%
Boat	<3	<3	100%
Condo	8	<3	25%
House	96	21	22%
Townhouse	<3	<3	100%
Pearl River	<3	<3	100%
House	<3	<3	100%
Mobile Home	<3	<3	100%
Travel Trailer	<3	<3	100%
Slidell	363	95	26%
Boat	<3	<3	100%
Condo	14	5	36%
House	335	79	24%
Mobile Home	7	6	86%
Townhouse	<3	0	0%
Travel Trailer	<3	<3	100%
Sun	<3	<3	100%
House	<3	<3	100%
Mobile Home	<3	<3	100%
Rest of St. Tammany Parish	964	391	41%
Apartment	<3	<3	100%
Boat	4	4	100%
Condo	21	6	29%
House	736	222	30%
Mobile Home	158	137	87%
Townhouse	23	<3	13%
Travel Trailer	21	18	86%
Grand Total	1818	666	37%

Source: Louisiana Disaster Housing Task Force, Supplemental Housing Damage Tables for St. Tammany Parish

The insurance status of homeowners with more than \$3000 of FEMA verified losses is as follows:

Insurance Status	Total	LMI	% LMI	Total Flooded	LMI Flooded	% LMI	% Flooded
Home & Flood Insurance	638	254	40%	606	248	41%	95%

Home Insurance Only	139	91	65%	106	67	63%	76%
Flood Insurance Only	44	31	70%	42	30	71%	95%
No Insurance	238	192	81%	184	145	79%	77%
TOTAL	1059	568	54%	938	490	52%	89%

Source: Louisiana Disaster Housing Task Force, Supplemental Housing Damage Tables for St. Tammany Parish

According to the above tables, of the 5,284 structures damaged in St. Tammany Parish during Hurricane Isaac:

- 3,812 were owner-occupied
- 1,472 were renter-occupied
- 1,818 flooded
- 2,753 of the 3,812 owner-occupied damaged structures received <\$3,000 worth of damage
- 568 of the 1,059 homeowners with >\$3,000 in damage were LMI
- 239 of the 1,059 homeowners with >\$3,000 in damage did not have any insurance
- 2,791 of the 3,812 owner-occupied damaged structures were houses
- The four areas of the Parish that had the greatest number of damaged structures are as follows: 56% of the damaged structures were in areas of unincorporated St. Tammany (other than Lacombe), 20% in Slidell, followed by 8% in Eden Isle and 7% in Lacombe.

According to damage information collected by the Parish in 2012, in unincorporated St. Tammany:

- 11 multi-family units sustained flood damage
- 1 multi-family unit sustained structural damage

Demographic Profiles of Most Impacted Areas

St. Tammany Parish:

Population, 2012 estimate	239,453
Population, 2010 (April 1) estimates base	233,737
Population, percent change, April 1, 2010 to July 1, 2012	2.4%
Population, 2010	233,740
Persons under 5 years, percent, 2012	6.1%
Persons under 18 years, percent, 2012	25.0%
Persons 65 years and over, percent, 2012	13.8%
Female persons, percent, 2012	51.4%
White alone, percent, 2012 (a)	84.5%
Black or African American alone, percent, 2012 (a)	11.8%
American Indian and Alaska Native alone, percent, 2012 (a)	0.6%
Asian alone, percent, 2012 (a)	1.4%
Native Hawaiian and Other Pacific Islander alone, percent, 2012 (a)	0.1%

Two or More Races, percent, 2012	1.6%
Hispanic or Latino, percent, 2012 (b)	5.0%
White alone, not Hispanic or Latino, percent, 2012	80.1%
Living in same house 1 year & over, percent, 2007-2011	86.2%
Foreign born persons, percent, 2007-2011	3.4%
Language other than English spoken at home, percent age 5+, 2007-2011	6.2%
High school graduate or higher, percent of persons age 25+, 2007-2011	88.4%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	29.8%
Veterans, 2007-2011	21,055
Mean travel time to work (minutes), workers age 16+, 2007-2011	31.6
Housing units, 2011	95,734
Homeownership rate, 2007-2011	79.4%
Housing units in multi-unit structures, percent, 2007-2011	11.2%
Median value of owner-occupied housing units, 2007-2011	\$201,700
Households, 2007-2011	86,374
Persons per household, 2007-2011	2.65
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$30,133
Median household income, 2007-2011	\$61,442
Persons below poverty level, percent, 2007-2011	10.1%
Business QuickFacts	St. Tammany Parish
Private nonfarm establishments, 2011	5,869
Private nonfarm employment, 2011	68,857
Private nonfarm employment, percent change, 2010-2011	2.5%
Nonemployer establishments, 2011	20,060
Total number of firms, 2007	23,681
Black-owned firms, percent, 2007	5.9%
American Indian- and Alaska Native-owned firms, percent, 2007	S
Asian-owned firms, percent, 2007	1.8%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F
Hispanic-owned firms, percent, 2007	3.2%
Women-owned firms, percent, 2007	26.2%
Manufacturers shipments, 2007 (\$1000)	436,331
Merchant wholesaler sales, 2007 (\$1000)	2,363,173
Retail sales, 2007 (\$1000)	3,481,120
Retail sales per capita, 2007	\$15,382
Accommodation and food services sales, 2007 (\$1000)	370,687
Building permits, 2012	942

Source: U.S. Census Bureau

Slidell:

Population, 2012 estimate	27,369
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Population, 2010 (April 1) estimates base	27,068
Population, percent change, April 1, 2010 to July 1, 2012	1.1%
Population, 2010	27,068
Persons under 5 years, percent, 2010	7.1%
Persons under 18 years, percent, 2010	25.5%
Persons 65 years and over, percent, 2010	14.0%
Female persons, percent, 2010	51.5%
White alone, percent, 2010 (a)	76.0%
Black or African American alone, percent, 2010 (a)	17.0%
American Indian and Alaska Native alone, percent, 2010 (a)	0.5%
Asian alone, percent, 2010 (a)	1.6%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	Z
Two or More Races, percent, 2010	2.3%
Hispanic or Latino, percent, 2010 (b)	6.3%
White alone, not Hispanic or Latino, percent, 2010	72.8%
Living in same house 1 year & over, percent, 2007-2011	82.9%
Foreign born persons, percent, 2007-2011	4.5%
Language other than English spoken at home, percent age 5+, 2007-2011	6.5%
High school graduate or higher, percent of persons age 25+, 2007-2011	84.8%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	21.7%
Veterans, 2007-2011	2,878
Mean travel time to work (minutes), workers age 16+, 2007-2011	27.1
Housing units, 2010	11,155
Homeownership rate, 2007-2011	72.6%
Housing units in multi-unit structures, percent, 2007-2011	17.8%
Median value of owner-occupied housing units, 2007-2011	\$160,500
Households, 2007-2011	10,035
Persons per household, 2007-2011	2.67
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$22,930
Median household income, 2007-2011	\$49,031
Persons below poverty level, percent, 2007-2011	16.6%
Business QuickFacts	Slidell
Total number of firms, 2007	3,543
Black-owned firms, percent, 2007	8.9%
American Indian- and Alaska Native-owned firms, percent, 2007	F
Asian-owned firms, percent, 2007	S
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F
Hispanic-owned firms, percent, 2007	S
Women-owned firms, percent, 2007	24.8%
Manufacturers shipments, 2007 (\$1000)	NA
Merchant wholesaler sales, 2007 (\$1000)	253,124
Retail sales, 2007 (\$1000)	1,143,611

Retail sales per capita, 2007	\$42,136
Accommodation and food services sales, 2007 (\$1000)	133,046

Source: U.S. Census Bureau

Eden Isle:

Population, 2012 estimate	X
Population, 2010 (April 1) estimates base	X
Population, percent change, April 1, 2010 to July 1, 2012	X
Population, 2010	7,041
Persons under 5 years, percent, 2010	4.7%
Persons under 18 years, percent, 2010	17.6%
Persons 65 years and over, percent, 2010	16.4%
Female persons, percent, 2010	49.4%
White alone, percent, 2010 (a)	87.5%
Black or African American alone, percent, 2010 (a)	6.2%
American Indian and Alaska Native alone, percent, 2010 (a)	0.4%
Asian alone, percent, 2010 (a)	3.5%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	0.1%
Two or More Races, percent, 2010	1.5%
Hispanic or Latino, percent, 2010 (b)	3.9%
White alone, not Hispanic or Latino, percent, 2010	84.8%
Living in same house 1 year & over, percent, 2007-2011	84.2%
Foreign born persons, percent, 2007-2011	3.6%
Language other than English spoken at home, percent age 5+, 2007-2011	8.2%
High school graduate or higher, percent of persons age 25+, 2007-2011	92.3%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	31.7%
Veterans, 2007-2011	736
Mean travel time to work (minutes), workers age 16+, 2007-2011	39.5
Housing units, 2010	3,526
Homeownership rate, 2007-2011	81.9%
Housing units in multi-unit structures, percent, 2007-2011	23.3%
Median value of owner-occupied housing units, 2007-2011	\$314,000
Households, 2007-2011	2,919
Persons per household, 2007-2011	2.52
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$41,792
Median household income, 2007-2011	\$93,618
Persons below poverty level, percent, 2007-2011	4.0%
Business QuickFacts	Eden Isle CDP
Total number of firms, 2007	500
Black-owned firms, percent, 2007	F
American Indian- and Alaska Native-owned firms, percent, 2007	F
Asian-owned firms, percent, 2007	F

Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F
Hispanic-owned firms, percent, 2007	F
Women-owned firms, percent, 2007	25.2%
Manufacturers shipments, 2007 (\$1000)	NA
Merchant wholesaler sales, 2007 (\$1000)	D
Retail sales, 2007 (\$1000)	6,168
Retail sales per capita, 2007	NA
Accommodation and food services sales, 2007 (\$1000)	2,002

Source: U.S. Census Bureau

Lacombe:

Population, 2012 estimate	X
Population, 2010 (April 1) estimates base	X
Population, percent change, April 1, 2010 to July 1, 2012	X
Population, 2010	8,679
Persons under 5 years, percent, 2010	5.6%
Persons under 18 years, percent, 2010	22.6%
Persons 65 years and over, percent, 2010	15.8%
Female persons, percent, 2010	50.9%
White alone, percent, 2010 (a)	69.1%
Black or African American alone, percent, 2010 (a)	23.9%
American Indian and Alaska Native alone, percent, 2010 (a)	0.9%
Asian alone, percent, 2010 (a)	0.6%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	0.0%
Two or More Races, percent, 2010	3.0%
Hispanic or Latino, percent, 2010 (b)	4.2%
White alone, not Hispanic or Latino, percent, 2010	67.1%
Living in same house 1 year & over, percent, 2007-2011	89.0%
Foreign born persons, percent, 2007-2011	3.1%
Language other than English spoken at home, percent age 5+, 2007-2011	9.5%
High school graduate or higher, percent of persons age 25+, 2007-2011	76.1%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	13.3%
Veterans, 2007-2011	813
Mean travel time to work (minutes), workers age 16+, 2007-2011	31.5
Housing units, 2010	3,721
Homeownership rate, 2007-2011	80.7%
Housing units in multi-unit structures, percent, 2007-2011	0.7%
Median value of owner-occupied housing units, 2007-2011	\$159,900
Households, 2007-2011	2,990
Persons per household, 2007-2011	2.6
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$21,812
Median household income, 2007-2011	\$40,931

