

2026-0126

INTRODUCED BY: MICHELE DEBRULER, COUNCILWOMAN, DISTRICT VII

RESOLUTION NO. 6904

A resolution authorizing the Council Secretary to confirm the Parish Council's support of the updated Conversion Plan being submitted by the St. Charles Parish Housing Authority to HUD, transitioning from the Streamlined Voluntary Conversion Program to the RAD Section 18 Blend Conversion.

WHEREAS, the Parish Council was previously briefed by Jedidiah Jackson, Executive Director of the Housing Authority of St. Charles Parish ("SCPHA"), Standard Enterprises, Incorporated ("SEI") of Monroe, Louisiana, as SCPHA's Development Partner, and Butler Snow LLP as Bond Counsel; and,

WHEREAS, the Parish Council previously expressed its support for SCPHA's initial conversion plan under the "Streamlined Voluntary Conversion" program on May 4, 2020, via Resolution No. 6492; and,

WHEREAS, a draft of the updated Conversion Plan, is now authorized to be submitted in accordance with the RAD Section 18 Blend Conversion program; and,

WHEREAS, the Parish Council has been advised by Mr. Jackson that the RAD Section 18 Blend Conversion Program will similarly permit SCPHA to reposition all ACC public housing units in St. Charles Parish to the Housing Choice Voucher (Section 8) Program model; and,

WHEREAS, Mr. Jackson further advised the Parish Council that this updated conversion path will enable SCPHA to convert public housing into a more stable funding and flexible management model rather than the more traditional public housing model.

NOW, THEREFORE, BE IT RESOLVED, THAT WE, THE MEMBERS OF THE ST. CHARLES PARISH COUNCIL, do hereby authorize the Council Secretary to confirm the Parish Council's support of the updated Conversion Plan utilizing the RAD Section 18 Blend Conversion being submitted by the St. Charles Parish Housing Authority to HUD.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE, O'DANIELS, FISHER
NAYS: NONE
ABSENT: DEBRULER

And the resolution was declared adopted this 6th day of April, 2026, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: [Signature]
DLVD/PARISH PRESIDENT: April 7, 2026
APPROVED: DISAPPROVED:

PARISH PRESIDENT: [Signature]
RETD/SECRETARY: April 7, 2026
AT: 1:46 pm RECD BY: [Signature]

PROJECT SPECIFIC FACT SHEET
Rental Assistance Demonstration (RAD) Section 18 Blend Conversion Program
Housing Authority of Saint Charles Parish
March 25, 2026
Version 3

Introduction

Public Housing Authorities throughout the country have options to transition out of the public housing program. The U. S. Department of Housing and Urban Development (HUD) permits the “repositioning” of public housing through the Rental Assistance Demonstration (RAD) Conversion Program. The Housing Authority of Saint Charles Parish (“HASCP”) considered converting its public housing units under the RAD Program; however, HUD provided in 2019 an alternative for small public housing authorities designated the “Streamlined Voluntary Conversion” program as described in HUD PIH Notice 2019-05.

This notice enables HASCP to transition its Public Housing Program (LA094000200) to the Housing Choice Voucher (Section 8) Program model at the Housing Choice Voucher (HCV) rent funding levels. Section 22 of the Housing Act of 1937 authorizes this legislation. HASCP will voluntarily convert its public housing program to HCV assistance by submitting an application to HUD for the conversion through the Inventory Removal model of PIC via HUD Form-52860 and HUD Form-52860-E. The Board of Commissioners (the “Board”) of HASCP has approved the completion and submission of the conversion application to HUD. HASCP submitted a full SVC Application to HUD. The SVC Application was preliminarily approved by the Special Application Center (SAC) of HUD.

However, on September 3, 2024, HUD contacted the Saint Charles Parish Housing Authority and HUD informed the HASCP that HUD had suspended the approval of SVC Applications. HUD suggested the HASCP to convert its public housing program under another HUD approved repositioning strategy, specifically the Rental Assistance Demonstration (RAD) Section 18 Blend Conversion Program (RAD Section 18 Blend Conversion Program). The Board of Commissioners has approved the conversion under the RAD Section 18 Blend Conversion Program.

