Grantee: St. Tammany Parish

Grant: B-13-US-22-0002

October 1, 2015 thru December 31, 2015 Performance

Grant Number:
B-13-US-22-0002

Obligation Date:

Award Date:

Grantee Name:
St. Tammany Parish

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$10,914,916.00

Grant Status:
Active

QPR Contact:
Christie Eastman

LOCCS Authorized Amount:
$5,697,791.00

Estimated PI/RL Funds:
$0.00

Total Budget:
$10,914,916.00

Disasters:

Declaration Number

FEMA-4015-LA

Narratives

Disaster Damage:

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.
Housing
Hurricane Isaac Housing Damage in St. Tammany Parish
According to data published by the Louisiana Housing Task Force, the majority of the damage (as listed in the chart below) occurred in unincorporated St. Tammany, Slidell and Lacombe. FEMA also reported the following data regarding damage levels of owner-occupied structures. Based on the analysis below, 20% of the damage reported was major to severe ($8.000 – greater than $28,000) as defined by HUD. The concentration of severe damage is in several areas of unincorporated St. Tammany Parish, Lacombe and Slidell:
In St. Tammany Parish, over 650 owner-occupied households were flooded and did not have flood insurance. According to FEMA's IA as of April 2013, $15,000,784 was issued to Owner Occupied Households.
Of the 5,284 structures damaged in St. Tammany Parish during Hurricane Isaac:
· 3,812 were owner-occupied
· 1,472 were renter-occupied
· 1,818 flooded
· 2,753 of the 3,812 owner-occupied damaged structures received <$3,000 worth of damage
· 568 of the 1,059 homeowners with >$3,000 in damage were LMI
· 239 of the 1,059 homeowners with >$3,000 in damage did not have any insurance
· 2,791 of the 3,812 owner-occupied damaged structures were houses
· The four areas of the Parish that had the greatest number of damaged structures are as follows: 56% of the damaged structures were in areas of unincorporated St. Tammany (other than Lacombe), 20% in Slidell, followed by 8% in Eden Isle and 7% in Lacombe.
According to damage information collected by the Parish in 2012, in unincorporated St. Tammany:
· 11 multi-family units sustained flood damage
· 1 multi-family unit sustained structural damage
Isaac Damage Assistance in St. Tammany: FEMA, SBA, and Insurance Companies
According to FEMA press release number DR-4080-177 from November 2012, in response to Hurricane Isaac, 14,407 survivors registered for FEMA assistance in St. Tammany Parish. FEMA approved $6,734,674 in housing assistance to renters and the FEMA IA Program has distributed at least $8,708,405 in individual assistance grants to homeowners for repairs and reconstruction. Both renters awners were also eligible for Other Needs Assistance, of which $1,973,731 was distributed, for other disaster-related medical, housing, transportation, and personal propertyAn addit

Disaster Damage:

al $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. Tmmany 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:
Source: FEMA/ Louisiana Governor's Office of Homeland Security and Emergency Preparedness
St. Tammany was allocated $7.2 million in Isaac HMGP funding to directly fund mitigation projects that will drastically reduce and/or eliminate future flooding in the areas most affected. St. Tammany is proposing to utilize those funds to provide surge protection for those most vulnerable in Parish coastal communities. After Isaac, St. Tammany was also allocated an additional $5.2 million in HMGP Gustav/Ike funding that will be utilized solely for elevating Severe Repetitive Loss Properties throughout the Parish. Furthermore, the 2013 FEMA guidelines were announced in July of 2013. St. Tammany Parish is in the process of applying for this funding in order to elevate a proposed 186 validated Severe Repetitive Loss Properties. Combined, St. Tammany Parish is proposing to mitigate over 200 properties over the next three years.
Affordable Housing in St. Tammany Parish
According to damage assessments prepared by St. Tammany Parish after Hurricane Isaac, 11 multifamily units sustained flood damage and 1 multifamily unit sustained structural damage. The facilities operated by the Covington Housing Authority did not sustain any damage due to Isaac. At this time, the Parish is unaware of any damage sustained by any of the estimated 1,448 assisted housing units available to the income-eligible LMI population in St. Tammany.
St. Tammany has a supply of 1,448 assisted housing units. Certainly there is always a need for additional housing; St. Tammany anticipates that the need will grow as the plan for economic revitalization and job creation continues to move forward. Currently the need for special needs and emergency shelters are at the forefront of unmet needs. Service providers that serve the special needs and LMI community consistently mention the lack of availability of affordable housing as it relates to both temporary and permanent housing. The Parish has financially and structurally supported the efforts of local nonprofit agencies in their effort to increase the current affordable housing stock.
The Parish hopes to address the affordable housing need by working with the Northshore Housing Initiative, the St. Tammany Finance Authority, and local housing organizations such as Habitat for Humanity. CDBG Entitlement funds and CDBG-DR funds received from the Louisiana State Office of Community Development will be used to support affordable housing efforts that include the Habitat for Humanity St. Tammany West Homeownership Assistance Program, the Northshore Housing Inititiverqu;Hmbyer Program and the St. Tammany Finance Authority's Soft Second Program. First-time homebuyers that exceed Habitat for Humanity's income limits are also referred to the U.S.D.A. Rural Development Program and theousaaHuigCrporation'sirt