Persons below poverty level, percent, 2007-2011	16.2%
Business QuickFacts	Lacombe CDP
Total number of firms, 2007	759
Black-owned firms, percent, 2007	S
American Indian- and Alaska Native-owned firms, percent, 2007	F
Asian-owned firms, percent, 2007	F
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F
Hispanic-owned firms, percent, 2007	F
Women-owned firms, percent, 2007	S
Manufacturers shipments, 2007 (\$1000)	NA
Merchant wholesaler sales, 2007 (\$1000)	3,928
Retail sales, 2007 (\$1000)	20,279
Retail sales per capita, 2007	NA
Accommodation and food services sales, 2007 (\$1000)	3,976

Source: U.S. Census Bureau

Isaac Damage Assistance in St. Tammany: FEMA, SBA, and Insurance Companies

According to FEMA press release number DR-4080-177 from November 2012, in response to Hurricane Isaac, 14,407 survivors registered for FEMA assistance in St. Tammany Parish. FEMA approved \$6,734,674 in housing assistance to renters and the FEMA IA Program has distributed at least \$8,708,405 in individual assistance grants to homeowners for repairs and reconstruction. Both renters and homeowners were also eligible for Other Needs Assistance, of which \$1,973,731 was distributed, for other disaster-related medical, housing, transportation, and personal property expenses. An additional \$12,016,000 in disaster loans was provided to homeowners and/or businesses from the SBA. FEMA press release number DR-4080 LA 213 states that by February 2013, \$9,815,078 in Individual Assistance grants had been distributed to St. Tammany Parish residents; \$7,699,651 in approved Housing Assistance and \$2,115,427 in approved Other Needs Assistance. The U.S. Small Business Administration awarded \$14,107,100 in low-interest disaster loans in St. Tammany as well.

The following Hurricane Isaac National Flood Insurance Program claims were filed:

Location	# of Isaac NFIP Claims
<u>Abita Springs, Town of</u>	<u>4</u>
<u>Covington, City of</u>	30
<u>Folsom, Village of</u>	0
<u>Madisonville, Town of</u>	173
<u>Mandeville, City of</u>	265

<u>Pearl River, Town of</u>	2
<u>Slidell, City of</u>	719
<u>St. Tammany Parish</u>	1725
<u>Sun, Village of</u>	0

Source: FEMA/ Louisiana Governor's Office of Homeland Security and Emergency Preparedness

St. Tammany was allocated \$7.2 million in Isaac HMGP funding to directly fund mitigation projects that will drastically reduce and/or eliminate future flooding in the areas most affected. St. Tammany is proposing to utilize those funds to provide surge protection for those most vulnerable in Parish coastal communities. After Isaac, St. Tammany was also allocated an additional \$5.2 million in HMGP Gustav/Ike funding that will be utilized solely for elevating Severe Repetitive Loss Properties throughout the Parish. Furthermore, the 2013 FEMA guidelines were announced in July of 2013. St. Tammany Parish is in the process of applying for this funding in order to elevate a proposed 186 validated Severe Repetitive Loss Properties. Since 2013, St. Tammany Parish has funded the elevation of 74 Severe Loss properties using FEMA 2013, FEMA 2014, FEMA 2015, HMGP 4080 (Isaac) and HMGP 1786 (Gustav) funds. St. Tammany utilized \$4,388,940 of the \$7.2 million awarded in Isaac HMGP funding to elevate 22 of those properties.

Affordable Housing in St. Tammany Parish

According to damage assessments prepared by St. Tammany Parish after Hurricane Isaac, 11 multifamily units sustained flood damage and 1 multifamily unit sustained structural damage. The facilities operated by the Covington Housing Authority did not sustain any damage due to Isaac. At this time, the Parish is unaware of any damage sustained by any of the estimated 1,448 assisted housing units available to the income-eligible LMI population in St. Tammany.

St. Tammany has a supply of 1,448 assisted housing units. Certainly there is always a need for additional housing; St. Tammany anticipates that the need will grow as the plan for economic revitalization and job creation continues to move forward. Currently the need for special needs and emergency shelters are at the forefront of unmet needs. Service providers that serve the special needs and LMI community consistently mention the lack of availability of affordable housing as it relates to both temporary and permanent housing. The Parish has financially and structurally supported the efforts of local nonprofit agencies in their effort to increase the current affordable housing stock.

The Parish hopes to address the affordable housing need by working with the Northshore Housing Initiative, the St. Tammany Finance Authority, and local housing organizations such as Habitat for Humanity. CDBG Entitlement funds and CDBG-DR funds received from the Louisiana State Office of Community Development will be used to support affordable housing efforts that include the Habitat for Humanity St. Tammany West Homeownership Assistance Program, the Northshore Housing Initiative's Homebuyer Program and the St. Tammany Finance Authority's Soft Second

Program. First-time homebuyers that exceed Habitat for Humanity's income limits are also referred to the U.S.D.A. Rural Development Program and the Louisiana Housing Corporation's First-Time Homebuyer Program.

Market-Rate Housing

The median price of single family housing sold in St. Tammany Parish peaked to \$248,605 in 2007 and fell steadily to \$212,017 in 2012. 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, due to the severity of storm damage received over the last seven years. The Parish has dedicated over \$225 million in projects to eastern St. Tammany as to repair, recover, and upgrade the infrastructure and economic development of the area. This investment consist of completed projects and projects that are still in progress, however, the goal of the overall investment is to remove the stigma of despair and restore the value of property to east St. Tammany.

According to a 2013 report by the National Low Income Housing Coalition, the fair market rent for a two-bedroom unit in St. Tammany Parish is \$935 a month. 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.

Of the 3,812 owner-occupied damaged structures in the Parish post-Isaac, 2,791 were houses. The FEMA IA Program has distributed at least \$15,007,784 in individual assistance grants to these homeowners for repairs and reconstruction. The SBA provided \$12,016,000 in disaster loans to homeowners as well.

According to FEMA IA data, 1,472 renters experienced Hurricane Isaac damage in St. Tammany Parish. The Parish's damage assessment states that 11 multi-family units sustained flood damage and 1 multi-family unit sustained structural damage. Four of the identified units were apartments, two were condominiums, three were duplexes, and the specifics regarding the remaining three were unclear as they appeared to be single-family homes.

Housing assistance in the amount of \$6,734,674 from FEMA was made available to any renters whose primary residencies suffered damage. The housing assistance provided these households with funds to rent a different place for a period of time while repairs were made on the home that was made unlivable by the disaster. A free referral service was also made available to those renters

that assisted them in finding a safe replacement rental property. Additionally, \$652,600 in SBA Home Loans was made available to renters that experienced damage.

Housing Programs Available to Displaced Households

Both renter and owner-occupied households that sustained Isaac damage, that were both displaced and unable to secure permanent housing following the disaster, had access to additional housing assistance programs available in St. Tammany. These programs include initiatives funded with CDBG entitlement funds, CDBG funds received from the State of Louisiana's Office of Community Development, and programs operated by the Northshore Housing Initiative (NHI), Habitat for Humanity St. Tammany West, Habitat for Humanity St. Tammany East, and the St. Tammany Finance Authority (STFA).

The Northshore Housing Initiative is the local community land trust which can assist eligible homebuyers by funding the cost of land and therefore reducing the overall purchase price of the home. Households that sustained Isaac damage will receive preference in accessing the community land trust program for assistance. The STFA offers a soft-second mortgage program that is available to qualified homebuyers and provides financial assistance to the homebuyer and reduces the price of the home. Displaced families are able to apply for this assistance as well. Both chapters of Habitat for Humanity provide affordable housing opportunities to income-eligible individuals and families that are in need of permanent housing.

Housing for Special Needs and Homeless Populations

There are four homeless shelters in St. Tammany Parish: the Miramon Center (Slidell, transitional housing for men), the Caring Center (Slidell, emergency shelter for women and children), Timothy Trumpet of Truth (Slidell, emergency shelter for men), and Safe Harbor (St. Tammany, transitional housing for women and children who are victims of domestic violence).

The first floor of the Miramon Center sustained considerable flood damage in Isaac. The first floor of the facility consisted of a thrift shop. The actual housing program, however, is located on the second floor of the facility and was not flooded. The other three shelters did not suffer Isaac damage.

There are currently 162 permanent supportive housing beds in St. Tammany Parish for either veterans or special needs populations. Most of these Permanent Supportive Housing (PSH) units stay at or near full capacity at all times. The Parish is assisting with the coordination of information and provider communication in an effort to maximize resources, information and referrals. At this time, the Parish is unaware of any damage sustained by these units.

Prior to Hurricane Isaac, a gap existed in emergency sheltering services in St. Tammany Parish. The gap in sheltering has become more prominent as a result of Hurricane Isaac as there are currently no emergency shelters for families in St. Tammany. Specifically, for males over the age of 15 and under the age of 18, there is no emergency shelter option available for this specific population. This is a result of shelter admissions criteria, which often separates families with a mother and a daughter in one facility, the father in another, and there is no place for a son if he is over 15 but under the age of 18. St. Tammany intends to utilize a portion of these CDBG-DR funds to address this specific issue.

St. Tammany Parish Mitigation Measures

According to the Parish's *Natural Hazards Mitigation Plan*, "properties closest to the lakefront or streams and those in areas with drainage problems will be flooded more often than other properties, even more than those in the mapped 100-year floodplain." Unincorporated St. Tammany contains the largest number of severe repetitive loss (SRL) and repetitive loss (RL) structures (1,942 structures), followed by Slidell (973 structures) and then Mandeville (189 structures).

The Parish has elevated a total of 97 homes with HMGP funding since the 2005 hurricane season. There are currently 3,349 homes in St. Tammany on the FEMA Severe Repetitive Loss or Repetitive Loss list. At this time, the Parish is planning on elevating an estimated 200 homes through funding from 3 different FEMA grants. These elevations are all dependent upon application approval by FEMA and compliance with paperwork requirements on the part of the homeowners. Since 2013, St. Tammany has elevated 74 Severe Repetitive Loss homes using a combination of FEMA and HMGP funding.