Development Partner Selection

HASCP does not have the capacity to undertake the conversion process, including the required capital improvements to the properties following conversion. SCPHA selected Standard Enterprises, Incorporated (SEI) of Monroe, Louisiana as HASCP’s Development Partner, through a formal Request for Proposal (RFP), to assist with the implementation of the Rental Assistance Demonstration (RAD) Conversion Program offered by the HUD.

Standard Enterprises, Incorporated will assist HASCP with the RAD Section 18 Blend Conversion Program application process. Additionally, SEI will assist with the appropriate demolition or disposition of the property and with the comprehensive renovation of the properties and/or new construction of housing units. SEI will assist HASCP with the relocation of families during the redevelopment process either with the entities’ current staff or with a third-party contractor who is experienced in relocation activities.

Future Use of Property Description

The Housing Authority of Saint Charles Parish desires to convert its public housing properties located in three separate communities in Saint Charles Parish under the RAD Section 18 Blend Conversion process. These communities consist of Boutte, Hahnville, and Des Allemands. The Housing Authority of Saint Charles Parish owns three (3) public housing properties with a total of one hundred twenty-nine (129) units ranging from efficiency bedroom units to four (4) bedroom units.

During the RAD Section 18 Blend Conversion process for the properties, the Housing Authority of Saint Charles Parish created a non-profit entity into which the Housing Authority of Saint Charles Parish will transfer the properties. The repositioning strategy for each property consists of major rehabilitation, demolition, and new construction. Under the HASCP RAD Section 18 Blend Conversion process, the units that are demolished and newly constructed and renovated will remain affordable rental housing units. Below is a description of the repositioning strategy for each property under the HASCP RAD Section 18 Blend Conversion process.

Boutte Apartments. Boutte is a multi-family site which consists of 66 public housing units. The physical address for the property is 200 Boutte Estates Drive, Boutte, Louisiana. The Boutte property is currently occupied. HASCP in partnership with SEI will undertake a comprehensive renovation on the property using Low Income Housing Tax Credits (“LIHTCs”) and other funding sources available for the renovations. During the renovation activities, families in the Boutte community will be offered a Tenant Protection Voucher for relocation. HASCP will offer a TPV to the family and HASCP will pay for the relocation services for each family living in the community at the time in which HUD approves the RAD Section 18 Blend Conversion Plan. This newly renovate property will remain as affordable rental housing. This property will be renovated no later than December 31, 2027.

Hahnville Apartments. Hahnville is a multi-family site which consists of 51 public housing units. The physical address for the property is 200 Sunset Court, Hahnville, Louisiana. The Hahnville property is currently vacant. HASCP in partnership with SEI will undertake a comprehensive renovation on the property using Low Income Housing Tax Credits (“LIHTCs”) and other funding sources available for the renovations. This newly renovated property will remain as affordable rental housing. This property will be renovated no later than December 31, 2027.

Des Allemands Apartments. Des Allemands is a multi-family site which consists of 12 public housing units. The physical address for the property is 172 Normand Avenue, Des Allemands, Louisiana. The Des Allemands site is completely vacant. HASCP in partnership with SEI will demolish the property and rebuild new units on the property using LIHTCs and other funding sources available for new construction. HASCP proposes to increase the number of units on the site from 12 units to 24 units or 36 units, depending on the number of units allowed relative to local codes. HASCP will implement the Project Based Voucher (PBV) Program at this site. This newly constructed property will remain as affordable rental housing. This property will be constructed no later than December 31, 2027.

The Housing Authority of Saint Charles Parish is proposing to submit a RAD Section 18 Blend Conversion Plan and Application for the conversion. The portfolio is comprised of three sites (Boutte, 66 units; Hahnville, 51 units; and Des Allemands, 12 units) with a total of one-hundred twenty-nine (129) units. Total acreage is 15.1734 acres.

