

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2673

COUNCIL SPONSOR: BINDER/DAVIS PROVIDED BY: SOCIAL SERVICES

A RESOLUTION ADOPTING THE FOLLOWING PLANS AND POLICY AS REQUIRED TO ACCEPT FUNDING BY THE HUD COMMUNITY DEVELOPMENT BLOCK GRANT: ST. TAMMANY PARISH CONSOLIDATED PLAN

WHEREAS, St. Tammany Parish Government ("STP") has been awarded HUD Community Development Block Grant (CDBG) funds to undertake essential community development and housing assistance activities; and

WHEREAS, THE HUD CDBG program requires all grant recipients to adopt by Resolution an updated Consolidated Plan.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to adopt the attached updated Consolidated Plan.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____ 2009 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

JERRY BINDER, COUNCIL CHAIRMAN

THERESA L. FORD, COUNCIL CLERK

THE CDBG-R SUBSTANTIAL AMENDMENT

Jurisdiction(s): <u>St. Tammany Parish</u> Lead Agency: Office of Social Services Jurisdiction Web Address: • http://www.stpgov.org/	CDBG-R Contact Person: Lauren Coudrain Address: 510 E. Boston St.; Covington, LA 70433 Telephone: 985-898-3074 Fax: 985-898-3081 Email: SocialServices@stpgov.org
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ENSURING RESPONSIBLE SPENDING OF RECOVERY ACT FUNDS

Funding available under the Recovery Act has clear purposes – to stimulate the economy through measures that modernize the Nation’s infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. HUD strongly urges grantees to use CDBG-R funds for hard development costs associated with infrastructure activities that provide basic services to residents or activities that promote energy efficiency and conservation through rehabilitation or retrofitting of existing buildings. While the full range of CDBG activities is available to grantees, the Department strongly suggests that grantees incorporate consideration of the public perception of the intent of the Recovery Act in identifying and selecting projects for CDBG-R funding.

A. SPREADSHEET FOR REPORTING PROPOSED CDBG-R ACTIVITIES

St. Tammany Parish’s CDBG-R spreadsheet is posted online at:
http://www.stpgov.org/departments_social.php and is attached to this Substantial Amendment.

The spreadsheet was emailed to CDBG-R@hud.gov on _____.

B. CDBG-R INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

(1) Activity Name:

Repairs on Wheels Expansion

(2) Activity Narrative:

Repairs on Wheels currently provides Weatherization services to low-income residents. This funding will allow for the expansion of the program to include minor home repairs and handicap accessibility improvements on low income households. These repairs will provide for decent, stable housing for residents who are unable to complete the repairs independently.

Recovery Act priorities will be addressed by:

- Creation of at least 2 full time jobs
- Assistance will be provided to those most impacted by the recession (elderly & low-income residents)
- Economic efficiency will be increased by investing volunteer labor through Volunteers of America of Greater New Orleans (subrecipient).

(3) Jobs Created: (Report the number of full- and part-time jobs estimated to be created and retained by the activity (including permanent, construction, and temporary jobs)).

2 full time jobs will be created.

(4) Additional Activity Information: (A description of how the activity will promote energy conservation, smart growth, green building technologies, or reduced pollution emissions, if applicable.)

Repairs on Wheels currently leverages Weatherization funding to promote energy conservation in homes. Recipients have reported a reduction in energy bills (and therefore energy use) of up to 40%. All homes evaluated for assistance from Repairs on Wheels will have a complete assessment to determine if weatherization activities would reduce energy use. If so, homes will be weatherized in addition to receiving other minor home repairs. Activities will result in assistance to low income residents as well as a reduction in energy consumption.

(5) Responsible Organization: (Contact information for the organization that will implement the CDBG-R activity, including its name, location, and administrator contact information)

Volunteers of America, Greater New Orleans

4152 Canal St.

New Orleans, LA 70119

Project Administrator: Jeff St. Romain, Executive Vice President of Administration & Planning

Phone: (985)674-0488

(1) Activity Name:

Low Income Area Blighted Housing Demolition

(2) Activity Narrative:

Ten houses that have been condemned through the local administrative hearing process will be demolished. Funds expended for this activity will **only** demolish homes in low to moderate income neighborhoods as designated by HUD & the Census Bureau. Demolition of these blighted properties will mitigate the potential health and safety risk of abandoned homes in neighborhoods.