While the Parish is unable to adequately address the elevation needs of all the individual homes in St. Tammany that are still under the base flood elevation, numerous larger-scale mitigation projects are both planned and underway and will hopefully prevent future catastrophic flooding in areas that are receiving the improvements. Roughly 16 regional drainage projects are either underway or have been completed since 2005 and have benefitted an estimated 27,531 households in St. Tammany. As of October 2018, three of the large-scale mitigation projects (Bayou Chinchuba, Lapin and Sharp) have been completed.

According to the Parish's mitigation plan, the Parish mitigation goals are to:

1. Protect the lives and health of the Parish's residents from the dangers of natural hazards.
2. Ensure that public services and critical facilities operate during and after a disaster.
3. Ensure that adequate evacuation routes, streets, utilities, and public and emergency communications are maintained and available during and after a disaster.
4. Protect homes and businesses from damage.

5. Use new infrastructure and development planning to reduce the impact of natural hazards.
6. Give special attention to repetitively flooded areas.

St. Tammany’s most recent Natural Hazards Mitigation Plan is located on the Parish Website at the following address: http://www.stpgov.org/files/Departments/Homeland_Security/St-Tammany-Parish-Hazard-Mitigation-Plan_FINAL_2015.pdf. The current plan was last updated, and officially adopted, in 2015. The detailed plan clarifies the Parish’s vulnerabilities and the process St. Tammany is undertaking in its efforts to protect people and property from future disasters. There are currently 13 drainage projects underway in St. Tammany Parish, 6 drainage projects that are pending due to grant awards or other funding issues, and 3 that have been very recently completed. Also in progress is the Slidell Levee Project; 3 of the levee segments have been completed, 4 segments are in the planning stages, and the remaining 11 segments will be addressed as funding becomes available.

As of October 2018, the Slidell Levee project is stalled due to Army Corps of Engineers permit denial. However, St. Tammany has received funding from the Coastal Protection and Restoration Authority to complete a Gap Analysis, which will assist the Parish in reevaluating and determining future levee needs.

Infrastructure

Public infrastructure damage was sustained in St. Tammany due to Isaac. Fifteen lift stations were damaged as were two water control facilities. Roads and bridges in four different locations withstood some damage as did the Parish’s public fishing pier and its accompanying public administrative buildings on Lake Pontchartrain. Some damage was also endured by public utilities, specifically, lighting in the Slidell area. The cost of repair work to the damaged structures and public facilities was funded by both St. Tammany Parish and FEMA.

St. Tammany Parish does, however, have numerous infrastructure needs that existed prior to, during, and after Hurricane Isaac and include levee construction, drainage improvements, mitigation measures, conservation initiatives, water and sewer improvements, and road improvements. Many of these needs became glaringly obvious after Hurricanes Katrina and Rita in 2005. The Parish utilizes federal, state, and local funds that are designated for infrastructure projects to address these needs. St. Tammany Parish Government works diligently to prioritize these projects so that they both meet the most urgent needs of its citizens and are properly implemented within the scope and time period designated by the applicable funding source.

<u>Parish Project Type</u>	<u>Number of Parish Projects Underway</u>	<u>Number of Parish Projects in Planning Stages/ Pending</u>	<u>Number of Parish Projects Recently Completed</u>
Parish Drainage	13	6	8
Slidell Levee	4	11	3
Parish Roadway	3	10	17

DOTD Road		41	3
Parish TMDL		12	
Parish Water & Sewer		7	
Conservation		26	
Community Development	6	12	3
Public Works	3		2

A policy statement in the Parish’s current comprehensive land use plan, *New Directions 2025*, states that “prevention of any additional contribution to flooding in the Parish was identified as one of the top four priorities for future land use decisions in the Parish.” Ideally, adequate drainage and flood protection measures will be addressed prior to permitting and development as this type of proactive approach would be less costly than a remedial response. St. Tammany hopes to attend to its flooding issues through a combination of drainage improvements, natural and built systems, planning, development and zoning regulations, transportation infrastructure development and improvements, and water quality system improvements. The Parish has invested over \$50 million directly into drainage projects that have benefitted over 27,000 properties since 2009.

Economic Development

Economic impact damage includes flood and structural damage to businesses, loss of inventory, and loss of revenue as businesses were unable to open due to the lack of electricity and/or restricted physical access to the business. For two months, the St. Tammany Economic Development Foundation (STEDF) housed a Small Business Administration Business Recovery Center that assisted businesses impacted by Isaac. While available data on economic impact to local businesses is limited, according to the STEDF, 67 individuals accessed the local Business Recovery Center. The STEDF also visited 55 Hurricane Isaac affected businesses in Madisonville, Mandeville, and Slidell to provide business recovery information.

According to the EDF, the following disaster loan applications were made by businesses in St. Tammany after Hurricane Isaac:

	Business/EIDL	Stand Alone EIDL
Applications Received & Accepted	144	40
Number of Applications Withdrawn	55	16
Applications Approved	38	5
Total \$ Approved	\$ 1,584,500	\$ 226,300

Commercial establishments from all across the industrial spectrum were negatively affected by Hurricane Isaac. Some were affected by structural and/or flood damage while almost all were forced to cease operations for various amounts of time; this led to a loss of productivity, income, inventory and employee wages. While it is difficult to assign a dollar amount to the entirety of the economic damage encountered in St. Tammany Parish as a result of Isaac, it can be concluded based on the amount of FEMA “Other Needs Assistance” (\$2,115,427) provided to Parish

residents and the amount of SBA disaster loans (\$14,107,100) provided to residents and businesses that many citizens and businesses were experiencing financial difficulty as a result of the storm.

Of the 55 businesses visited by the EDF, 27 were found to have sustained physical damage. Of those 27, 11 were restaurants, 1 was a food supplier, 5 were service providers, 8 were retailers, and 1 was an industrial manufacturer. Due to the amount of time the storm remained over St. Tammany, numerous businesses received damage from business interruption. The amount of damage due to business interruption is difficult to quantify, however, a report from Nord du Lac in regards to the Colonial Pinnacle shopping center reported that over \$1,000,000 was lost from closures (this amount does not include sales tax lost by the State and municipalities). Many of the businesses impacted by Isaac were retail oriented (NAICS codes 52 – 29), service providers (NAICS codes 70 – 89), and those related to agriculture, fishing, forestry and hunting (NAICS code 11).

Since Hurricane Isaac, the Colonial Pinnacle shopping center has experienced rapid growth, adding several large nail retailers, such as Petco, restaurants like Cracker Barrel and service providers, such as a Mercedes Benz dealership. In addition, several new large housing complexes are being built in the Nord du Lac area. According to the building permit applications collected by the Parish, the cost of construction is estimated around \$30 million. These apartments and condominiums will provide large numbers of construction jobs, as well as increasing the amount of housing in the area.

The newly opened St. Tammany Parish Fishing Pier suffered severe damage due to Isaac and was forced to close as a result. The Pier, built off of the old Katrina-damaged twin span bridges in eastern St. Tammany over Lake Pontchartrain, sustained major structural damage during the storm. From its opening in May 2012 until Hurricane Isaac struck in August 2012, an estimated 18,000 individuals had accessed the Pier. The Pier was well on its way to giving the shoreline area in eastern St. Tammany an economic boost. The Pier was officially reopened in January 2014. After the structure was repaired and re-opened to the public, it has helped to economically revitalize the area in which it is located. As the fishing pier has been a catalyst for economic revitalization for east St. Tammany, a portion of CDBG-DR funds as described in this Action Plan will be used to implement an economic revitalization project on the western side of the Parish. It is anticipated that this proposed project will help to rejuvenate the Tchefuncte River Basin area of western St. Tammany in a manner similar to the way the Pier has and will positively impact eastern St. Tammany.

Phase I of the proposed project in the Tchefuncte River Basin, called the Cultural Arts District, consists of completing a master plan for the site, including environmental, historic preservation and mitigation plans. In addition, Phase I includes making infrastructure improvements to the site, preparing it for further development in Phase II.

Due to unforeseen private development in the area, the infrastructure improvements anticipated by Phase I were made without using CDBG-DR or Parish funds. As a result, the construction activities in Phase I have been removed from the Parish's original Action Plan, and a Master Site Plan has been completed for the Cultural Arts District. An unforeseen result of the private development has been the hundreds of temporary and permanent jobs created in the area. These jobs range from construction to retail and service jobs. These economic opportunities have revitalized the area that was inundated by Isaac's rain, which caused damage to retail spaces and lost profits due to interruption of business activities.

Once funds are identified for construction of Phase II of the Cultural Arts District, the Parish will utilize the Master Site Plan to create a mixed-use space, consisting of a performing arts center, nature trails and other recreational amenities. Between the retail and service jobs at the Nord du Lac shopping center and the construction jobs created by infrastructure improvements to the area and the construction of apartment complexes, the area is expected to support hundreds of temporary and permanent jobs.

Hurricane damage sustained by educational facilities located in the Parish has negatively impacted economic development as well. The Northshore Technical Community College (NTCC) weathered damage in 2005 during Hurricane Katrina when its 75,000 square foot facility became uninhabitable. Post-Katrina, NTCC has been leasing a high-cost location with approximately 5,700 square feet of available space, which has limited NTCC's capacity to maximize its registration and its programs to support the unmet needs for job training skills in St. Tammany. Subsequent hurricanes have continuously delayed any progress made on moving to a new facility. Like many technical schools, NTCC plays a vital role in the education and training of our regional workforce and also provides these services to a considerable low- and moderate-income population. The constraints of the physical limitations of the facility to meet the demands of the regional economy causes the overall well-being of the Parish and its citizens to suffer. A portion of these Isaac CDBG-DR funds will be used to make the necessary infrastructure improvements so that the NTCC may construct its new facility in central St. Tammany.

III. PROPOSED USE OF FUNDS & ACTIVITY INFORMATION

St. Tammany Parish Government is consistently working to improve the social, economic, and physical infrastructure of our community. Parish administration dedicates significant resources to maximize local, state, and federal funding across a wide variety of projects and programs that satisfy the needs of the community overall. Per federal regulations, the allocation of funds must be proportional to the unmet needs of the Parish.

Basis for Allocations

The Parish took the following into consideration when allocating Isaac CDBG-DR funds:

- Comprehensive damage assessment from Hurricane Isaac;
- FEMA and other reimbursements related to Isaac damage;
- Unresolved unmet needs and areas of repeat/exacerbated damage from previous disasters;
- Recent, current, and upcoming Parish infrastructure projects;
- Available social, housing, transportation, and support services and programs;
- Current parish grant awards;
- STPG mitigation plan;
- STPG comprehensive plan; and
- Economic development, infrastructure, and housing needs of St. Tammany.