Conversion Proposal

The Housing Authority of Saint Charles Parish is proposing to submit a RAD Section 18 Blend Conversion Program Plan and Application for the conversion of the entire public housing portfolio. The portfolio is comprised of three sites (Boutte, 66 units; Hahnville, 51 units; and Des Allemands, 12 units) with a total of one-hundred twenty-nine (129) units. Total acreage is 15.1734 acres. See Unit Mix Breakdown below.

Unit Mix Breakdown Housing Authority of Saint Charles Parish

Development/Site	Acres	Total Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Chadbourne Estates 200 Boutte Estates Dr. Boutte, LA	7.7134	66	4	24	18	18	2	0
Richard Smith Complex 200 Sunset Court Hahnville, LA	5.29	51	0	20	18	12	1	1
Des Allemands Square 172 Norman Avenue Des Allemands, LA	2.17	12	0	4	4	4	0	0
Total	15.1734	129	4	48	40	34	2	1

The intent of the HASCP is to withdraw Ninety Percent (90%) or one hundred six teen (116) of the units from the conventional public housing program and the remaining thirteen percent (10%) or thirteen (13) of the unit will remain under the public housing program, to convey the properties to a subsidiary (Saint Charles Housing Development, Incorporated) of HASCP, and to retain the units as affordable housing through the provision of both Tenant Protection Vouchers (TPVs) and project-based subsidy assistance through the Housing Choice Voucher (HVC) Program as administered by HASCP. In order to ensure that the units meet and exceed Housing Quality Standards (HQS) as required by the Housing Choice Voucher Program, HASCP intends to complete comprehensive rehabilitation as needed on the units using the current Low-Income Housing Tax Credits (LIHTC) and other resources.

In addition, HASCP proposed to utilize Project Based Vouchers (PBV) on the properties. Families who voluntary consent to PBV Assistance will have to remain in their unit under a PBV Contract administered by HASCP. Tenant consent means a family, after being fully informed of its rights and options, voluntarily gives up the ability to receive a tenant-based HVC voucher (that could be used at the property or off-site in the private market) in order to be assisted under a PBV contract at the property. The informed and voluntary consent a family gives is to forego tenant-based assistance (for use at the property or in the private market).

If a family fails to consent to the PBV Assistance and chooses to remain using tenant-based HVC Assistance, that family's unit will be excluded from the PBV Housing Assistance Payments (HAP) Contract until the family moves out or consents to switching to PBV assistance. Families will be advised of their rights through a series of group and one on one meetings.

Capital Improvements and Financing Plan

HASCP completed a Physical Conditions Assessment (PCA) on the public housing properties. The PNA outlines the amount of capital improvements needed at each property immediately and the amount of capital improvement needs spread over a 20-year span. The PCA is helpful in determining whether to demolish or to renovate a property. At a minimum, HASCP will make the capital improvements identified in the PCA. An architect has been procured for the design work. HASCP has started developing the Plans and Specifications for the renovation needs for the properties. Price estimates will be received for the renovations and a Construction Contractor will be selected to complete the construction work at the sites based the final Scope of Work.

HASCP has started to develop a Financing Plan for the capital improvement needs. HASCP is ready to pursue financing immediately after the RAD Section 18 Blend Conversion Program Application for the PHA has been approved by HUD. The Financing Plan includes funding from the Louisiana Housing Corporation Low Income Housing Tax Credit Program (4% Credits) and other funds. A Preliminary Sources and Uses of Funds has been developed which outlines the sources of funding and expenditures for the capital improvements. HASCP expects to secure the financing for the projects; to complete the capital improvements to the properties; and to move the returning families back and new families to the properties.