Recovery Act priorities will be addressed by:

- Creation of 3 construction jobs
- Activity directly addresses a problem worsened by the economic recession.
- Benefits those most impacted by the recession by targeting low to moderate income areas.
- Investing in the removal of blighted housing will provide long-term economic benefits to the community; including a positive effect on the property value of homes located near blighted housing.

(3) Jobs Created: (Report the number of full- and part-time jobs estimated to be created and retained by the activity (including permanent, construction, and temporary jobs)).

3 construction jobs will be created.

(4) Additional Activity Information: (A description of how the activity will promote energy conservation, smart growth, green building technologies, or reduced pollution emissions, if applicable.)

(5) Responsible Organization: (Contact information for the organization that will implement the CDBG-R activity, including its name, location, and administrator contact information)

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

Project Administrator: Mark Ford, Investigator; Office of the Parish President, Legal Department
Phone: 985-898-5214

(1) Activity Name:

Blighted Housing Demolition

(2) Activity Narrative:

Six houses that have been condemned through the local administrative hearing process will be demolished. Demolition of these blighted properties will mitigate the potential health and safety risk of abandoned homes in neighborhoods.

Recovery Act priorities will be addressed by:

- Creation of 6 construction jobs
- Activity directly addresses a problem worsened by the economic recession.
- Investing in the removal of blighted housing will provide long-term economic benefits to the community; including a positive effect on the property value of homes located near blighted housing.

(3) Jobs Created: (Report the number of full- and part-time jobs estimated to be created and retained by the activity (including permanent, construction, and temporary jobs)).

6 construction jobs will be created.

(4) Additional Activity Information: (A description of how the activity will promote energy conservation, smart growth, green building technologies, or reduced pollution emissions, if applicable.)

(5) Responsible Organization: (Contact information for the organization that will implement the CDBG-R activity, including its name, location, and administrator contact information)

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

Project Administrator: Mark Ford, Investigator; Office of the Parish President, Legal Department
Phone: 985-898-5214

(1) Activity Name:

Administration

(2) Activity Narrative:

Administration of CDBG-R funds; salary & benefits for CDBG Coordinator to oversee CDBG-R program.

Recovery Act priorities will be addressed by:

- Creation of one full time position

(3) Jobs Created: (Report the number of full- and part-time jobs estimated to be created and retained by the activity (including permanent, construction, and temporary jobs)).

One permanent job will be created.

(4) Additional Activity Information: (A description of how the activity will promote energy conservation, smart growth, green building technologies, or reduced pollution emissions, if applicable.)

(5) Responsible Organization: (Contact information for the organization that will implement the CDBG-R activity, including its name, location, and administrator contact information)

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

Project Administrator: Lauren Coudrain, Assistant Director of Social Services &
Community Action Agency
Phone: 985-898-3074

Jurisdiction/Grantee Name: St. Tammany Parish		CDBG-R Formula Grant Amount: \$297,377			Date: 5/1/09
Repairs on Wheels Expansion	Expand Repairs on Wheels program to include materials and subrecipient (VOA) labor for minor home repairs and handicap accessibility.	570.202 (a)(1)	570.208(a)(3)	\$152,639	152,639
Low Income Area Blighted Housing Demolition	Demolish blighted structures in low-mod areas that have been through the local condemnation process.	570.201(d)	570.208(a)(1)(ii)	\$35,000	35,000
Blighted Housing Demolition	Demolish blighted structures that have been through the local condemnation process.	570.201(d)	570.208(b)(2)	\$80,000	80,000
Administration	Salaries & Benefits for CDBG Coordinator.	570.206(a)	570.208(d)(4)	\$29,738	29,738
TOTAL					297,377

**ST. TAMMANY PARISH
GOVERNMENT**

*Kevin Davis
Parish President
P.O. Box 628
Covington, LA 70434
(985) 898-3074*

ST. TAMMANY PARISH



**CONSOLIDATED PLAN
2008 - 2012**

June 20, 2008

*Prepared by:
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ST. TAMMANY PARISH CONSOLIDATED PLAN FOR 2008-2012

