

# FAIR HOUSING ASSESSMENT

## Assessing Fair Housing Conditions in Your Community

Name of Community: St. Charles Parish Contract #: \_\_\_\_\_ FY: 2007

### PART I – HOUSING PROFILE

**Census 2000 Summary File 3 Table H32 -Tenure by Units in Structure**  
(<http://factfinder.census.gov/servlet/BasicFactsServlet>)

1. Owner Occupied Units:
  - a. Single attached and detached (row 2+3) 11886
  - b. Mobile Home and others (row 11+12) 1300
  - c. Other Units (rows 5+6+7+8+9+10) 184
  - d. Total Number of Owner Occupied Units: (row 2) 13370
2. Renter Occupied
  - a. Single attached and detached (row 14+15) 1168
  - b. Mobile Home and others (row 22+23) 433
  - c. Two Unit Structure (row 16) 280
  - d. Multiple Unit Structure (rows 17+18+19+20+21) 1171
  - e. Total Number of Renter Occupied Units (row 13) 3052
3. Total Units (row 1) 16422
4. What percent of total occupied housing units are owner occupied single units?  
(add **1 a** and **1 b** then divide by **3**) 80.29
5. What percent of total occupied housing units are multiple unit structure rental units  
(3 or more units)? (Divide **2 d** by **3**) 7.13
6. How many mortgage lenders are located or have offices in your community? 9
7. How many real estate brokers are located and/or have offices in your community? 7

8. Does your community have a comprehensive zoning ordinance? Yes
9. Does your community have or enforce building codes? Yes
10. Are there any new subdivisions building or planned for your community?  
 Yes X No \_\_\_\_\_

**FAIR HOUSING ASSESSMENT  
 PART II - REVIEW OF FAIR HOUSING PRACTICES**

For the HOUSING ACTIVITIES 1-6 that are applicable to your community, provide the following information:

**1. Rental Units: Description of data sources or contacts made.**

Completion of this fair housing assessment, as it relates to total rental units located in the unincorporated of the Parish, involved consultation with the Office of the Parish President, rental unit owners, and statistics from the 1990 U. S. Census for the Parish.

**a. Description of policies or practices examined:**

The Parish requested information regarding the business practices in the following categories:

- Education of employees regarding proper fair housing rental practices;
- Outreach activities;
- Evaluation and monitoring of practices and policies;
- Increasing availability of affordable housing opportunities for low/moderate income individuals; and
- Past or present findings of discrimination and noncompliance with fair housing laws.

**2. Public Housing: Description of data sources or contacts made.**

Completion of this fair housing assessment, as it relates to the total number of public housing units located in the Parish involved consultation with the Office of the Parish President, as well as Housing Authority staff:

**a. Description of policies or practices examined:**

The Parish requested information regarding operational practices in the following categories:

- Education of employees regarding proper fair housing rental practices;
- Outreach activities;
- Evaluation and monitoring of practices and policies;
- Increasing availability of affordable housing opportunities for low /moderate income individuals; and
- Past or present findings of discrimination and noncompliance with fair housing laws.

**3. Mortgage Lending Institutions: Description of data sources or contacts made.**

Consultation involved contact with the various lending institutions and the Office of the Parish President.

**a. Description of policies or practices examined:**

The Parish requested information regarding the business practices in the following categories:

- Education of employees regarding proper fair housing lending practices;
- Outreach activities;
- Evaluation and monitoring of practices and policies;
- Increasing availability of mortgage opportunities for low/moderate income individuals; and
- Past or present findings of discrimination and noncompliance with fair housing laws.

**4. Real Estate Brokerage Services: Description of data sources or contacts made.**

Completion of this fair housing assessment as it relates to real estate brokerage services located in the Parish, involved consultation with the LA Real Estate Commission, New Orleans Parish Board of Realtors, and the Office of the Parish President.

**a. Description of policies or practices examined:**

The Parish requested information regarding real estate business practices in the following categories:

- Education of agents regarding proper fair housing real estate brokerage practices;
- Outreach activities;
- Evaluation and monitoring of practices and policies;
- Increasing availability of brokerage services and opportunities for low/moderate income individuals; and
- Past or present findings of discrimination and noncompliance with fair housing laws.



**5. Zoning Ordinances: Description of data sources or contacts made.**

The Office of the Parish President advised that there are comprehensive zoning requirements for the entirety of the Parish.