Public Housing Agency (PHA) Plan

HASCP has created the 2024 Public Housing Agency Plan revision which outlines the HASCP desire to convert under the RAD Section 18 Blend process and the removal action of the Public Housing Program and replacing the Public Housing Program with the Housing Choice Voucher (Section 8) Program. The HASCP has received approval from its Board of Commissioners and HUD on its 2025 PHA and 5 Year PHA plan which includes its intent to redevelop its properties under the RAD/Section 18 blend conversion program.

Local Government Consultation and Support

A requirement of the application process is that the conversion plan must be developed in consultation with appropriate public officials, including the local government. In addition, HASCP must receive confirmation that the proposed RAD Section 18 Blend Conversion Program Application and subsequent conversion of the Public Housing units to the Housing Choice Voucher (Section 8) Program is consistent with the jurisdiction's current approved Consolidated Plan. The Saint Charles Parish Council has pledged support of HASCP desire to convert under RAD. HASCP met with the Saint Parish Council to explain the conversion of the public housing program to the HVC program.

Resident Consultation

It is not expected that any residents will be displaced as a result of the Streamlined Voluntary Conversion process. All remaining households residing in the units will be provided a comparable housing unit through the use of a Tenant Protection Voucher to remain at the properties or rent on the private market. All families are currently at or below 80% of the Area Median Income (AMI) and will be offered Housing Choice Voucher (HCV) Assistance through the award of Tenant Protection Vouchers.

The HASCP conducted meetings/briefings at the properties on March 20, 2025 in which all residents living at the properties at the time were invited to attend the meetings/briefings. Additional meetings are scheduled for November 5, 2025. Residents were given copies of the information of the proposed conversion action and the rights and responsibilities of the families. Resident comments will be solicited. HASCP shall carefully prepare the RAD Section 18 Blend Draft Conversion Plan with the HUD requirements as outlined the regulations and with input from the residents of the SCPHA.

Relocation

HASCP understands the importance of handling the relocation in the best interest of the residents and HASCP has carefully crafted a Relocation Plan that minimizes disruption to residents and directly responds to resident needs and preferences. The HASCP staff and the HASCP Developer Partner, Standard Enterprises, Incorporated, will provide relocation services, in accordance with the Relocation Plan. As a part of the RAD/Section 18 blend repositioning strategy program, you have the right to return to the unit you had to vacate due to the work being done through this program if you choose to do so.

HASCP will communicate with the residents throughout the conversion application and approval process. HASCP will conduct ongoing resident meetings and provide updated information and notices to impacted households. After voluntary conversion is approved and relocation commences, HASCP will also provide the relocation and advisory services and carefully track residents both during and after their moves to ensure that the residents have uninterrupted access to services during relocation. Lastly, HASCP will develop a database that will track household status in the relocation process, where they have relocated to and whether or not they are receiving appropriate services.

Tenant Protection Vouchers (TPVs)

The HASCP currently administers a Housing Choice Voucher Program. Upon approval of the RAD Section 18 Blend Conversion Plan Application, the HASCP will request Replacement Tenant Protection Vouchers for the number of units under the Annual Contribution Contract (ACC) at the property that have been occupied during the past twenty-four (24) months in accordance with the HUD rules and regulations. The HASCP will immediately apply for TPVs for the eligible units approved to receive TPVs. The TPVs will be converted to project-based vouchers for use at the property.

The Replacement TPVs will be used first to assist eligible families impacted by the Public Housing conversion action. After ensuring all eligible families in the impacted Public Housing units have been offered TPV assistance, HASCP will issue any remaining replacement TPVs to families on the waiting list and/or project-base the remaining replacement TPVs.

RAD Section 18 Blend Conversion Plan Timeline
March 1, 2026

The HASCP must provide a Timeline of when the public housing program close-out process will end. See RAD Section 18 Blend conversion plan timeline below.