Disaster Damage:

Time Homebuyer Program.
Market-Rate Housing
The median price of single family housing sold in St. Tammany Parish peaked to $248,605 in 2007 and fell steadily to $212,017 in 2012. The number of units sold in St. Tammany rose from 2,607 in 2011 to 2,957 in 2012 and average marketing times were shortened from 95 to 92 days. While western St. Tammany has been experiencing modest home price appreciation, eastern St. Tammany has experienced consistent home price compression, due to the severity of storm damage received over the last seven years. The Parish has dedicated over $225 million in projects to eastern St. Tammany as to repair, recover, and upgrade the infrastructure and economic development of the area. This investment consist of completed projects and projects that are still in progress, however, the goal of the overall investment is to remove the stigma of despair and restore the value of property to east St. Tammany.

According to a 2013 report by the National Low Income Housing Coalition, the fair market rent for a two-bedroom unit in St. Tammany Parish is $935 a month. Asking rents in St. Tammany decreased by 1% from $990 in 2011 to $980 in 2012. This is 22% higher than the average pre-Katrina rent in the Parish, but 5.6% below the 2008 peak of $1,038. While this value is not expected to drastically change in the near future, this price is still above the current fair market rent value of $935.

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

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

Housing assistance in the amount of $6,734,674 from FEMA was made available to any renters whose primary residencies suffered damage. The housing assistance provided these households with funds to rent a different place for a period of time while repairs were made on the home that was made unlivable by the disaster. A free referral service was also made available to those renters that assisted them in finding a safe replacement rental property. Additionally, $652,600 in SBA Home Loans was made available to renters that experienced damage.

Housing Programs Available to Displaced Households

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

Disaster Damage:

many East, and the St. Tammany Finance Authority (STFA).

The Northshore Housing Initiative is the local community land trust which can assist eligible homebuyers by funding the cost of land and therefore reducing the overall purchase price of the home. Households that sustained Isaac damage will receive preference in accessing the community land trust program for assistance. The STFA offers a soft-second mortgage program that

is available to qualified homebuyers and provides financial assistance to the homebuyer and reduces the price of the home. Displaced families are able to apply for this assistance as well. Both chapters of Habitat for Humanity provide affordable housing opportunities to income-eligible individuals and families that are in need of permanent housing.

Housing for Special Needs and Homeless Populations

There are four homeless shelters in St. Tammany Parish: the Miramon Center (Slidell, transitional housing for men), the Caring Center (Slidell, emergency shelter for women and children), Timothy Trumpet of Truth (Slidell, emergency shelter for men), and Safe Harbor (St. Tammany, transitional housing for women and children who are victims of domestic violence).
The first floor of the Miramon Center sustained considerable flood damage in Isaac. The first floor of the facility consisted of a thrift shop. The actual housing program, however, is located on the second floor of the facility and was not flooded. The other three shelters did not suffer Isaac damage.

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

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

St. Tammany Parish Mitigation Measures

Accordinto te Paishrsqu;sem&g;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 thse 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).
&nbs;/p&;The Paishhaselevteda total of 97 homes with HMGP fundig sine t

Disaster Damage:

e 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.
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.

