



St. Charles Parish Housing Authority

2024-2025 Annual Report

Presented by:

Jedidiah Jackson, Executive Director

Presented to:

The St. Charles Parish Council, Parish President Jewell and Parish Officials

SCPHA Board of Commissioners:

Webb Jay, IV (chair), Delerio Bailey (vice-chair),

Rodney Woods, Marilyn Diggs,

Gilbert Joseph (resident), Councilperson Michele deBruler (ex-officio)



St. Charles Parish Housing Authority

2024-2025 Annual Report

Our Mission:

To provide decent, safe and sanitary housing for low to moderate income families throughout St. Charles Parish.

Agency Facts and Figures:

SCPHA currently serves 47 families at the Boutte property, and 263 voucher holders that reside around the Parish through its Housing Choice Voucher program.

Funding Sources:

FY24 Public House Operating Budget: \$815,800 (subsidy and rent collection)

FY24 Capital Project Funding: \$357,998 (HUD grant)

FY24 Housing Choice Voucher Admin Budget: \$245,800 (administrative subsidy)

FY24 Housing Choice Voucher Funding: \$3,000,000 (subsidy)



St. Charles Parish Housing Authority

2024-2025 Annual Report

Public Housing Accomplishments

HUD Assessment Score Improvements:

- Increased from **18** (in 2023) to **77** in **2024**.
- An accomplishment to be lauded as rarely do scores increase that much over a one year period.

New Inspection Process:

- Implemented quarterly inspections to address maintenance issues proactively.
- Planning housekeeping seminars to clarify resident and agency responsibilities.

Timely HUD Submissions:

- Audited & Un-audited Financial Data Schedules submitted
- FY25 Annual Plan & 5-Year Plan 2025-2029 Capital Fund Program Plans submitted

Improved Operating and Capital Fund Vouchering:

- More consistent drawdown of available HUD funding.

PIC System Score:

- Maintained a **100%** score for timely resident reexaminations and inspections.



St. Charles Parish Housing Authority

2024-2025 Annual Report

HCV Accomplishments

Emerged from Shortfall Status:

- Intentionally adding new voucher recipients monthly while maintaining fiscal stability.

Program Growth:

- HUD has increased allocated funding.
- Added an average of 3 new landlords per month.
- Planned Tenant and Landlord Webinar

Performance Metrics:

- Maintained "Standard Performer" SEMAP status, with steps to improve.
- PIC score increased from 99.5 to 99.8.



St. Charles Parish Housing Authority

2024-2025 Annual Report

Agency-wide Strengths

New Fee Accountant:

- Successfully transitioned to **76Strategies**, improving budgeting, reporting, and fiscal accountability.

Strengthening Internal Controls:

- Look forward to hiring a Finance Director within the next month.

System Upgrades:

- Anticipate moving to a new property management system in November with an integrated financial module.

Board & Staff Development:

- Board members have received governance training.
- Providing staff training for new technology and systems.

5-Year Strategic Goals:

- **Family Self-Sufficiency (FSS) Program:** Promote goal making with financial incentives.
- **Resident Opportunity for Self-Sufficiency (ROSS) Program:** Connect residents with community resources.
- **Homeownership Program:** Convert rental subsidies to mortgage assistance.



St. Charles Parish Housing Authority

2024-2025 Annual Report

Opportunities for Improvement

Goal:

- Improve communication at every level of the organization.
- Improve community engagement.

Initiatives:

- Quarterly tenant and landlord webinars.
- Developed the first actionable Emergency Preparedness Plan with St. Charles Parish EOC.
- Utilizing the parish's mass text system.
- Upgrading the website and adding mass email capabilities.

Public Invitation:

- Monthly Board of Commissioners meetings are open to the public (4th Tuesday, 6 PM, Council Chambers).



St. Charles Parish Housing Authority

2024-2025 Annual Report

SCPHA Conversion Update

The Setback:

- The nationwide termination of the Streamline Voluntary Conversion program halted our initial redevelopment plans.

The Impact:

- This was a blow to the agency, residents, and stakeholders, as the process was key to redeveloping shuttered properties.

The Solution:

- The Authority is now undertaking a RAD/Section 18 blend conversion program.

The Outcome:

- This will achieve the same results as the previous plan.
- Reposition and renovate the Boutte property and the Hahnville property
- Demolish and rebuild the Des Allemands property to bring them back online.

How it Works:

- Converts 90% of units to project-based vouchers and 10% to tax credit/HUD subsidy-based units.



St. Charles Parish Housing Authority

2024-2025 Annual Report

SCPHA Conversion Update (cont.)

Collaboration is Key:

- We have been working with our local HUD field office and a HUD consultant since the beginning of the year.

Application in Progress:

- Following a recent plan approval, we will begin working with our developer partner, Standard Enterprises, to upload the required application documents to the RAD Resource Desk.

The Goal Remains:

- To accomplish our redevelopment and provide decent, safe, and quality affordable housing.

Funding Strategy:

- Utilize current public housing capital funds and reserves.
- Reach out to local, state, and federal partners for resources to ensure project feasibility and completion.



St. Charles Parish Housing Authority

2024-2025 Annual Report

Conclusion and Thank You!

- **Despite setbacks and challenges, the St. Charles Parish Housing Authority is in a strong position for future success.**
- **We have improved in almost every metric where improvement was mandated.**
- **We are moving forward with the redevelopment of our housing stock to ensure safe and decent affordable housing for St. Charles Parish families.**
- **Thank you for your time this evening.**
- **Your feedback and awareness of what we do are important.**

Questions?