I. INTRODUCTION AND MANAGEMENT OF THE CONSOLIDATED PLANNING PROCESS

A. EXECUTIVE SUMMARY

1. Introduction to the Consolidated Plan

The federal government requires that local and State governments consolidate the Department of Housing and Urban Development (HUD) programs planning and reporting requirements into one document referred to as the Consolidated Plan. The Consolidated Plan is designed to be a coordinated process in which a community offers its unified vision for housing and community development. Each jurisdiction's plan must outline the resources it will engage to reach its goals, and how it will pursue those housing and community development goals. This process and statement of community goals are required to be open, with opportunities for input from the public. HUD's statutory program goals that must be addressed by each participating jurisdiction include *a) the provision of decent housing; b) a suitable living environment; and c) expanded economic opportunities*. Because of demographic changes in St. Tammany Parish that have made them eligible for HUD entitlement funds, the Parish has agreed to participate in the Consolidated Planning process for the first time in 2008.

The Consolidated plan serves several separate but integrated functions. It is:

- a planning document for St. Tammany Parish which builds upon public input and open participatory meetings
- an application for federal HUD funds
- a strategy to be followed when administering HUD programs, and
- an action plan that provides for annual goal setting, fund budgeting, and performance assessment.

Activities that are eligible for HUD funding through this planning process must meet at least one of the three national objectives defined by HUD. These objectives include: *a) aid in the prevention or elimination of slum or blight; b) be of primary benefit to low to moderate income persons; and/or c) meeting community development needs having particular urgency*.

The Parish has appointed its Office of Social Services to coordinate the citizen's participation process and the overall Consolidated Plan preparation process as the **lead agency** and Parish Plan coordinator. This Office has extensive experience in social service planning, grant administration, and the monitoring of special grant funds that are targeted toward improving the lives of residents and is an appropriate agency to coordinate this work.

The Consolidated Plan geographic area of jurisdiction includes all of unincorporated St. Tammany Parish, Louisiana and the city/town corporate limits of Pearl River, Mandeville, Madisonville, and Abita Springs, which all agreed to join the Parish's Consolidated Planning program. This area is reflected in Parish Map # 1 in Appendix 6 of this document.

2. Citizen's Participation Summary

a) **The Citizen Participation Process**

The Parish of St. Tammany had previously adopted a citizen's participation plan for use with its State CDBG funds and ESG funds. However, in 2008, the Parish Council adopted an updated Plan. The public was allowed to comment on the updated plan, to comment on funding for future community development programs, and to express their opinions as to Parish priorities and needs. A full record was kept on written or oral citizen comments, as well as comments coming from groups and organizations. The Parish held three initial public hearings throughout the Parish in order to solicit community input. In these meetings, the Consolidated Planning process was summarized, along with opportunities for citizen input. Written and phone-in comments were also encouraged. The first three meetings were held as follows:

- April 14th, 2008 in Pearl River Town Hall
- April 15th, 2008 at Madisonville Community Center
- April 17th, 2008 at the Parish Council Chambers

Public notice of these meetings was not only published in local newspapers, but was posted on the Parish's web-site and added to their electronic newsletter. Agencies, non-profits, and Housing Authorities were invited to attend. An additional 30 day public review process was provided for the public to have a chance to review and comment upon the Consolidated Plan document before it was sent to HUD. One written comment was received during this period.

b) **Consultation with Public and Private Organizations**

St. Tammany Parish staff opened the public input process to many local organizations that would typically have an interest in the Consolidated Plan statutory goals of decent housing, neighborhood improvement, and economic opportunities. This process took place through a series of meetings and phone calls between the Parish Office of Social Service staff and other interested organization's personnel. The project consultant was also involved in many meetings and phone calls to organizations. This interaction is described in more detail in Section I.B of this document.