After assessing Parish needs in conjunction with current projects and other grant and funding resources that are currently available to the Parish, STPG has decided to utilize CDBG-DR funds on three primary projects:

1. **Housing:** Family Promise Faith-Based Sheltering Program for Homeless Families;
2. **Economic Development:** Drafting of a Master Site Plan for the Cultural Arts District; and
3. **Infrastructure:** Infrastructure Improvements for the new campus of Northshore Technical Community College and the NTCC Classroom Construction within the St. Tammany Parish Multi-Use Facility (MUF).

As demonstrated in the Needs Assessment, St. Tammany has dedicated significant resources and has received significant funding to address the current needs of affordable housing, hazard mitigation, and infrastructure. In addition, since the storm and initial unmet needs assessment, the Parish has identified and secured other funding to assist with housing related issues and damages resulting from Isaac. The prominent need that remains unmet is infrastructure, namely public facilities and improvements to the Northshore Technical Community College. The majority of the funding allocation will directly benefit the programs indicated below. The Parish has, however, budgeted 5% of the allocation for program administration.

The allocation chart below represents the Parish’s allocation.

St. Tammany Parish CDBG-DR Allocation			
Project Name	Eligible Activity	Budget	Percent of Allocation
Admin & Planning	Admin and Planning	\$545,746	5%
Family Promise	Public Services – Emergency Housing	\$100,000	1%
NTCC-STAC	Public Facilities and Improvements	\$6,817,875	62%

NTCC-MUF	Public Facilities and Improvements	\$3,229,069	30%
CAD	Planning	\$222,226	2%
Total	N/A	\$10,914,916	100%

The unmet needs assessment and analysis supports the above allocations, as the Parish’s housing and economic development needs have been largely met through outside funding. In addition, flood protection or mitigation measures are being addressed with other funding sources, with numerous projects are in permitting process or already underway.

Due to the evolving recovery needs and availability of other funding, the Parish has chosen to use its remaining funds on infrastructure projects at the Northshore Technical Community College. NTCC is a vital community resource, employing many members of the community, and providing educational and workforce development opportunities to the public. Detailed program and activity information is as follows.

Detailed program and activity information is as follows:

Housing

Project: Family Promise Faith-Based Sheltering Program for Homeless Families

Type of Activity: Housing

CDBG-DR Funds: \$100,000

National Objective: Benefits LMI Persons

Performance Outcomes: In a 12-month period, 24 homeless families will participate in Family Promise program and receive temporary shelter and case management services.

Project Location: Facility TBD

Project Administrator: St. Tammany Parish Government

Funds Leveraged: The faith-based community and churches will provide funding and resources to support the program itself. Private donations will be utilized for program administration costs.

Project Start Date: February 2014

Project End Date: Completed in February 2017

How Project addresses Impact from Disaster: Prior to Hurricane Isaac, a gap existed in emergency sheltering services in St. Tammany Parish. The gap in emergency and temporary sheltering for families became more evident after Hurricane Isaac.

In the event of a disaster, the Parish as part of its Emergency Operations Plan will open up emergency disaster shelters for individuals and families who are unable to safely evacuate. These shelters are operated by the American Red Cross and are usually opened at local public schools or churches. After the disaster, the shelters remain open for a limited amount of time until all shelter residents can be moved to a safe location. In the event the shelter occupants are unable to return home for a significant amount of time, several local churches will allow these individuals and families to remain housed at their facilities temporarily. Once they are unable to reside at the church any longer, they may be forced to either a homeless emergency or a transitional shelter until permanent housing becomes available.

However, there are currently no emergency or transitional housing shelters for *families* in St. Tammany Parish. There is specifically an issue with males over the age of 15 and under the age of 18; there is no shelter option available for this specific population. Because of shelter admissions criteria, families often end up being split up with a mother and a daughter in one facility, the father in another, and there is no place for a son if he is over 15 but under the age of 18. If a family chose to stay together without shelter instead of being split apart, they may opt to live out of their car, in a tent at a park, or seek motel vouchers from local providers for limited amounts of time. After Isaac, there was more than one church in the area that had evacuees living in their respective facilities for an extended amount of time. Being the sole shelter provider for homeless persons for an extended period of time can unfortunately put a strain on a church's resources, staff, and volunteers.

Project Description: Family Promise is a faith-based congregational collaborative that is able to address the sheltering need for homeless families with children. The mission and purpose of the Family Promise program is to help homeless and low-income families achieve sustainable independence. There are 182 independent Family Promise affiliates in 41 states. Over the past 20 years this interfaith network of 6000 congregations has served over 500,000 people. The faith-based network provides for homeless families by hosting them in their church facilities 3-4 times per year and providing lodging, meals and support services for one week at a time. All families must pass the initial screening that consists of background checks, drug testing, and a face-to-face interview.

It is anticipated that 4 to 5 families will be served through the Family Promise Program at any given time during the year. The participating churches will expect to house anywhere from 16 – 20 people for one week at a time. The estimated average length of program participation for each

family will be about 60 days. This means that roughly 24 families will be served through this program in a 12 month period. Transportation services will be provided through this program for the adults and children so that they may get to and from work and school without any disruption regardless of the location of their weekly host church.

The Family Promise organization will acquire a facility that will serve as the program's hub of operations. CDBG-DR funds will be utilized to cover a portion of the day center's operating expenses, including staff salaries, insurance, utilities, and other ancillary costs. The day center will be accessible to all program participants and will host the program's staff offices as well. At the day center, the families will have access to counseling, job-search assistance, showers and a kitchen as well as educational, supportive and social services.

Economic Development

Project: Cultural Arts District (part of the Tchefuncte Revitalization Project)

Eligible Activity: Planning and Capacity Building

CDBG-DR Funds: \$222,226

Project Budget: Phase I: \$222,226
Phase II: \$44,832,875

National Objective: N/A - Planning

Performance Outcomes: Master Site Plan and associated studies and data gathering

Project Location: Western St. Tammany Parish, near Covington at I-12 and Highway 21 (See map located in Appendix A)

Project Administrator: St. Tammany Parish Government

Funds Leveraged: Donated property from private donor approximately \$10 million; State Capital Outlay \$35 million for construction; Children's Museum non-profit contribution \$1.25 million, in addition to \$4.75 in museum build out.

Project Start Date: TBD

Project End Date: TBD

How Project addresses Impact from Disaster: As a result of Hurricane Isaac there was significant flooding to improved property in the Tchefuncte Basin. At the southernmost point of

the Tchefuncte in Madisonville, storm surge inundated the community. Of the 320 census owner occupied structures within the city limits, 169 received flood damage. Additional flooding occurred along the Tchefuncte north of Madisonville and into Covington. In addition to damage to residential structures, commercial structures in the Basin also sustained damage from Isaac. While many commercial structures were affected by structural and/or flood damage, most commercial establishments were forced to cease operations for at least four or more days. The economic impact is difficult to quantify, although it can be evidenced in the \$16 million of assistance from FEMA and SBA that was provided to residents and businesses experiencing economic difficulty. The physical and economic damage from Isaac was significant, however, its effect was exacerbated by the cumulative effects of disaster related damage from multiple events over a short period of time. The Tchefuncte Revitalization Project will help address negative economic trends in the area due to damage sustained to residential and commercial property from Hurricane Isaac and the lingering, cumulative effects of prior storms.

Project Description: The 29-mile-long Bogue Falaya River flows into the 34-mile-long Tchefuncte River, one of the largest contributing rivers of the Lake Pontchartrain Basin in southeast Louisiana. Together, the rivers drain a 192.26-square-mile watershed that drains both upland pine savannahs and large wetland (bottomland hardwood forest) floodplains. The Tchefuncte rises in northeastern Tangipahoa Parish and initially flows southward; the River is used to define part of the eastern boundary of Tangipahoa Parish and parts of the western boundaries of Washington and St. Tammany Parishes before turning southeastward into St. Tammany Parish, where it passes the city of Covington and the town of Madisonville, two of St. Tammany Parish's most important communities. It collects its largest tributary, the Bogue Falaya, at Covington and flows into Lake Pontchartrain about 2 miles (3.2 km) south of Madisonville, near the lake's northern extremity. The Louisiana Department of Wildlife and Fisheries lists the Tchefuncte and Bogue Falaya rivers as scenic streams, and the LDEQ lists them as Outstanding Natural Resource waterways.

Because of the central location of the Tchefuncte River Basin within St. Tammany Parish and its scenic beauty, thousands of residential and commercial properties have been developed throughout the Basin and along the River itself. This area is inherently susceptible to natural flooding hazards, both riverine and surge.

Colonial Pinnacle Nord Du Lac, a commercial development situated on the Tchefuncte River, at the intersection of Highway 21 and Interstate 12, was directly affected by Hurricane Isaac in 2012. At the time Isaac was approaching the Gulf Coast, approximately 300,000 square feet of businesses were open and operating. All businesses at the center were closed during the storm and for a period of time afterwards. Property damage sustained by the center during Isaac amounted to approximately \$90,974. The most serious effect of the storm, however, was the loss of revenue associated with business closures during and after the storm. It took at least 4 days for all retailers to re-open. Information regarding the exact dollar amount of losses sustained by each business is

not shared by the retail tenants, but the property management company has estimated that the combination of business closures and lost productivity due to the closures amounts to approximately \$1 million. The economic impact to the entire Tchefuncte River Basin is difficult to compute, however, an estimate based on the Nord Du Lac figures would indicate damages in the millions for the entire area.

Since Hurricane Isaac, the Colonial Pinnacle shopping center has experienced rapid growth, fueled entirely by private development. The shopping center has added several large retailers, such as Petco, eating establishments like Cracker Barrel and service providers, such as a Mercedes Benz dealership. Since 2012, the sales tax collected in the area has increased dramatically, see Figure 1.

Figure 1: Sales Tax Collected in the Highway 21 Economic Development District (Formerly Nord Du Lac)					
FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18
476,191.95	508,168.83	521,757.23	538,426.13	1,658,810.25	1,862,351.46
Source: St. Tammany Sales Tax Report					

This enhanced shopping environment benefits the overall quality of life elements for the people that live, work and shop in St Tammany Parish. Furthermore, this development was the catalyst for recovery in west St. Tammany and this revitalization was achieved entirely through private funding. Today, the Colonial Pinnacle shopping center continues to grow and to create new development opportunities for private businesses, further enhancing the Parish’s overall business climate and providing opportunities to work for the citizens of St. Tammany Parish.