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

St. Tammany Parish does, however, have numerous infrastructure needs thaestedrior to, durig, ad afer Huricae Isaac and include levee constrution,raina

Disaster Damage:

e improvements, mitigation measures, conservation initiatives, water and sewer improvements, and road improvements. Many of these needs became glaringly obvious after Hurricanes Katrina and Rita in 2005. The Parish utilizes federal, state, and local funds that are designated for infrastructure projects to address these needs. St. Tammany Parish Government works diligently to prioritize these projects so that they both meet the most urgent needs of its citizens and are properly implemented within the scope and time period designated by the applicable funding source.
A policy statement in the Parish's current comprehensive land use plan, New Directions 2025, states that "prevention of any additional contribution to flooding in the Parish was identified as one of the top four priorities for future land use decisions in the Parish." Ideally, adequate drainage and flood protection measures will be addressed prior to permitting and development as this type of proactive approach would be less costly than a remedial response. St. Tammany hopes to attend to its flooding issues through a combination of drainage improvements, natural and built systems, planning, development and zoning regulations, transportation infrastructure development and improvements, and water quality system improvements. The Parish has invested over $50 million directly into drainage projects that have benefitted over 27,000 properties since 2009.
Economic Development
Economic impact damage includes flood and structural damage to businesses, loss of inventory, and loss of revenue as businesses were unable to open due to the lack of electricity and/or restricted physical access to the business. For two months, the St. Tammany Economic Development Foundation (STEDF) housed a Small Business Administration Business Recovery Center that assisted businesses impacted by Isaac. While available data on economic impact to local businesses is limited, according to the STEDF, 67 individuals accessed the local Business Recovery Center. The STEDF also visited 55 Hurricane Isaac affected businesses in Madisonville, Mandeville, and Slidell to provide business recovery information.

According tohe 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
Nuber of Applictins 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 ofFM&dqo;Other Needsssistace&rduo($2,15,427) provided to Parish residents and the amout of SBdisast

Disaster Damage:

r 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 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.

Hurricanedamage sustainedbyeducational facilitieslocated 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-beingof the Parish and its citizens tosuffer. Aportionof these Isaac CDBG-DR funds will be used to make thenecessary infras

Disaster Damage:

tructure improvements so that the NTCC may construct its new facility in central St. Tammany.

Recovery Needs:

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 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

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. 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: Fty TBD
Project Administrator: St. Tammany Parish Government
Funds Leveraged: The faith-based community and churches will provide funding and resourceporth

Recovery Needs:

rogram itself. Private donations will be utilized for program administration costs.
Project Start Date: October 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 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 choses 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 forone wekat a time. All families must pass the initial screening that consists of background checks, drug testing, and a face-to-face inteview.
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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 fmiy

Recovery Needs:

ilbeaou6dys. 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.
CDBG-DR funds will be used to rehabilitate a facility that will function as the Family Promise Program's day center. 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: Tchefuncte Revitalization Project
Type of Activity: Economic Development
CDBG-DR Funds: $5,167,125
Project Budget: Phase I: $5,167,125
Phase II: $44,832,875
National Objective: Economic Revitalization and Job Creation for LMI
Performance Outcomes: LMI Job Creation
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: January 2015
Project End Date: December 2016
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 estalishments were forced to cease operationsfor atleast 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 damae fromIawassinificant, 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 BoguealayaRierowsntt

Recovery Needs:

e 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 northeasternTangipahoa 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 ofWashington andSt. Tammany Parishes before turning southeastward into St. Tammany Parish, where it passes the city ofCovington and the town ofMadisonville, two of St. Tammany Parish's most important communities. It collects its largest tributary, theBogue 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 majr named storms in the last seven years havehit S. 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 theNord du Lac regional retail shopping center.
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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%
acto

Recovery Needs:

s 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 fotage of the project as a predictor of the curent“production” of the project with respect to sales, job creation and household earnings.
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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 nbsp;nbsp;nbsp;&ns;
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 comparisowithginal 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 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 enhanced shopping environment that can benefit overall quality of life elements for the people that live, work and shop in St Tammany Parish. This development was the catalyst for recovery in west St. Tammany and with the Parish’s support, Colonial Pinnacle continues to work to move the project forward and to create new development opportunities.
Despite the implications from repetitive disasters on economic development in this area, the overall demographiandconomi

