

**St. Tammany Parish Government
Hurricane Isaac Action Plan Amendment 5**

**Disaster Recovery Initiative
U.S. Department of Housing and Urban Development (HUD)**

*[Docket No. FR-5696-N-03]
Federal Register / Volume 78, Number 103
Disaster Relief Appropriations Act, 2013*

St. Tammany Parish Government

**Action Plan Amendment No. 5
*Transfer of Funding Allocation***

November 5, 2018



**Patricia B. Brister
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St. Tammany Parish Government
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St. Tammany Parish Government Hurricane Isaac Action Plan Amendment 5

Substantial Amendment Number 5 to St. Tammany Parish Government's Action Plan for Disaster Recovery – Utilizing Funding from the Disaster Relief Appropriations Act, 2013 (Public Law 113-2).

1. Introduction

This Action Plan Amendment eliminates funding for construction in Phase I of the Cultural Arts District and reallocates those funds to The Northshore Center for Innovation and Learning (Northshore Technical and Community College campus rebuild-Phase 1). The Amendment includes a discussion of private development that has flourished in the area that was the formerly proposed Cultural Arts District, making the need for further public investment obsolete at this time. Language that has been altered or added is highlighted in yellow.

2. Amended Language

- The Introduction (Section I) of the Action Plan currently reads:

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 construction of infrastructure for two developments that will focus on job training and economic revitalization. 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

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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.

The Introduction is amended as follows:

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.

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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.

- The first paragraph of the Needs Assessment (Section II) currently reads as follows:

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 \$10,915,000. 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.

This paragraph is amended as follows:

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.

- The *Isaac Damage Assistance in St. Tammany: FEMA, SBA, and Insurance Companies* portion of the Needs Assessment (Section II) currently reads as follows:

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

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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>	4
<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

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proposed 186 validated Severe Repetitive Loss Properties. Combined, St. Tammany Parish is proposing to mitigate over 200 properties over the next three years.

The section is amended as follows:

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.

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- The *St. Tammany Parish Mitigation Measures* portion of the Needs Assessment (Section II) currently reads as follows:

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.

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.

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.

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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/pdf/1363117371.pdf>. The current plan was updated in 2009 and is scheduled to be updated again in 2014 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 project 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.

- The section is amended as follows:

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.**

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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.
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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.

- The *Economic Development* portion of the Needs Assessment (Section II) currently reads as follows:

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

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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).

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. After the structure is repaired and re-opened to the public, it is still expected that the pier will economically revitalize the area in which it is located. The Parish is currently procuring a contractor to perform the repair work on the Pier and its related structures; the costs of the repair work will be covered by FEMA. As the fishing pier has been a catalyst for economic revitalization for east St. Tammany, a portion of CDBG-DR funds as described

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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.

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.

The section is amended as follows:

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
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Applications Approved	38	5
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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

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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 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 reopened 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.

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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.

- The *Proposed Use of Funds and Activity Information* section (Section III) of the Action Plan currently reads as follows:

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.

Basis for Allocations

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

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- 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 service, 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:** Infrastructure Improvements for the Tchefuncte Revitalization Project
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. The prominent need that remains unmet is sheltering and economic revitalization. The majority of the funding allocation will directly benefit the indicated programs. The Parish has, however, budgeted 2.5% of the allocation for program administration, which includes master planning both of the economic revitalization and infrastructure focus areas.

The allocation chart below represents the Parish's allocation.

St. Tammany Parish CDBG-DR Allocation		
Project Name	Eligible Activity	Budget
Admin & Planning	Admin and Planning	\$545,746
Family Promise	Housing	\$100,000
NTCC-STAC	Infrastructure	\$5,317,875
NTCC-MUF	Infrastructure	\$2,533,605
CAD	Planning	\$2,417,390
Total	N/A	\$10,914,916

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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: February 2015

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

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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: Tchefoncté Revitalization Project

Type of Activity: Economic Development

CDBG-DR Funds: \$2,417,690

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Project Budget: Phase I: \$2,417,690
Phase II: \$44,832,875

National Objective: Economic Revitalization and Job Creation for LMI

Performance Outcomes:

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:

Project End Date: October 2015

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

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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.

Notwithstanding Isaac, five major named storms in the last seven years have hit St. Tammany Parish and the Tchefuncte Basin has struggled to recover from multiple insults to the local economy. Evidence of the cumulative damage to the local economy within the Tchefuncte area can also be seen at the Nord du Lac regional retail shopping center. Nord du Lac project (the "Project") was originally intended to include a total of 1.1 million square feet of commercial space including retail, restaurants and hotel buildings. The project was forecast to require capital expenditures (excluding land) of approximately \$200 million over a 2 year period for the construction of buildings, site work and other infrastructure. Construction was originally planned to commence in late 2006, however, the project was delayed by the impact of Hurricane Katrina that occurred in late August 2005. Delays caused as a result of Katrina included entitlement approval delays, permitting delays and general development delays as construction and other resources necessary for the Project were allocated to storm related work. Work on the project finally commenced in May 2008. However, Hurricane Gustav in 2008 caused additional delays in construction progress and added costs to the project. Phase 1 of the Project finally opened in the fourth quarter of 2010 and currently contains approximately 320,000 SF of

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buildings with related parking areas and driveway circulation areas. The project includes national retailers (such as Kohls, Hobby Lobby, Kirklands and Academy Sports), local merchants and a variety of restaurants. Development of the subsequent phases of the project is in the planning stages now.