The proposed Tchefuncte Revitalization Project (hereinafter sometimes referred to as “Project”) will be adjacent to the Nord Du Lac Retail Development. The Project includes a 60,000 square feet Performing Arts Center, 20,000 square foot Children’s Museum, outdoor Amphitheater, 10,000 linear feet of nature trails, 75-acre nature preserve. This Project is projected to produce over 100 new permanent jobs and several thousand construction jobs. The job creation for this Project will coordinate with the proposed offerings of the Northshore Center for Innovation and Learning, as Northshore Technical Community College (“NTCC”) has agreed to initiate programs that directly correlate to the need for this Revitalization Project (see infrastructure project below). This Project and the training provided by NTCC will provide LMI individuals with job skills training to obtain the qualifications necessary for employment within the Tchefuncte Revitalization Project. It will provide LMI individuals with job training and will also provide this Revitalization Project with a pool of qualified applicants for open positions. Participants will also be provided with public transportation voucher program and local housing program information in the event they are in need of affordable housing or transportation to and from work.

In an effort to continue the recovery of economic development in the Parish, STPG is proposing to utilize a portion of these Isaac CDBG-DR funds to draft a Master Site Plan for the Project. The

Project will be a public private collaboration with over \$50 million invested in the Tchefuncte Basin. Isaac CDBG-DR funds will be used for Phase I of the Project, which will consist of planning of access, utilities, and drainage associated with the development of the Tchefuncte Revitalization Project. To complete the Master Site Plan, the Parish will conduct environmental and historic preservation studies. In addition, the Master Site Plan will analyze possible opportunities for mitigation credits and to improve the Parish’s Community Rating System (CRS), helping to lower insurance premiums for homeowners and businesses in the area.

Other aspects of Phase 1, which include making infrastructure improvements, such as access drives and parking lots and the installation of utilities, have already been completed by private developers in the Nord du Lac development. As a result, the Parish will no longer allocate CDBG-DR funds to construction related activities.

The Parish is currently exploring ways to fund Phase II of the Project. Phase II will include the installation of utilities (water, sewer, and electricity), a storm water drainage system, approximately 2,000 square feet of restrooms and vending area, roughly 1400 linear feet of nature trails, an outdoor amphitheater, a Children’s Museum, a Performing Arts Center, and approximately 75 acres of nature preserve. With growth projected to continue in the area, the Parish anticipates that most of the funding for Phase II of the Project to be provided by private funds. These activities will be driven by the Master Site Plan that was developed using CDBG-DR funds.

Infrastructure

Project: The Northshore Center for Innovation and Learning (Northshore Technical and Community College campus rebuild-Phase 1) (“NTCC”) and the NTCC Classroom Construction within the St. Tammany Parish Multi-Use Facility (MUF)

Type of Activity: Infrastructure Improvements

CDBG-DR Funds: \$10,046,944

- **St. Tammany Advanced Campus – Infrastructure:** \$6,817,875
- **St. Tammany Advanced Campus – NTCC Classroom:** \$3,229,069

Project Budget: \$24,573,743

National Objective: Benefits LMI Persons

Project Location: Hwy 434 north of I-12 in Lacombe (See map located in Appendix B)

Project Administrator: St. Tammany Parish Government

Funds Leveraged: \$4.32 million FEMA public assistance funding; donated property from private donor \$4.1 million; local funding approximately \$10.2 million.

Project Start Date: October 2013

Project End Date: March 2019

How Project addresses Impact from Disaster: By providing infrastructure improvements to the parish owned property on Highway 434 in Lacombe north of I-12 (which has been dedicated as the site for the Parish's Northshore Center for Innovation and Learning ("NCIL"), the NTCC will be able to construct a new facility and begin operating and providing educational and workforce training services to St. Tammany Parish and surrounding communities. This will address the impact of Hurricane Isaac by providing for training of predominantly low to moderate income individuals who have been impacted by the storm. This will also include workforce training specific to the Tchefuncte Revitalization Project as indicated above.

In addition, utilizing federal and local funds to create additional NTCC classroom space in the MUF will allow the Parish to further expand NTCC's impact on the community. The imminent closure of Delgado Community College's Slidell campus expedited the need for additional classroom space at the Lacombe location. The Delgado closure is scheduled following the conclusion of the 2016 school year and will directly affect over 1,400 students from St. Tammany Parish and surrounding areas. NTCC is prepared to accept many of those students, furthering its need for the additional classroom space in the MUF. NTCC's use of this additional space will provide for an expansion of curriculum and the total student population, thus creating opportunities for residents to gain the skills needed to access higher paying jobs in key industry sectors. The dedicated classroom space in the MUF will provide educational and workforce development opportunities to the residents of St. Tammany Parish and surrounding communities.

Over the past four years, the Parish has faced lingering impacts from Hurricane Isaac, which exacerbated the impacts of multiple disasters that struck St. Tammany (including Hurricanes Katrina, Rita, and Gustav, the Deepwater Horizon Oil Spill, and the March 2016 flood event). NTCC's original campus in Slidell was home to several programs, including horticulture, culinary, nursing, welding, drafting, and computer technology. The Slidell facilities and all of their contents were destroyed during Hurricane Katrina in 2005. FEMA awarded the institution with \$4.7 million to replace the destroyed contents of the buildings; however, the facilities have yet to reopen. Post Katrina, NTCC's Slidell campus has been operating out of a smaller, temporary facility. The temporary facility, along with the original NTCC facility, flooded again in Hurricane Isaac. FEMA

then deemed the original Slidell facility unfit for rebuilding and NTCC continues to operate out of an inadequate temporary facility until the Lacombe campus is complete.

The loss of the original Slidell facility included a loss of 75,000 square feet of training space. In the interim, the college has only been able to lease a high-cost training location that consists of 5,700 square feet. According to NTCC's Chancellor, William Wainwright, "The inadequacy of this facility has been realized as growth is limited and training labs are not designed to fit training demand." He also states that, "It is important to note that inadequate workforce facilities have led to underserved student populations and limited access for workforce training tied to relevant jobs associated with rebuild needed to be filled in St. Tammany Parish." Furthermore, the impact of the closure of Delgado Community College's campus in Slidell has created a clear and imminent need to create classroom space that will meet with demands of NTCC's growing student body population. The new NTCC Lacombe campus will provide over 30,000 square feet of building space; however, the new campus is still a significant reduction in training and classroom space from the original disaster impacted campus in Slidell. With the anticipated student growth resulting from the closing of Delgado's Slidell campus, the creation of additional classroom space in the MUF will provide much needed additional educational space for NTCC and economic growth opportunities for its predominantly LMI student population.

Project Description: St. Tammany Parish has experienced rapid growth in population in the last ten years despite natural disasters and the effects thereof. Local leaders recognized the need for additional educational opportunities due to growing population. In 2009, St. Tammany Parish Government (STPG) obtained property by donation of approximately 41 acres of undeveloped land located on Highway 434, north of Interstate 12, in Lacombe for the purpose of establishing a multi-purpose campus to provide post-secondary educational opportunities for Northshore residents. STAC has been designated as the center for innovation and learning not only parish wide, but regionally. STPG and NTCC provide a seamless partnership to accomplish this task.

NTCC's original campus was located in Slidell and home to several programs including but not limited to horticulture, culinary, nursing, welding, drafting, and computer technology. The Slidell facilities and all of their contents were destroyed during Hurricane Katrina in 2005. FEMA awarded the institution with \$4.7 million dollars to replace the destroyed contents of the buildings; however, the facilities have yet to reopen. Post Katrina, NTCC's Slidell campus has been operating out of a smaller, temporary facility. The temporary facility was flooded in Hurricane Isaac and the original NTCC Slidell facilities also flooded again. Thus, NTCC and FEMA have deemed the original Slidell facility unfit for rebuilding and NTCC continues to operate out of an inadequate temporary facility.

The mission of NTCC is workforce development. As listed on NTCC's website, its purpose is to "train, retrain, cross-train, and continually upgrade the state's workforce to the end that individuals

are employable at both entry and advanced levels.” Due to repeated storm damage, NTCC has been unable to operate its pre-Katrina capacity and meet the workforce demands of the region. NTCC has trained over 1,000 residents in construction via rapid response curriculum in a partnership with the Home Builders Institute. For example, immediately after the BP oil spill, NTCC provided rapid response training for local residents in a rented facility in Slidell for over 750 residents for employment in the oil spill recovery effort. However, if it had access to a larger, permanent facility during these emergencies, training capacity would have been significantly increased and more individuals in need of employment could have been assisted. An increase in the number of individuals who receive construction and rapid response training allows for a speedier recovery Parish-wide and regionally.

The NATC will directly support the liquid natural gas expansion taking place in Louisiana as well as the advanced manufacturing renaissance by providing high demand, high wage workforce training in welding, drafting and design technology, information technology, and health sciences. The facility will provide the only higher education/workforce training infrastructure in St. Tammany Parish and will satisfy a growing demand currently not met due to the destruction of the former Louisiana Technical College in Slidell as a result of Hurricane Katrina. Training a new workforce and re-training a workforce that has experienced a demand for new skillsets in these expanding post-storm industries is critical to sustaining the employment of LMI individuals as well as the economic revitalization of south Louisiana.

The STEM facility will lead to expanded academic transfer with regional four year institutions in related STEM fields as well as short and long-term workforce training for in demand occupations. Economic development trends for the greater Northshore area indicate demand in the advanced technologies and health sciences sector over the next ten years.

By providing infrastructure improvements to Parish-owned property on Highway 434 in Lacombe north of I-12, the NTCC will be able to then finally construct their new facility and begin operating and providing educational and workforce training services to St. Tammany Parish and surrounding communities.

The infrastructure project consists of designing and installing a drainage solution for the site, constructing a roadway to serve as the means of egress for the campus, and the installation of sidewalks, signage, and other improvements.

The infrastructure project consists of installing a drainage ditch along the eastern border of the property to drain the developed parcels south to the main drainage channel. The location of the ditch will be cleared of vegetation, excavated and graded to drain to the main drainage channel. The ditch slopes will be seeded to prevent erosion. Also, a new 5-barrel concrete reinforced box culvert will be constructed under Highway 434 to facilitate the run off in the main channel to the

detention pond. To do this a temporary detour road will be constructed to maintain traffic. A section of LA 434 will be removed and excavated down to the invert of the box culverts. The box culverts will be constructed, backfilled with embankment, and the asphalt road replaced. The detour road will be removed, and traffic diverted back to Highway 434. All disturbed areas will be hydro seeded for erosion control.

A new two-lane asphalt road will be constructed to provide access to the site of the new NTCC. The work will consist of clearing the right of way, bringing in embankment to elevate the road section, installing a base of soil cement and asphalt paving. During construction of the college, a temporary construction entrance will be constructed. The path will be cleared, embankment placed, and a gravel riding surface placed for construction traffic.

This infrastructure project meets the National Objective of benefiting low to moderate income individuals. NTCC's Chancellor states that, "As reported on the U.S. Department of Education's Integrated Postsecondary Education Data System Spring 2013 Student Financial Aid Report, for academic year 2011 – 2012, 83% of NTCC's first-time full-time students received Pell Grant Aid. Data represents a high percentage of enrollment of low to moderate income students." After the improvements are completed and the NTCC begins operations at its new site, students will self-certify their household income status in order to prove LMI benefit.