<u>Description of Activity</u>	<u>Proposed Completion Date</u>
Board Approves RAD Plan Submission	February 1, 2025
Resident Meetings/Briefings	March 20, 2025
Resident Consent Forms	April 30, 2025
Approved PHA Plan	April 30, 2025
Submit Conversion Plan to HUD	December 31, 2025
HUD Approves Conversion Plan, CHAP	March 31, 2026
Submit Financing Plan to HUD	June 30, 2026
HUD Approves Financing Plan	July 31, 2026
Construction Starts	August 1, 2026
Construction Ends	August 1, 2027
Partial Public Housing Program Close-Out	December 31, 2027

**Rental Assistance Demonstration (RAD) Small PHA Section 18 Blend
Checklist
Quarter Ending March 31, 2026
Saint Charles Parish Housing Authority**

PUBLIC HOUSING AUTHORITY	Saint Charles Parish
NAME OF PHA CONTACT	Jedidiah Jackson
TELEPHONE NUMBER OF PHA CONTACT	985-785-2601
NAME OF DEVELOPER	Standard Enterprises, Incorporated
NAME OF DEVELOPER CONTACT	Richard Murray
TELEPHONE NUMBER OF DEVELOPER	225-205-5825
NAME OF PROJECT	Watson Courts
DATE	March 24, 2026

**Rental Assistance Demonstration (RAD) Program Small PHA Section 18
Blend Conversion Checklist
Saint Charles Parish Housing Authority**

Section 1 PHA Determines to Undergo Rental Assistance Demonstration (RAD) Program Small PHA Section 18 Blend Repositioning Strategy for Agency.				
Line Item	Description of Activity	Detailed Description of Activity	Date Started	Date Completed
1.1	HUD suspends Streamlined Voluntary Conversion (SVC) Program Application submissions.	HUD held conference call with SCPHA and did not approve SCPHA SVC Plan due to Jefferson Parish Housing Authority court decision. HUD suggested SCPHA undergo RAD Section 18 Blend.	September 3, 2024	September 3, 2024
1.2	Board Resolution Adopted Withdrawing SVC	SCPHA Board of Commissioners Approves Resolution Number 24-11-13-01 Withdrawing	November 13, 2024	November 13, 2024

	Application to HUD SAC.	SVC Application to HUD SAC.		
1.3	Decide to Reposition Agency under RAD Small PHA Section 18 Blend. Board Resolution Adopted to Pursue RAD Small PHA Section 18 Blend application.	SCPHA determines to undergo Rental Assistance Demonstration (RAD) Program Small PHA Section 18 Blend repositioning strategy for agency. SCPHA Board of Commissioners Approves Resolution Number 24-11-13-02 to submit an Application under the RAD Small PHA Section 18 Blend Program.	November 13, 2024	November 13, 2024
1.4	SCPHA Withdraws SVC Application	SCPHA notifies HUD that the PHA wants to withdraw its SVC Application due to HUD decision to suspend the SVC Program.	November 18, 2024	November 18, 2024
1.5	HUD Approves SVC Application Withdrawal Request.	HUD Approves SCPHA SVC Application Withdrawal Request.	November 18, 2024	November 18, 2024

Section 2 Public Housing Agency Plan.				
Line Item	Description of Activity	Detailed Description of Activity	Date Started	Date Completed
2.1	Public Housing Agency Plan Advertised to Public	PHA advertises the PHA Agency Plan for public review and comments. Give deadline for submitting written comments.	May 9, 2025	June 23, 2025
2.2	Public Hearing for Annual Plan	PHA holds required public comment period for Annual Plan and holds the required Public Hearing.	June 24, 2025	June 24, 2025
2.3	Board Approval of Annual Plan	PHA obtains Board approval of the Annual Plan through a formal Board resolution.	June 24, 2025	June 24, 2025

2.4	PHA Submits PHA Plan to HUD Field Office	PHA submits Annual Plan to HUD Field Office for review and approval.	June 24, 2025	June 24, 2025
2.5	HUD Field Office review and approval of Annual Plan.	HUD Field Office approves PHA Plan.	June 24, 2025	June 24, 2025