**a. Description of policies or practices examined:**

The Parish provided information regarding zoning practices in the following categories:

- Education of staff regarding proper zoning practices;
- Outreach activities;
- Evaluation and monitoring of practices and policies;
- Past or present findings of discrimination and noncompliance with zoning laws.

**6. Building Codes: Description of data sources or contacts made.**

St. Charles Parish adopted the Louisiana Uniform Construction Code in January, 2007. The Parish also complies with the mandates of the Federal Flood Insurance Program by requiring structures being built in the 100-year floodplain to elevate in accordance with federally-designated base flood elevation requirements. The Office of the State Fire Marshal requires approval of construction plans for commercial structures prior to the start of construction to ensure compliance with fire safety codes.

**a. Description of policies or practices examined:**

The Parish provided information regarding building codes in the following categories:

- Education of staff regarding enforcement of building code practices;
- Outreach activities;
- Evaluation and monitoring of practices and policies;
- Past or present findings of discrimination and noncompliance with zoning laws.

**FAIR HOUSING ASSESSMENT**  
**PART III - IDENTIFICATION OF IMPEDIMENTS**

**1. Rental Units: (Mark N/A. and skip to next question if answer to ONE in PART I is zero)**

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to rental housing because of their race, color, religion, sex, national origin, handicap, or familial status? (For example: Unnecessary or burdensome application procedures; unreasonable requirements)

Yes: \_\_\_\_\_

No: XXXX

Not Applicable: \_\_\_\_\_

**2. Public Housing: (Mark N/A. and skip to next question if answer to TWO in PART II is zero)**

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to public housing units because of their race, color, religion, sex, national origin, handicap, or familial status? (For example: Unnecessary or burdensome qualification requirements; Unreasonable requirements)

Yes: \_\_\_\_\_

No: XXXX

Not Applicable: \_\_\_\_\_

**3. Mortgage Lending Institutions: (Mark N/A. and skip to next question if answer to THREE in PART I is zero)**

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to mortgage loans because of their race, color, religion, sex, national origin, handicap, or familial status? (For example: Inconsistent appraisal practices. red lining)

Yes: \_\_\_\_\_

No: XXXX

Not Applicable: \_\_\_\_\_

**4. Real Estate Brokerage Services: (Mark N/A and skip to next question if answer to FOUR in PART I is zero)**

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to real estate brokerage services because of their race, color, religion, sex, national origin, handicap or familial status? (For example, uneven appraisal practices, redlining, unnecessary or burdensome application procedures, exclusion from listing services, steering)

Yes: \_\_\_\_\_

No: XXXX

Not Applicable: \_\_\_\_\_

5. **Zoning Ordinances:** *(Mark N/A and skip to next question if answer to FIVE in PART I is no)*

Does the Parish's zoning ordinance restrict or have the effect of restricting housing choices for persons of similar income levels because of their race, color, religion, sex, national origin, handicap, or familial status? *(For example: restrictive regulations that make low income housing developments difficult.)*

Yes: \_\_\_\_\_

No: XXXX

Not Applicable: \_\_\_\_\_

6. **Building Codes:** *(Mark N/A and skip to next question if answer to SIX in PART I is no)*

Does the Parish's building code ordinance restrict or have the effect of restricting housing choices for persons of similar income levels because of their race, color, religion, sex, national origin, handicap, or familial status? *(For example: restrictive regulations that make low income housing developments difficult.)*

Yes: \_\_\_\_\_

No: XXXX


Not Applicable: \_\_\_\_\_

**FAIR HOUSING ASSESSMENT  
PART IV- ANALYSIS OF IMPEDIMENTS**

No impediments to fair housing were identified in review of Parish's practices; no items marked "yes" in Part III.

**FAIR HOUSING ASSESSMENT  
PART V-ACTIONS TO OVERCOME IDENTIFIED IMPEDIMENTS**

Where there were no impediments identified in the completion of this assessment, the Parish of St. Charles will maintain information regarding fair housing laws at the Parish Government Offices and provide information to persons seeking assistance in resolving incidents of fair housing discrimination.

Date Assessment Completed:	July, 2007
Preparer of Assessment:	Bordelon, Foreman & Associates, Inc.
Signature of Chief Elected Official:	 Albert D. Laque, Parish President St. Charles Parish Government