In addition to the infrastructure improvements outlined above, St. Tammany Parish has combined FEMA Public Assistance funds, along with local and CDBG-DR funds, to create a true multi-use facility that will provide the Parish with broad-reaching benefits, support the area's recovery from Hurricane Isaac, and ensure the Parish and its residents are more resilient to future disasters. Day-to-day, a portion of the MUF will function as St. Tammany Parish's dual-use hurricane safe room, in compliance with all 23 applicable guidance, including FEMA 361, *Design and Construction Guidance for Community Safe 24 Rooms* (second edition, August 2008), and all applicable codes, standards, and regulations. A second portion of the MUF will be leased to NTCC to provide additional classroom space to meet the expanding need for community college access in the Parish.

The project will be funded as follows:

Project Phase	Funding Source	Total Costs Including Utility and Miscellaneous
Safe Room, EOC, & Future Buildout	FEMA & STPG	\$14,526,799
NTCC Classroom	CDBG-DR	\$3,229,069
Total		\$17,755,868

The Parish understands the impact of such a complex project with multiple federal funding sources and eligible activities. As outlined in the Parish’s certifications, the Parish has demonstrated that it has the capacity and financial controls to ensure that the CDBG-DR funding will be expended only on eligible costs associated with NTCC classroom space and the appropriate percentage of common costs (e.g. utilities and other site infrastructure). In coordination with NTCC administration, the parish has established procedures for collecting the documentation required to support the program’s National Objective compliance. Procedures are updated to demonstrate the continued ability to meet this requirement with the influx of additional capital for the Multi-Use-Facility and corresponding increase in the number of students served with CDBG-DR funds.

St. Tammany Parish Government is committed to supporting NTCC and its mission of providing educational and workforce development opportunities to St. Tammany Parish and surrounding communities. The addition of the NTCC classroom space in the MUF will provide the ability to meet the required capacity demands for workforce development training.

Project: Program Administration

Type of Activity: Program Administration

CDBG-DR Funds: \$545,746

Project Start Date: February 2014

Project Description: Funds will be used to procure a consulting firm to provide program management. Funds will also be used to reimburse for Parish staff time spent administering the grant as well as environmental review services and other related costs

IV. PLANNING AND COORDINATION, PROTECTION OF PEOPLE AND PROPERTY & CONSTRUCTION METHODS

St. Tammany Parish will promote sound, sustainable long-term recovery planning informed by a post-disaster evaluation of hazard risk through by adhering to its *Natural Hazards Mitigation Plan* and its developing comprehensive planning document, *New Directions 2025 Future Land Use Plan*.

According to the Parish's *Natural Hazards Mitigation Plan*, the Parish mitigation goals are to:

- Protect the lives and health of the Parish's residents from the dangers of natural hazards.
- Ensure that public services and critical facilities operate during and after a disaster.
- Ensure that adequate evacuation routes, streets, utilities, and public and emergency communications are maintained and available during and after a disaster.
- Protect homes and businesses from damage.
- Use new infrastructure and development planning to reduce the impact of natural hazards.
- Give special attention to repetitively flooded areas.

New Directions 2025 addresses the Parish's approach to the following:

- Residential, commercial, institutional and recreational development
- Rural development
- Conservation areas
- Flood protection
- Transportation
- Public facilities
- Sewage and stream water quality
- Cooperation and communication with incorporated areas; and
- Land use considerations

As stated in *New Directions 2025*, the grantee will coordinate with other local and regional planning efforts by continuing "its efforts, working with officials of incorporated areas and all affected citizens, to achieve cooperative long-term relationships that protect the interests of all jurisdictions and affected citizens with respect to public safety, land use, public facilities and services, revenue sharing, landscape and structure design quality, and other areas of public concern."

The Parish's current *Natural Hazards Mitigation Plan* was adopted in 2009 and is scheduled to be updated in 2014. Once the new plan is adopted by the Parish, local municipalities should pass

resolutions adopting the Plan as well. The municipalities will be encouraged to participate in the development of the Plan at all stages.

At this time, St. Tammany Parish does not intend to utilize these CDBG-DR funds for any residential construction or rehabilitation. If an amendment is created in the future that provides funding for any projects that involve residential construction or rehabilitation, program policy that mandates compliance with Green Building and other applicable construction standards will be created and adopted.

V. PUBLIC HOUSING, HUD-ASSISTED HOUSING, AND HOUSING FOR THE HOMELESS

A portion of the Isaac CDBG-DR funds will be utilized to cover operating expenses at a day center and administrative office for the Family Promise Faith-Based Sheltering Program for Homeless Families, but the aforementioned building will serve as only a day center and office and will not provide any housing as the churches will be the shelter providers for the program. At this time, St. Tammany Parish does not intend to utilize these CDBG-DR funds for rehabilitation or reconstruction and replacement of public housing, HUD-assisted housing, or permanent housing for the homeless.

VI. DISASTER RESITANT HOUSING

St. Tammany Parish Government provides staff, support and funding to a wide array of programs that assist the LMI, elderly and special needs populations. In the Parish there are 4 homeless shelters:

HOUSING FACILITIES FOR HOMELESS PERSONS IN ST. TAMMANY			
Type of Facility/Service	Name of Facility	Target Population	Isaac Damage
Transitional Housing for Men	Miramonte Center	Homeless Men	1st floor (thrift shop) of facility sustained damage; housing program was unaffected
Emergency Shelter for Woman and Children	Caring Center of Slidell	Women and Children	None
Transitional Housing For Women and Children/ Victims of Domestic Violence	Safe Harbor	Victims of Domestic Violence	None
Emergency Shelter for Men	Timothy Trumpet of Truth	Homeless Men	None

The following homeless prevention programs are available to the LMI and near-homeless in St. Tammany:

SERVICES FOR HOMELESS PERSONS IN ST. TAMMANY		
Type of Facility/Service	Name of Facility	Target Population
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 (rent, mortgage, utility assistance) and Basic Needs	The Good Samaritan Ministry – St. Luke’s	LMI Population of East St. Tammany Parish
Indirect Financial Assistance (rent, mortgage, utility assistance) and Basic Needs	The Samaritan Center	Homeless/LMI Population
Basic Needs, Supportive Housing, and indirect financial assistance (rent, mortgage, utility assistance)	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

The following emergency shelter, transitional housing, and permanent supportive housing units are located in St. Tammany Parish for qualified individuals and families:

Housing Program/Type	Population Served	Total Beds in St. Tammany
Caring Center of Slidell	Women and children	12
Caring Center – motel vouchers	Women, men, and families	2
Community Christian Concern – Motel Vouchers	Women, men, and families	2
Safe Harbor – Emergency Shelter for DV	Women and children	20
Samaritan Center- motel vouchers	Women, men, and families	2
The Good Samaritan Ministry – Motel Vouchers	Women, men, and families	2
Timothy Trumpet of Truth	Men	25

Community Christian Concern – Miramon Center	Men	12
NAMI Group Home	Severely mentally ill women and men	12
St. Tammany Parish Community Action Agency – Transitional Housing for Families	Women and children, men and children, families	24
Apartments at SELH Campus (permanent supportive housing)	Severely mentally ill women and men	10
Group Homes at SELH Campus (permanent supportive housing)	Severely mentally ill men	8
US Department of Veterans Affairs (permanent supportive housing)	Veterans (Women, men, and families)	25
Volunteers of America Greater New Orleans (permanent supportive housing)	Disabled women, men, and families	119

After consulting with the Northlake Homeless Coalition, it was determined that none of the transitional or supportive housing units sustained any damage in Isaac. The thrift shop on the first floor of the Miramon Center sustained flood damage; all other aspects of the Miramon Center and the other homeless shelters fared well during Isaac.

According to the Louisiana Housing Corporation’s 2010 Louisiana Affordable Housing Needs Assessment, there are 1,448 subsidized housing units in St. Tammany Parish. To the best of our knowledge, none of the assisted housing units in St. Tammany Parish sustained damage during Isaac with the exception of minor damage received by the Slidell Housing Authority as mentioned in the needs assessment portion of this document. These units are spread across the Parish and are made available to qualified LMI residents.

There are other affordable housing programs available to LMI residents of St. Tammany as well. Both renter and owner-occupied households that sustained Isaac damage, were displaced and unable to secure permanent housing following the disaster have access to additional housing assistance programs available in St. Tammany. These programs include initiatives funded with CDBG entitlement funds, CDBG funds received from the State of Louisiana’s Office of Community Development, and programs operated by the Northshore Housing Initiative (NHI), Habitat for Humanity St. Tammany West, Habitat for Humanity St. Tammany East, and the St. Tammany Finance Authority (STFA). All programs are homebuyer-initiated; the homebuyers able to purchase or construct an affordable home in an area or neighborhood of their choosing. All programs have requirements regarding the quality and standards of the homes that are either constructed or purchased through their respective programs.

The Northshore Housing Initiative is the local community land trust and will assist eligible homebuyers by funding the cost of land and therefore reducing the overall purchase price of the home. Households that sustained Isaac damage will receive preference in accessing the program for assistance. The STFA offers a soft-second mortgage program that is available to qualified homebuyers and provides financial assistance to the homebuyer and reduces the price of the home. Displaced households are able to apply for this assistance as well. Both chapters of Habitat for Humanity provide affordable housing opportunities to income-eligible individuals and families that are in need of permanent housing. As all of these programs are at least partially grant funded, they usually are required to steer clear of development in flood-prone areas. In the event that Habitat for Humanity constructs a home in an area within the floodplain, they will elevate the home to the proper height according to local, state, and federal law. As previously mentioned, any new construction or substantial rehabilitation is subject to municipal and/or Parish permitting requirements, which take flood, safety and building code requirements into consideration prior to granting any permits.

VII. DISPLACEMENT

At this time, St. Tammany Parish is not pursuing any activities with these funds that will displace any individuals or entities. Any individuals who have been displaced by Hurricane Isaac have access to numerous programs and services that assist with housing, job placement, education, case management, and other related services. Available programs in St. Tammany Parish are as follows:

Organization	Services
Habitat for Humanity St. Tammany East and Habitat for Humanity St. Tammany West	Permanent affordable housing & homebuyer counseling & education
Volunteers of America Greater New Orleans	Supportive housing, case management
Northshore Housing Initiative	Local Land trust/ affordable housing
Workforce Investment Board	Job training and placement
Louisiana Rehabilitative Services	Job training and placement
U.S. Department of Veterans Affairs	Support Services and housing 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 Action Agency	Financial assistance (for housing, utilities, emergencies, etc.), supportive housing, transitional housing
Covington Food Bank	Thrift shop, food bank, Financial assistance (for housing, utilities, emergencies, etc.)
Slidell Housing Authority & Covington Housing Authority	Affordable Housing
Via Link/ 2-1-1	Information and referral

National Alliance on Mental Illness – St. Tammany (NAMI)	Information and referral
St. Tammany Finance Authority via Local Lenders	Soft Second Program/ Affordable Housing
Northshore Technical College	Job Training

VIII. PROGRAM INCOME

St. Tammany Parish does not anticipate program income to be generated by the proposed projects in this Action Plan. All grant funded projects are managed by the St. Tammany Parish Government Department of Grants and will follow any and all applicable HUD rules and regulations regarding the administration of such. Should program income be generated by these projects, St. Tammany Parish Government Department of Grants will insure that program income will only be spent on eligible HUD activities and will otherwise follow regular Department of Grants’ policies and procedures.