3. Housing and Community Development Needs Summary

a. **Local Housing Market**

Construction of single family housing continues to play a significant role in the St. Tammany economy and of the production of all new housing (93% of housing units

constructed), even though housing construction has slowed down in 2007 and 2008 significantly from year 2005 and 2006. The number and value of building permits issued in the Parish in the last quarter of 2007 were down 48% and 19% respectively, in comparison to the previous quarter, and 52% and 36%, respectively, in comparison to the fourth quarter of 2006 (see *Economic Reporter issued by Southeastern La. University*, and *St. Tammany Parish Economic Trends*). The median price of housing sold in St. Tammany Parish approached \$250,000 in 2007, with west St. Tammany (Mandeville-Covington area) prices significantly higher than those in east St. Tammany (Slidell area). Much of the single family housing being produced in the Parish is considered not affordable to low to moderate income families. With typical sales prices of \$129 per square foot and increasing by approximately 12% after Hurricane Katrina, and fair market rents increasing 40%, there is a growing need for affordable and workforce housing in the Parish. Compared to the State-wide average of 32% of housing being rental units, only 18% of units in St. Tammany Parish are rental. Approximately 8% of the housing stock is mobile homes. (See Figures 1-3 concerning the housing market and Appendix 4 in the Appendices portion of this document for general Parish demographic information).

The local housing market also contains about 483 Section 8 vouchers and over 300 public housing units, along with 492 units of tax credit subsidized housing units approved with GO Zone funds.

b. Affordable and Workforce Housing Needs

A workforce housing needs assessment prepared in 2007 by a coalition of St. Tammany Parish organizations concluded that an estimated 11,000 units of affordable housing will be needed for low to moderate income households in the Parish by 2010. The report did not recommend how to address this large housing need although many ideas have come forward. However, there are plans for several affordable housing projects being developed. The Parish expressed a need for a mobile repair program that will help with minor home repairs for low income elderly and handicapped residents. Habitat for Humanity is a local and active housing provider that is also trying to raise more funds for building affordable single family homes.

c. Homelessness

The Parish does not have accurate statistics of the various sub-categories of homeless population within the Parish, however, the Parish participates in the Northlake Homeless Coalition and has participated with the Louisiana Interagency Action Council on Homelessness. The Interagency Council's single night count of the homeless in January, 2007 revealed 120 total homeless persons in the Parish that day, with the majority being adult individuals. A single night count in January of 2008 revealed 195 unsheltered homeless individuals. There are now two homeless facilities in the Parish that are targeted to helping women and women with children. There are also plans to open a homeless men's shelter to help address that need. Many of the homeless are referred to shelters in adjoining parishes because of the need for additional beds in St. Tammany. The Parish is a recipient of State administered ESG funds and of Supportive Housing funds, which are used to provide

operational and homeless transitional housing services for homeless families with children. The Parish government is now helping to re-open a men's shelter in Slidell that is operated by a faith-based organization.

d. Barriers to Affordable Housing

The barriers to affordable housing in St. Tammany Parish have been identified primarily as the following:

- Strict zoning regulations with minimum lot sizes
- Post Katrina supply and demand dynamics which have greatly increased the price of real estate in the Parish
- Increasing costs of labor, material, and fuel which has increased housing prices
- Public opposition to affordable housing that is related to the general public image of low income housing being tied to crime
- Increasing credit worthiness standards (related to national housing and credit issues) that have the most impact on low to moderate income families.

e. Public Housing Needs

The two public housing agencies that are located in the Parish are part of two municipal governments that are not participating in the Parish Consolidated Plan. These two are the Slidell Housing Authority, which is part of the City of Slidell entitlement program, and the City of Covington Housing Authority, which choose to participate in the State of Louisiana Community Development Block Grant Program. However, these two housing agencies were still contacted by the Parish and invited to provide any comments and to review the Parish's Consolidated Plan. Slidell's Authority has a particular pressing need, which is to re-open its Washington Heights multi-family development, which was damaged by Hurricane Katrina flood waters. Information from those two housing authorities is included in Section II.A of this plan.

f. Non-Housing Community Development Needs

St. Tammany Parish has indicated that its most important non-housing community development needs relate to the transportation and road infrastructure, areawide drainage/ storm water protection, regional sewerage treatment with capacity growth, and neighborhood infrastructure improvements. All of these items have been impacted by the continuing population growth and the relation of that growth to the parish infrastructure's capacity. In the Parish Storm Recovery Plans prepared for the State and Federal governments, and in local infrastructure plans, these community development needs are cited as necessary for the health and safety of parish residents as well as for economic growth. This Plan also describes priority-targeted neighborhood revitalization community development needs that relate to concentrated areas of lower income households, primarily in the Alton, Ben Thomas, Lacombe, and Polders Lane neighborhoods. These areas will receive much of the CDBG funding during the next 5 years. Particular needs and projects for this fiscal year are listed in the Annual Action Plan that accompanies this Consolidated Plan. Regional projects will not be funded through HUD grant resources.

