



**ST. CHARLES PARISH
HOUSING AUTHORITY**

EXECUTIVE DIRECTOR

LEATRICE HOLLIS

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PUBLIC HOUSING IS A CRITICAL
FORM OF SUPPORT AND STABILITY
FOR RESIDENTS OF
ST. CHARLES PARISH

IT OFFERS LOW-INCOME PARISH
RESIDENTS A SAFE AND SECURE
HOUSING OPTION IN PLACES WHERE
AFFORDABLE PROPERTY MAY NOT BE
AVAILABLE



PAST MANAGEMENT ISSUES:

1. NON-COMPLIANCE

- Civil Service
- HUD Physical & Regulatory
- Failing infrastructure

2. MISMANAGED FINANCES

- No money, Administratively over budgeted, INCOMPLETE REPORTING

3. Neglected Physical Structures

- Sub-standard conditions

PROGRESS REPORT



MY RESPONSE TO NON-COMPLIANCE AND MISMANAGED FINANCES

Note: These two points must be handled together
Mismanaged finances is what led to non-compliance

1. SALARIES ADJUSTED TO PAYGRADE

*Now in compliance with civil
service

2. CONTRACT EMPLOYEES TERMINATED

*Immediately brought us out of
“the red”

3. FINALIZED PROCEDURES

*In order to release capital funds
And satisfy regulatory
requirement

PROGRESS REPORT (continued)



MY RESPONSE TO BLIGHT

1. Increased training for maintenance staff

*Raised standards for repairs

2. Maintenance is actively updating units EVERY DAY

*Maintenance now has proper supplies and materials

*NEW: Security camera system

3. BUILDING COMMUNITY

*Encouraging tenants to take pride in their rental units

*Maintenance staff now has pride in what they do



BEFORE (Living Room)



AFTER (Living Room)



BEFORE (Bathroom)



AFTER (Bathroom)



BEFORE (Kitchen)



AFTER (Kitchen)

PLANNING FOR THE FUTURE









THE RAD MODEL

*Rental Assistance Demonstration

- *A National Program
- *RAD brings investors to the table to renovate properties

If implemented:

- *SCPHA partners with investors to renovate and modernize units, however the structure of ownership changes
- *The investor becomes 2/3 owner, HUD 1/3 (of an entity governed by a board)
- *This limits HUD's role

Before RAD	After RAD
 <p>Properties are typically not funded at 100% in Public Housing</p>	 <p>Properties are placed on a more stable Section 8 funding platform</p>
 <p>In Public Housing, PHAs cannot borrow money to perform necessary repairs</p>	 <p>PHAs and owners can more easily borrow money and perform rehabilitation work</p>
 <p>The funding fails to keep up with the deteriorating living conditions of residents</p>	 <p>The living conditions of residents are improved</p>
 <p>Residents cannot choose to move without losing housing assistance</p>	 <p>Residents may receive a tenant-based voucher, or similar assistance, and move after 1 year in PBV and 2 years in PBRA</p>

PLANNING FOR THE FUTURE (continued)

DISPOSITION

*Allows us to give housing choice vouchers to our own units, making HUD a project based HAP (offsite)

*This results in SCPHA paying themselves as a landlord, which increases our cash flow and generates additional funding that can be invested in creating additional affordable housing opportunities

*This is done by acquiring blighted properties and vacant lots to construct or renovate units for affordable housing

RENOVATE AND BUILD

*Create an expanding supply of housing + increase surrounding property values (increases tax income for St. Charles Parish)

ENCOURAGING LANDOWNERS TO ACCEPT HOUSING CHOICE VOUCHERS

*113 HOUSING CHOICE VOUCHER THAT ARE NOT VIABLE DUE TO LACK OF HOMEOWNER PARTICIPATION

**There are currently
371 people on a
list for low-rent
and an additional
500 for housing
choice vouchers**

UPCOMING:

*Washington D.C.
December 3-7
Meeting with
Congressional and HUD
officials to discuss
options

THANK YOU FOR YOUR TIME.



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