IX. MONITORING, POLICIES AND PROCEDURES, PROGRAM CAPACITY

Program Capacity

Current non-disaster CDBG entitlement programs are administered by three staff members in St. Tammany Parish Government’s Department of Grants and Department of Health and Human Services. STPG is currently formulating a CDBG-DR specific staffing plan that will provide proper staff time to ensure that all projects and programs are administered efficiently and effectively, timely, and in accordance with all applicable rules and regulations. CDBG staff will work in conjunction with the Parish’s Department of Engineering on both infrastructure projects. Project consultants, architects, and engineers will be properly procured as needed.

Procurement

The Parish’s Federal Procurement Manual provides policy and procedure information for avoiding any potential conflicts of interest during procurement. All procurements will adhere to applicable federal procurement guidelines as listed in 24CFR85.36.

Monitoring and Policies and Procedures

St. Tammany Parish Government will adhere to both its Department of Grants Policies and Procedure Manual and its CDBG Monitoring Plan.

Prevention of Duplication of Benefits

For all activities funded with CDBG-DR funds, STPG will work with FEMA and other applicable agencies that may have provided recovery funds to the project in order to prevent duplication of benefits. Sources of recovery funds may include FEMA Public Assistance. In any instance in

which a duplication of benefits is identified, STPG will work with all applicable partners to ensure the recapture of the funds.

X. CITIZEN PARTICIPATION

Time for Citizen Comment, Accessibility & Receipt of Comments

Citizens were able to comment on the plan from Thursday, August 22nd through Thursday, August 29th. All those unable to access the Plan were prompted to call or email the Parish in order to be provided with an accessible copy. Comments were able to be submitted by fax, by mail, by email, and over the phone.

Publication

The proposed plan was published on the Parish's Website beginning on Thursday, August 22nd through Thursday, August 29th. Proof of publication is located in Appendices C and D.

Summary of Public Comments Received

One public comment was received. The full text of the comment is included in Appendix F.

Substantial Amendments

A substantial amendment to the CDBG-DR Action Plan may be defined as:

1. Addition or removal of any allocable activity as described in the Plan;
2. A change of more than 10 percent in the original proposed funding allocation between the various activity categories.
3. Significant changes in the number of proposed project beneficiaries.

Only those amendments that meet this definition of a substantial amendment are subject to St. Tammany Parish's citizen participation process.

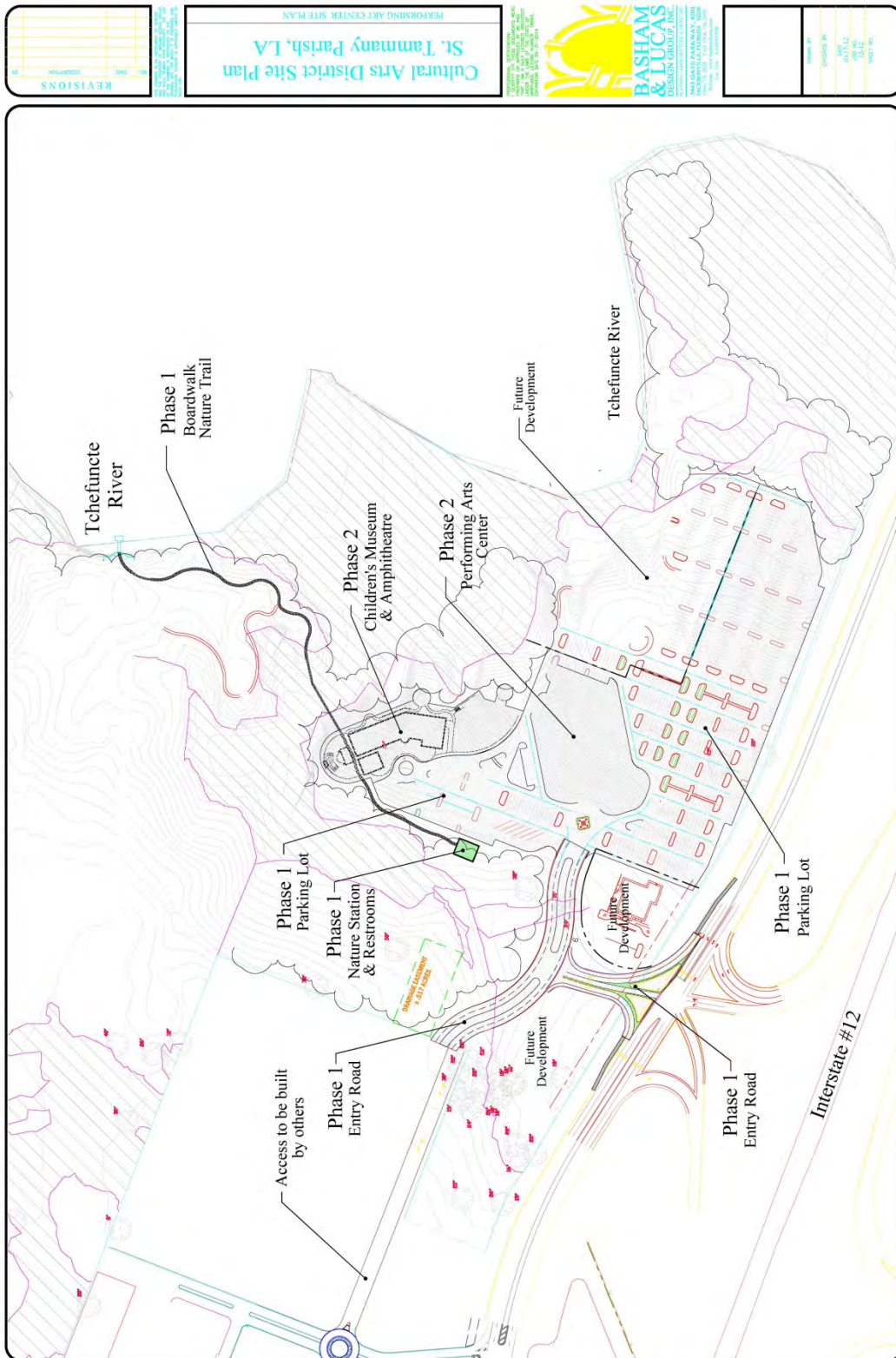
A summary of the proposed substantial amendment will be published on the Parish's Website and will also be available for viewing in St. Tammany Parish Government's Department of Grants office. The Parish will include a time frame for comment submissions which will allow no less than seven days. All written comments may be submitted to St. Tammany Parish Government, the Department of Grants, P.O. Box 628, Covington, LA 70434. A summary of all comments received will be attached to the amendment and submitted to HUD.

Deadlines

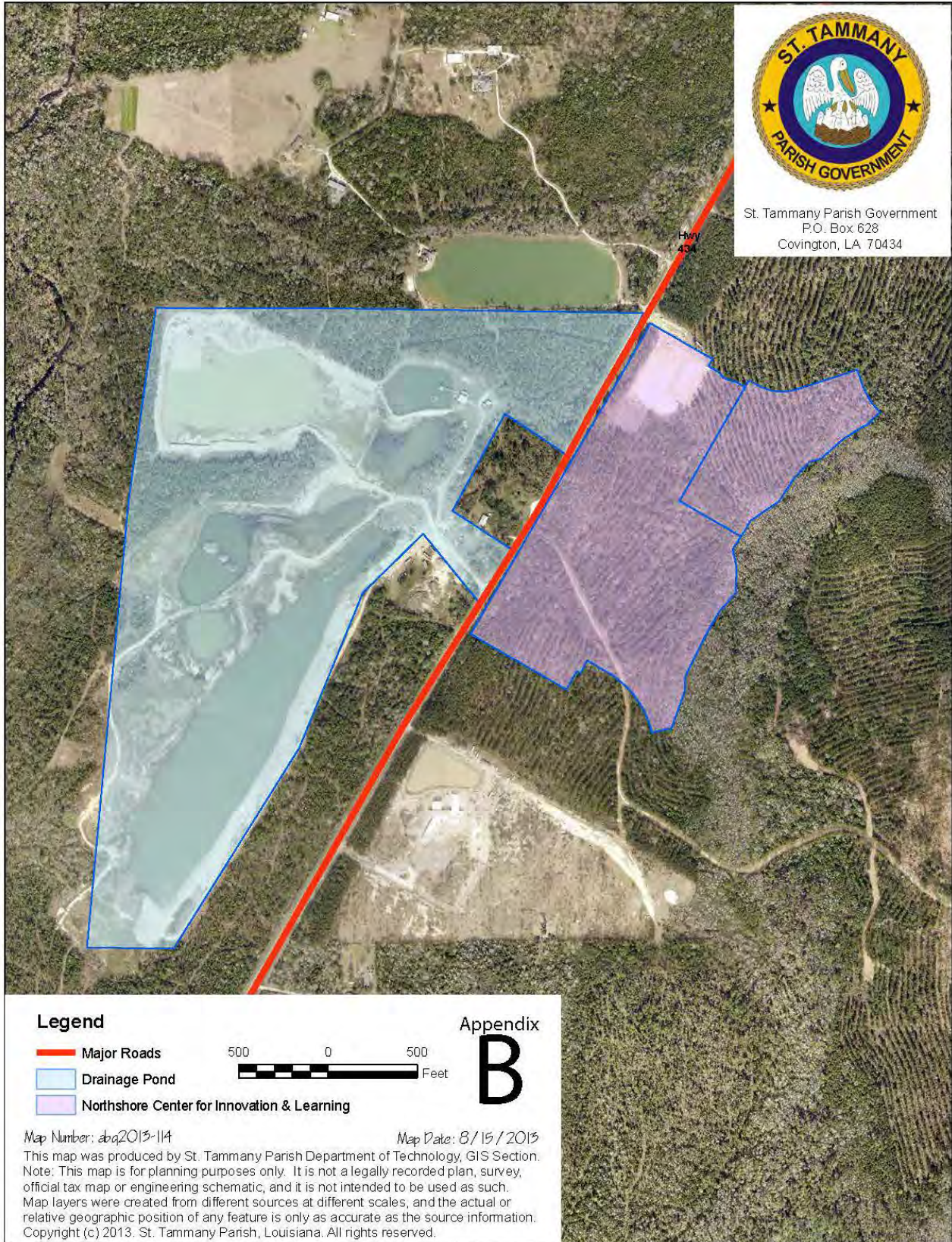
HUD requires that all grants funds be fully expended within two years of obligation. The overall timeline and budget for these projects is as follows:

Project Name	Start Date	End Date
Family Promise Sheltering Program	February 2014	October 2015
Cultural Arts District	September 2013	October 2015
Northshore Technical College	September 2013	October 2015

XI. APPENDIX A – CULTURAL ARTS DISTRICT SITE MAP



XII. APPENDIX B – NORTHSHORE TECHNICAL COMMUNITY COLLEGE SITE



XIII. APPENDIX C - AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF PUBLICATION

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

Before me, Notary, personally came and appeared Maureen T. McCrossen who,
being duly sworn, did depose and say that she is administrative assistant of

THE ST. TAMMANY FARMER

a newspaper of general circulation published within the Parish of St. Tammany, and that the legal notice

St. Tammany Parish Government, CDBG, Disaster Recovery Funds,
FY 2013 Allocation-Proposed Action Plan

as per copy attached hereto, was published in the issue (s) of

August 22, 2013

Maureen T. McCrossen
Maureen T. McCrossen

Subscribed and sworn to before me this 22 day of August 2013
(A Correct Copy of Publication Here)

William V. Courtney
William V. Courtney
Notary Public
LA Notary Public #46714
LA Bar #4445

**PUBLIC NOTICE
AND REQUEST FOR
PUBLIC INPUT**

**Proposed Action Plan
for
Community Development
Block Grant
Disaster Recovery
Funds
FY 2013 Allocation**

St. Tammany Parish Government has been notified by the United States Department of Housing and Urban Development (HUD) that \$8,896,000, with an additional \$2,019,000 for a total of \$ 10,915,000, has been allocated to the Parish through the Disaster Relief Appropriations Act of 2013 (Public Law 113-2). CDBG Disaster Recovery program (CDBG-DR). These funds are being made available to assist disaster recovery efforts in response to Hurricane Isaac. The Federal Register at 78 FR 22262 contains a list of waivers which permits changes to St. Tammany Parish's Citizen Participation Plan. HUD's requirements for jurisdictions to receive allocated funding include the creation of an Action Plan that must be made available to St. Tammany Parish citizens for public comment for a period of 7 days.

The purpose of the CDBG-DR program is to provide funds for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing and

economic revitalization in the most impacted and distressed areas resulting from a major disaster that took place in 2011 or 2012.

The proposed Action Plan will be available for viewing on the Parish website at: <http://www.stpgov.org/grants.php> and at the St. Tammany Parish Government, Department of Grants office. Citizens who are unable to access the amendment due to a disability or limited English proficiency should call 985-867-5095 or email cgmahoney@stpgov.org to obtain an accessible copy of the amendment.

St. Tammany Parish is soliciting input from citizens on the proposed CDBG-DR Action Plan. Citizens are invited to submit comments in writing:

Via mail:
St. Tammany Parish Government
Department of Grants
P.O. Box 628
Covington, LA 70434
Via fax:
985-898-5205
Via email:
cgmahoney@stpgov.org

Citizen Comments will be accepted for inclusion in the Action Plan from 8am, August 22, 2013 - 4 pm on August 29, 2013. The citizen comment period has been reduced by HUD from 30 days to 7 days to expedite the expenditure of CDBG-DR funds. Citizens who are unable to submit comments in writing are encouraged to call 985-867-5095 for accommodations.

8/22/13

XIV. APPENDIX D – CDBG-DR WEBPAGE



ST. TAMMANY PARISH GOVERNMENT
Government that Works.

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Grants

Community Development Block Grant – Disaster Recovery

CDBG – DR is a program of the U.S. Department of Housing and Urban Development. HUD provides flexible grants to help cities, counties, and States recover from Presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.

[Public Notice for CDBG-DR Action Plan Public Comment Period](#)

[CDBG-DR Action Plan DRAFT](#)

Need Help? [Hours](#) | [Directions](#) or Call 985-698-2700

Search



XV. APPENDIX E – PUBLIC NOTICE

PUBLIC NOTICE AND REQUEST FOR PUBLIC INPUT

Proposed Action Plan for: Community Development Block Grant – Disaster Recovery Funds FY 2013 Allocation

St. Tammany Parish Government has been notified by the United States Department of Housing and Urban Development (HUD) that \$8,896,000, with an additional \$2,019,000 for a total of \$ 10,915,000, has been allocated to the Parish through the Disaster Relief Appropriations Act of 2013 (Public Law 113-2); CDBG Disaster Recovery program (CDBG-DR). These funds are being made available to assist disaster recovery efforts in response to Hurricane Isaac. The Federal Register at 78 FR 32262 contains a list of waivers which permits changes to St. Tammany Parish's Citizen Participation Plan. HUD's requirements for jurisdictions to receive allocated funding include the creation of an Action Plan that must be made available to St. Tammany Parish citizens for public comment for a period of 7 days.

The purpose of the CDBG-DR program is to provide funds for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing and economic revitalization in the most impacted and distressed areas resulting from a major disaster that took place in 2011 or 2012.

The proposed Action Plan will be available for viewing on the Parish website at: <http://www.stpgov.org/grants.php> and at the St. Tammany Parish Government Department of Grants office. Citizens who are unable to access the amendment due to a disability or limited English proficiency should call 985-867-5095 or email cgmahoney@stpgov.org to obtain an accessible copy of the amendment.

St. Tammany Parish is soliciting input from citizens on the proposed CDBG-DR Action Plan. Citizens are invited to submit comments in writing:

Via mail:

St. Tammany Parish Government
Department of Grants
P.O. Box 628
Covington, LA 70434

Via fax:

985-898-5205

Via email:

cgmahoney@stpgov.org

Citizen Comments will be accepted for inclusion in the Action Plan from 8am, August 22, 2013 - 4 pm on August 29, 2013. The citizen comment period has been reduced by HUD from 30 days to 7 days to expedite the expenditure of CDBG-DR funds. Citizens who are unable to submit comments in writing are encouraged to call 985-867-5095 for accommodations.

XVI. APPENDIX F – PUBLIC COMMENTS



August 28, 2013

Lutheran Social Services Disaster Response respectfully offers the following comments with regard to the St. Tammany Parish CDBG – Disaster Recovery Funds FY-2013.

Lutheran Social Services Disaster Response (LSSDR) is serving as a provider for the Hurricane Isaac Disaster Case Management Program in St. Tammany and Washington Parishes. LSSDR recognizes that the primary projects identified in the Parish’s proposed plan of Housing, Economic Development, and Infrastructure represent areas of need and are deserving of focused efforts. We would, however, respectfully submit that housing is an area where existing needs in the Parish that are directly related to Hurricane Isaac have not been addressed and where a funding allocation would make a positive impact.

LSSDR at present is serving 141 individuals/families in St. Tammany Parish, with a current waiting list of approximately 30, which is growing daily. St. Tammany Parish has seen repeated damage from the storms of the last eight years. For Hurricane Isaac, FEMA IA registrations for St. Tammany Parish totaled 14,782, with over \$7 million in housing assistance funded and over \$2 million in other needs assistance issued, with eight max grants awarded. It should also be noted that St. Tammany Parish had in excess of 1100 FEMA registrants who were deemed “non-compliant” for failure to maintain flood insurance policies and received no housing assistance funds.

Of the families currently being served within our program, the following statistical information is offered:

Head of Household 65 or older:	39%	Head of Household unable to work - disability:	43%
Household member with disability:	60%	Household member is a veteran:	11%
Household at or below poverty guidelines:	36%	Mobile Homes:	21%
Single Parent Household:	22%	Homeowners:	87%

Many of the clients we serve find the process of filing for FEMA complicated and they do not fully understand their rights of appeal when they are denied. 50% of clients were either denied or did not apply to FEMA, most are ineligible for SBA loans due to their inability to repay and at least 52% did not have insurance coverage. Additionally, many of our clients who did have insurance sustained damages totaling less than their deductibles, but due to the high deductible amounts, were unable to afford the repairs. We believe that due to these facts, especially when coupled with the high number of registrants deemed non-compliant and receiving no housing repair funds, the housing repair unmet needs are underestimated. In our program alone, estimates have been prepared for 73 properties in need of repairs totaling \$595,000. This value is based on the cost of building materials utilizing volunteer labor and licensed contractors for electrical and plumbing work.

We are currently working with these clients to identify resources that can assist them in reaching their recovery. We work in partnership with the local long-term recovery organization Northshore Disaster Recovery, Inc. to assess the homes and utilize volunteer labor when available. We utilize the model of the long term recovery resource



roundtable to identify funding, materials and volunteer labor to best leverage and maximize available resources. To date, this process has successfully provided over \$100,000 in funding primarily for building materials, appliances and furniture. Funding for building materials and professional licensed contractors to provide electrical, HVAC and plumbing remain the largest costs related to unmet need, while the three overall primary unmet needs for our clients are (1) Repair/Rebuild, (2) Furniture, and (3) Appliances.

Housing repairs and mitigation measures remain the most significant need for our clients who are homeowners. We work with clients in need of elevation to ensure they have applied with their local municipalities for appropriate elevation grant opportunities. Approximately 6% of our program participants for St. Tammany Parish would be categorized as renters. The majority of the needs for this population are related to appliances and furnishings lost in the storm or assistance with utilities or other housing related costs.

The ability to assist families in returning to safe, sanitary and secure housing requires the partnership of government and non-profits working together to maximize and leverage all available resources. Families forced to live in damaged homes creates unhealthy environments, strains family relations, and impacts mental and physical health. Additionally, damaged homes contribute to unwanted blight in neighborhoods, create a public health risk and decrease property values which ultimately create a negative economic impact for the parish.

Recommendations

We would recommend the consideration of a roof repair program, which could be quickly implemented and targeted to clients with this identified need. Roof repairs are a consistent need across the program. Implementing a program of this nature would mitigate the ongoing damage that only increases the total cost of repairs.

Another recommendation would be for funding that could be utilized for overall housing repairs. Funding that can be leveraged through the long term recovery organization process which is able to identify those clients with the greatest need and best maximize resources is preferred. Alternatively, programs provided through the Parish for repair assistance that can work in conjunction and partnership with the existing case management process would be recommended.

We welcome the opportunity to further discuss and partner with the Parish on the continued recovery of our clients and community.

Respectfully Submitted,

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XVII. APPENDIX G – CERTIFICATIONS AND SF-424