g. Public Service Needs

According to statements made by the public and by public service administrators, the most prevalent public service needs in the Parish all relate to particular forms of education and public awareness that help lower income residents find the resources they need. Agencies have expressed their particular need for better parenting education, life skills education, child abuse and substance abuse education and prevention, along with increased tutoring/mentoring of youth. The need for these public services was further outlined in a 2005 Needs Assessment Report prepared by the Northshore Task Force for Health and Community Services. A second need that rates high is that of improved public transportation. This need, however, is strongly related to employment access and economic development, and therefore, is often seen as an economic development need as well as a traditional public service in St. Tammany Parish.

h. Economic Development Needs

St. Tammany Parish business leaders and economic developers understand that the work force in their parish is more highly educated, better paid, and more mobile than the workforce in most of Louisiana. Therefore, they have targeted the need for a more diversified business mix with priority placed upon the increased technical and specialty training of the workforce. They would also like to develop more business and industry parks to meet the growth of businesses in the Parish. A 2005 Strategic Plan for Economic Development prepared for the Parish listed the need for improved highway and street infrastructure as a top Parish business goal, along with targeting certain types of industries to locate in new business parks. Most businesses surveyed in the Parish through the 2005 study listed traffic congestion and poor transportation access as a major concern to economic development. Tied into this goal is the need for improved public transportation, commercial and air freight services, along with relief from traffic congestion. The Parish government has placed a high emphasis on road improvements in its annual budgets.

Job training to prepare noncollege-bound residents for particular skill sets has also been mentioned often as an economic development need. The Parish is pursuing targeted workforce training programs and workforce housing as a part of both the housing strategy and economic development strategy.

4. Housing and Community Development Strategic Plan Summary

Priorities outlined in the Strategic Plan section of this document include the following:

- CDBG funding for neighborhood target area infrastructure improvements in the Alton, Ben Thomas Rd, Polders Lane, and Lacombe areas. Sewage collection will be the priority utility improvement.

- CDBG housing repair funds spent to repair homes in target neighborhoods and other areas of the Parish for which priority funds will be spent on houses occupied by very low income families, frail elderly, large families, and the disabled. The objective is to provide enough support to complete 60 to 75 home repair jobs in 5 years, with the help of VOA.
- ESG and supportive housing funds spent to provide homeless prevention services, homeless housing and support services for the families with children, mentally ill, chronically homeless persons, substance abusers, and those homeless because of domestic violence.
- Provision of infrastructure support to allow Habitat for Humanity to build up to 100 housing units for rent and ownership in a new affordable subdivision being built on Polders Lane.
- New public transit service to serve up to 10,000 riders in a 5 year period through use of Federal Highway funds provided to the Parish
- Upgraded levels of coordination among agencies and organizations that will provide for a greater level of services that are outlined in this Consolidated Plan.
- CDBG funds used for closing costs/downpayment assistance grants for first-time homebuyers and renters that can locate and qualify for affordable housing. Required homeowner classes and credit counseling for those applicants that qualify for these grant funds.
- Provide a greater level of public outreach and notification in order to increase citizens' awareness of public and non-profit based programs in credit counseling, lead based paint hazards, fair housing, educational services, technical school training, health services, homeowner training and other programs that may be available free or at a low cost to lower income households.
- Creation of a public land trust to help restore and develop flood damaged properties in order to provide affordable housing
- Development of a 10 year plan, in conjunction with other CoC organizations, to reduce chronic homelessness.
- Economic Development strategy that prioritizes job creation for homeless persons, prioritizing public infrastructure needs that help businesses create or retain jobs, creation of new business parks, and completion of a business growth and development study.

B. COORDINATION AND CONSULTATION WITH CITIZENS AND OTHER PARTIES

1. Participation from Individuals, Groups, and Organizations

The Parish lead agency and its consultant have contacted by phone, e-mail, or site visits many of the groups and organizations that need to know about the Consolidated Plan. This list includes housing providers, health services, homeless support service