A comparison of basic project data as originally forecast and what has been built to date is as follows:

Category	Original Forecast	Actual Development (thru 10/13)	Actual % of Forecast
Project Square Footage	1,100,000 SF	330,000 SF +/-	30%
Capital Investment (Buildings, site work, infrastructure)	\$200M	\$79.1M	40%

Factors that have stymied the economic impact of the Colonial Pinnacle Nord du Lac Project, include the following:

1. The reduced size of the project to date has caused sales productivity, job creation and household earnings to be significantly less than originally forecast.
2. Construction costs and capital investment being lower than anticipated has adversely affected the impact of the construction period on sales, household earnings and construction job creation.
3. The delayed construction period that has extended the Phase 1 construction over a 5 year period (and the full project likely over and 8 year period), instead of the full project being completed in a 2 to 3 year period, has subdued the intensity of positive economic impacts that might otherwise have been created during the construction period.

The below chart provides estimated data for business transactions, household earnings and jobs created that compares the original forecast with a revised estimate based on the actual development to date. While a professional economist could refine the below figures, the below data is a result of calculations from a simplified straight line interpolation model. The model uses the square footage of the project as a predictor of the current “production” of the project with respect to sales, job creation and household earnings.

Category	Original Forecast	Actual Development (Development thru 10/13)	% of Original Forecast
Project Square Footage	1,100,000 SF	330,000 SF +/-	30%
Business Transactions	\$190M (*)	\$57M (**)	30%
Household Earnings	\$64.65M (*)	\$19.40M (**)	30%
Jobs Created	2,598 Jobs (*)	780 Jobs (**)	30%

(*) Used arithmetic mean of original forecast range from 2005 Nord du Lac Study, Table 2, Page 11

(**) Estimated based on straight line interpolation of mean of original forecast figure ranges. Pro rata square footage of development as currently operating in comparison with original forecast project size was used as predictor of current productivity of the Project.

In addition to the adverse impacts on economic activity as noted in the Nord Du Lac example above, the development delay and current reduced development size also

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affects local and state tax revenues and deprives the residents of St Tammany Parish of the service that a fully completed retail project could provide, including offering an shopping environment that can benefit 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 through . Today, with the Parish's support, Colonial Pinnacle continues to work to move the project forward and to to create new development opportunities, 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 provide infrastructure improvements for the Tchefuncte Revitalization 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. The first phase of the Project will include the construction of 2 access drives (one off Pinnacle Parkway and the second from West Shore Drive) the parking lot, installation of utilities (water, sewer, and electricity), storm water drainage system, an approximate 2,000 square feet of restroom and vending area and roughly 1400 linear feet of nature trails (portion to the elevated wooden walkways) out to the Tchefuncte River, and approximately 75 acre nature preserve.

Once Phase I is completed, the second phase of the Project will be constructed consisting of additional nature trails, a Children's Museum, Performing Arts Center, and public Amphitheater. Planning and design for Phase 2 will move forward while construction of Phase 1 is being implemented. It is anticipated the full Tchefuncte Revitalization Project will be underway and/or completed by December of 2016.

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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: \$7,851,480

- **St. Tammany Advanced Campus – Infrastructure:** \$5,317,875
- **St. Tammany Advanced Campus – NTCC Classroom:** \$2,533,605

Project Budget: \$22,068,693

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: \$16.2 million FEMA public assistance funding; donated property from private donor \$4.1 million; local funding approximately \$3.25 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.

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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

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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.

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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 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.

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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).

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.

The section is amended as follows:

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.

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

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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. The prominent need that remains unmet is sheltering and economic revitalization. The majority of the funding allocation will directly benefit the indicated programs. 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
Admin & Planning	Admin and Planning	\$545,746
Family Promise	Housing	\$100,000
NTCC-STAC	Infrastructure	\$6,817,875
NTCC-MUF	Infrastructure	\$3,229,068.91
CAD	Planning	\$222,226.09
Total	N/A	\$10,914,916

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.

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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

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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

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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.

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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

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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 its 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: \$22,068,693

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

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Funds Leveraged: \$16.2 million FEMA public assistance funding; donated property from private donor \$4.1 million; local funding approximately \$3.25 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

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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

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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.

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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 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).

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

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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.