

EXECUTIVE DIRECTOR

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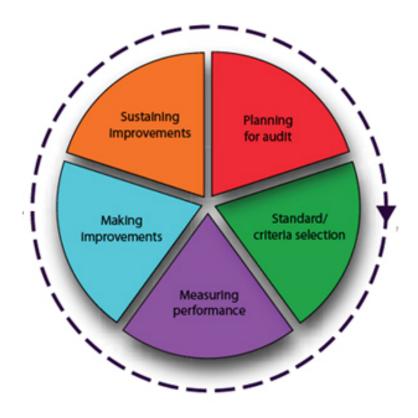
PUBLIC HOUSING IS A CRITICAL FORM OF SUPPORT AND STABILITY FOR RESIDENTS OF ST. CHARLES PARISH

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

2017 Audit

State of SCPHA





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 noncompliance

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



Properties are typically not funded at 100% in Public Housing



In Public Housing, PHAs cannot borrow money to perform necessary repairs



The funding fails to keep up with the deteriorating living conditions of residents



Residents cannot choose to move without losing housing assistance

After RAD



Properties are placed on a more stable Section 8 funding platform



PHAs and owners can more easily borrow money and perform rehabilitation work



The living conditions of residents are improved



Residents may receive a tenantbased voucher, or similar assistance, and move after 1 year in PBV and 2 years in PBRA

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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