Section 3 Resident Participation.				
Line Item	Description of Activity	Detailed Description of Activity	Date Started	Date Completed
3.1	Notice of Resident Briefing/Meeting.	PHA send a Notice of the Resident Brief/Meeting to every resident who lived in the property.	March 17, 2025	March 17, 2025
3.2	PHA Holds Resident Briefing and Meetings.	PHA must host at least one briefing and meeting with residents of the properties to provide informational materials and to advise the residents of their rights under RAD. PHA must provide a summary of the resident comments. PHA must provide a listing of the Questions asked and Answers provided during the meeting.	March 20, 2025	March 20, 2025
3.3	Minutes of Meetings.	PHA creates Minutes of the Meetings and Briefings held with the Residents.	March 20, 2025	March 20, 2025
3.4	HUD requests new Resident Meetings.	HUD requests new Resident Meetings since it had been 6 months since the originals meetings were held.	October 15, 2025	October 15, 2025
3.5	Notice of Resident Briefing/Meeting.	PHA send a Notice of the Resident	October 29, 2025	October 29, 2025

		Brief/Meeting to every resident who lived in the property.		
3.6	PHA Holds Resident Briefing and Meetings.	PHA must host at least one briefing and meeting with residents of the properties to provide informational materials and to advise the residents of their rights under RAD. PHA must provide a summary of the resident comments. PHA must provide a listing of the Questions asked and Answers provided during the meeting.	November 5, 2025	November 5, 2025
3.7	Minutes of Meetings.	PHA creates Minutes of the Meetings and Briefings held with the Residents.	November 5, 2025	November 7, 2025

Section 4. Local Government Consultation.				
Line Item	Description of Activity	Detailed Description of Activity	Date Started	Date Completed
4.1	Consultation with Local Official	PHA must consult with the local government officials by providing a copy of the RAD Plan and obtaining certification from local government that the RAD Plan is consistent with the Consolidated Plan.	September 3, 2025	September 3, 2025
4.2	Letter of Support	PHA must obtain a letter of support from the appropriate official at the local governing body.		

Section 5.				
PHA Submits the RAD Application to the HUD Resource Desk.				
Line Item	Description of Activity	Detailed Description of Activity	Date Started	Date Completed
5.1	PHA Submits Draft RAD Application to HUD.	PHA submits Draft RAD Application to HUD through the HUD Resource Desk.	October 15, 2025	October 15, 2025
5.2	HUD reviews the Draft Conversion Plan and requests revisions.	HUD reviews the Draft Conversion Plan and requests revisions from the PHA.	October 15, 2025	October 15, 2025
5.3	PHA submits revisions to the RAD Application to HUD Resource Desk.	PHA submits revisions to the Draft RAD Section 18 Blend Conversion Plan in the format requested by HUD Field Office.	December 19, 2025	December 19, 2025
5.4	HUD approves the Draft RAD Application.	HUD approves the Draft RAD Application and notifies the PHA, in writing. CHAP awarded.		
5.5	HUD reserves conversion authority under the Cap.	HUD reserves conversion authority under the Cap.		
5.6	Contract Rents Determined	Contract Rents Determined by HUD for the project.		

Section 6				
PHA Submits Financing Plan to HUD.				
Line Item	Description of Activity	Detailed Description of Activity	Date Started	Date Completed
6.1	PHA Initiates Draft Financing Plan.	PHA Initiates Draft Financing Plan for the RAD Conversion.	October 15, 2025	October 15, 2025
6.2	A. Type of Conversion.	PHA must identify whether the project will convert to PBV or PBRA.	October 15, 2025	October 15, 2025
6.3	B. Capital Needs Assessment.	PHA must certify that the property has been assessed and the property	February 3, 2026	April 20, 2026