Recovery Needs:

makeup of St. Tammany Parish continues to reflect that which existed prior. The community continues to grow as does the need for continued economic development and job creation. In the study issued in 2005 by Dr. James A. Richardson with Louisiana State University, it states that development in St Tammany Parish will allow the Parish to increase its ratio of sales tax base to income so that it would be closer in value to that of other urban parishes in Louisiana. Furthermore, Dr. Richardson’s study estimates that the 2008 local tax collections were projected for Nord du Lac were to range from $9.0 million to $16.4 million. The current tax collections from the area are currently averaging $5.6 million.
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 squarfeet Performing Arts Center, 20,000 square footChidren’s Museum, outdoor Amphitheater, 10,000 linear feet of nature trails, 75-acre nature preserve. This Project is projected to produce over 100 new permanenjobs andseveralthousand 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 provied 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.
Inan effrt toontinue teecovery 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. This Project is a public private collaboration totaling over $50 million. Isaac CDBG-DR funds will be used for Phase I of the Project, which will consist of infrastructurplaingof 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 Projecwill bunderwa

Recovery Needs:

and/or completed by December of 2016.
Infrastructure
Project: The Northshore Center for Innovation and Learning (Northshore Technical and Community College campus rebuild-Phase 1)("NTCC")
Type of Activity: Infrastructure Improvements
CDBG-DR Funds: $5,317,875
Project Budget: $5,317,875
National Objective: Benefits LMI Persons
Project Location: Hy 434 north of I-12 in Lacombe (See map located in Appendix B)
Project Administrator: St. Tammany Parish Government
Funds Leveraged: $4.7 million FEMA public assistance funding; donated property from private donor $4.1 million; local funding approximatel$500,000.
p>,
Project Start Date: March 2014
Project End Date: March 2015
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 asndicated above.
Project Description: Northshore Technical Community College's ("NTCC") original campus was located in Slidell and home to several pogramsncludingbut not liiteto 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 dollarstorplacethe 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 lots 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 associaed withebuild nee

Recovery Needs:

ed to be filled in St. Tammany Parish."
The mission of Northshore Technical College 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 function at its pre-Katrina capacity and meet the workforce demands of the region. Its original cmpus cannot be rebuilt due to flooding concerns. TChas 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, trining capaciy wouldave 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.
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 to educate this growing population and in 2009 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 (this property has been dedicated as the space of the Parish's new Center for Innovation and Learning). NCIL has been selected by NTCC, and approvedby FEMA and the State, for the relocation of its much needed campus. The Parish proposes to utilize Isaac CDBG-DR funding to provide needed infrastructure for NTCC and other future educational facilitiesat the Highway434 site.
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 beginoperatingand 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 ofthe new NTC

Recovery Needs:

C. 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 beginsoperations atits new site, students will self-certify their household income status in order to prove LMI benefit.
Project: Program Administration
Type of Activity: Program Administration
CDBG-DR Funds: $330,000
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 environemental review services and other related costs.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$5,697,791.00
Total Budget	$0.00	$5,697,791.00
Total Obligated	$0.00	$5,653,611.00
Total Funds Drawdown	$400,709.25	$710,871.26
Program Funds Drawdown	$400,709.25	$710,871.26
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		100.00%
Overall Benefit Percentage (Actual)		100.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$1,637,237.40	$0.00
Limit on Admin/Planning	$2,182,983.20	$136,494.98
Limit on State Admin	$0.00	$86,494.98

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
Low/Mod	$5,457,458.00	$5,367,875.00

Overall Progress Narrative:

A contract was executed with STRANCO, LLC in the first quarter of 2015 for Phase I construction of roadways and drainage for the St. Tammany Advanced Campus (STAC) project. Drainage and roadway work is advancing on site. Phase I construction is expected to be completed in the first quarter of 2016. An alternate drainage plan is being completed for this site. This will involve the need for a new Environmental Review Record to be completed.
The Environmental Review Record for the Tchefuncte Corridor Revitalization (Cultural Arts District (CAD) project is nearing completion. The Public Notice was published on November 26, 2015.
GCR, Inc., the firm selected to provide program management services for the CDBG-DR Isaac grant award is currently working on Task Order #5. The duties performed by GCR for Task Order #5 include:

- National Objective Compliance plan adherence
- Construction Management including resident inspection services for STAC
- Overall grant management in coordination with St. Tammany Parish Government

A non-substantial amendment was drafted to repurpose funding for program delivery through a subrecipient agreement Northshore Community Foundation. The eligible activity has been categorized as public service and nation objective remains as benefitting low- to moderate-income individuals (limited clientele). Approval to use funds is still pending.
St. Tammany Parish and GCR, Inc. representatives met with the Executive Director of Family Promise for a technical assistance visit. Topics for discussion included file management, reporting and monitoring.
Currently, 17 churches are participating in weekly housing assignments for families. The program has received approximately 200 calls requesting services since May 2015. To date, three families have graduated from the program and have been able to sustain housing. Family Promise provides follow up case management for these families.
Additional information is being gathered regarding emergency shelter capacity, waitlists and housing availability prior to and following Isaac, as requested byHUD, for approval of the activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
R-1, Program Administration	$11,038.75	$329,916.00	$86,494.98
R-2, St. Tammany Advanced Campus	$389,670.50	$5,317,875.00	$574,376.28
R-3, Tchefuncte Corridor Revitalization	$0.00	$50,000.00	$50,000.00
R-4, Family Promise Faith-Based Family Sheltering Program	$0.00	$0.00	$0.00

Activities

Project # / Title: R-1 / Program Administration

Grantee Activity Number:	**R1-1**
Activity Title:	**Program Administration**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
R-1

Project Title:
Program Administration

Projected Start Date:
03/01/2014

Projected End Date:
03/31/2016

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
St. Tammany Parish Government

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$329,916.00
Total Budget	$0.00	$329,916.00
Total Obligated	$0.00	$285,736.00
Total Funds Drawdown	$11,038.75	$86,494.98
Program Funds Drawdown	$11,038.75	$86,494.98
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Funds will be used for the following:
1. STPG Department of Grants Staff Time
2. Environmental Review Consultant Fees (less then $25,000)
3. A Program Management Consultant (Consultant is in process of being procured. It is anticipated that contract will be well in excess of $25,000. Once selected, the contract will be entered into DRGR and posted on Parish Website).

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: R-2 / St. Tammany Advanced Campus

Grantee Activity Number:	**R2-1**
Activity Title:	**Infrastructure for Public Facility**

Activitiy Category:
Acquisition, construction,reconstruction of public facilities

Activity Status:
Under Way

Project Number:
R-2

Project Title:
St. Tammany Advanced Campus

Projected Start Date:
03/18/2015

Projected End Date:
03/18/2017

Benefit Type:
Direct (Person)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
St. Tammany Parish Government

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$5,317,875.00
Total Budget	$0.00	$5,317,875.00
Total Obligated	$0.00	$5,317,875.00

Total Funds Drawdown	$389,670.50	$574,376.28
Program Funds Drawdown	$389,670.50	$574,376.28
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

The infrastructure improvements to the STAC site consist of constructing 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 in order to drain into the main drainage channel. All ditch slopes will be seeded to prevent erosion. Also, a new 5 barrel reinforced box culvert will be constructed under Highway 434 to facilitate the runoff in the main channel to the detention pond located on the 185 acre site to be acquired by the Parish. A temporary detour road will be constructed to maintain traffic during installation of the box culverts. After the installation is complete, Highway 434 will be restored to its original condition and the temporary detour removed. All disturbed areas will be hydro-seeded for erosion control. In addition, a new two-lane concrete road will be constructed on the 41 acre site to provide access to the new NTCC complex. This work will consist of clearing the right
-of-way, bringinginembankment to elevate the road section, and installing a concrete road over a limestone base.

Location Description:

The site is comprised of 41 acres of Parish owned land adjacent to Hwy. 434 in Lacombe, north of Interstate 12. An additional 185 acre parcel across Hwy 434 will be acquired to facilitate drainage infrastructure for the campus site.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	