		can be sustained for 20 years.		
6.4	C. Scope of Work.	PHA must complete a Scope of Work of the capital improvements needed at the properties.	February 2, 2026	February 18, 2026
6.5	D. Environmental Review.	PHA must complete the required Environmental Reviews at the properties.	February 3, 2026	April 20, 2026
6.6	E. RAD Fair Housing, Accessibility, and Relocation.	PHA must complete and submit the checklist as described in the RAD notice.		
6.7	F. Sources and Uses of Funds.	PHA remaining public housing funds must be reflected in a Sources and Uses statement.	February 27, 2026	February 27, 2026
6.8	G. Development Team.	PHA shall identify a Development Team for the conversion.		
6.9	H. Proposed Financing Plan.	PHA shall develop a Financing Plan for the conversion.		
6.10	I. Operating Pro-Forma.	The PHA must submit an operating pro-forma.		
6.11	J. Market Study.	PHA shall complete a Market Study.		
6.12	K. Approval of Significant Amendment to PHA Plan.	PHA must submit all requirements for RAD Specific PHA Plan and/or Significant Amendment.	May 9, 2025	June 24, 2025
6.13	L. Pre-Approval of Specific Activities.			
6.14	Approval of Non-Dwelling Real Property.	All non-dwelling property and land possessed by the PHA will be removed from the DOT and from ACC.		
6.15	N. Approved Amendment to Attachment A of the MTW Agreement.	Does Not Apply.	Does Not Apply.	Does Not Apply.
6.16	O. Affirmative Fair Housing Marketing Plan.	Applies to PBRA conversions.		

6.17	P. Estimated Public Housing Funds Available for HAP Subsidy.	Estimate the amount of Public Housing Funds Available for HAP Subsidy.		
6.18	Q. Transfer of Assistance.	Will PHA transfer assistance to another entity.	Does Not Apply.	Does Not Apply.
6.19	R. Resident Comments.	PHA shall record the comments made by residents pertaining to the RAD Conversion.	October 29, 2025	November 5, 2025
6.20	S. Title Report.			

[Parish Letterhead]

ST. CHARLES PARISH OFFICE OF THE PARISH PRESIDENT & OFFICE OF THE COUNCIL

Date: _____, 2026

To: Ms. Elvettra N. Gibbs U.S. Department of Housing and Urban Development New Orleans Field Office Hale Boggs Federal Building 501 Magazine Street, 9th Floor New Orleans, LA 70130-3099

Re: Support for the RAD Section 18 Blend Conversion Program of the Housing Authority of Saint Charles Parish

Dear Ms. Gibbs,

We are writing on behalf of the St. Charles Parish Council and the Office of the Parish President to formally confirm our continued support for the Housing Authority of St. Charles Parish (SCPHA).

Previously, on May 4, 2020, the Parish Council passed Resolution No. 6492 to support the SCPHA's initial Conversion Plan under the Streamlined Voluntary Conversion (SVC) program. We are writing today to endorse the agency's strategic pivot from the SVC program to a RAD Section 18 Blend Conversion.

The Parish Council and Parish President have been fully briefed on this updated conversion strategy by Mr. Jedidiah Jackson, Executive Director of SCPHA , Standard Enterprises, Incorporated (SEI) of Monroe, Louisiana, acting as SCPHA's Development Partner, and Butler Snow LLP, acting as Bond Counsel.

We understand that, much like the previous plan, the RAD Section 18 Blend Conversion will permit SCPHA to reposition its ACC public housing units in St. Charles Parish to a Housing Choice Voucher (Section 8) Program model. We agree with Mr. Jackson's assessment that this conversion will enable SCPHA to transition its public housing into a more stable funding and flexible management model, which will better serve our community than the traditional public housing model.

Please accept this letter as confirmation that the St. Charles Parish Council and the Parish President fully support the SCPHA's updated Conversion Plan utilizing the RAD Section 18 Blend Conversion, and we strongly urge HUD's approval of their submission.

Sincerely,

Matthew Jewell

Parish President, St. Charles Parish

[Name of Current Council Chairperson/Representative]

St. Charles Parish Council

CC: St. Charles Parish Council Mr. Jedidiah Jackson, Executive Director, SCPHA
