

Regional Housing Initiatives

SCPDC

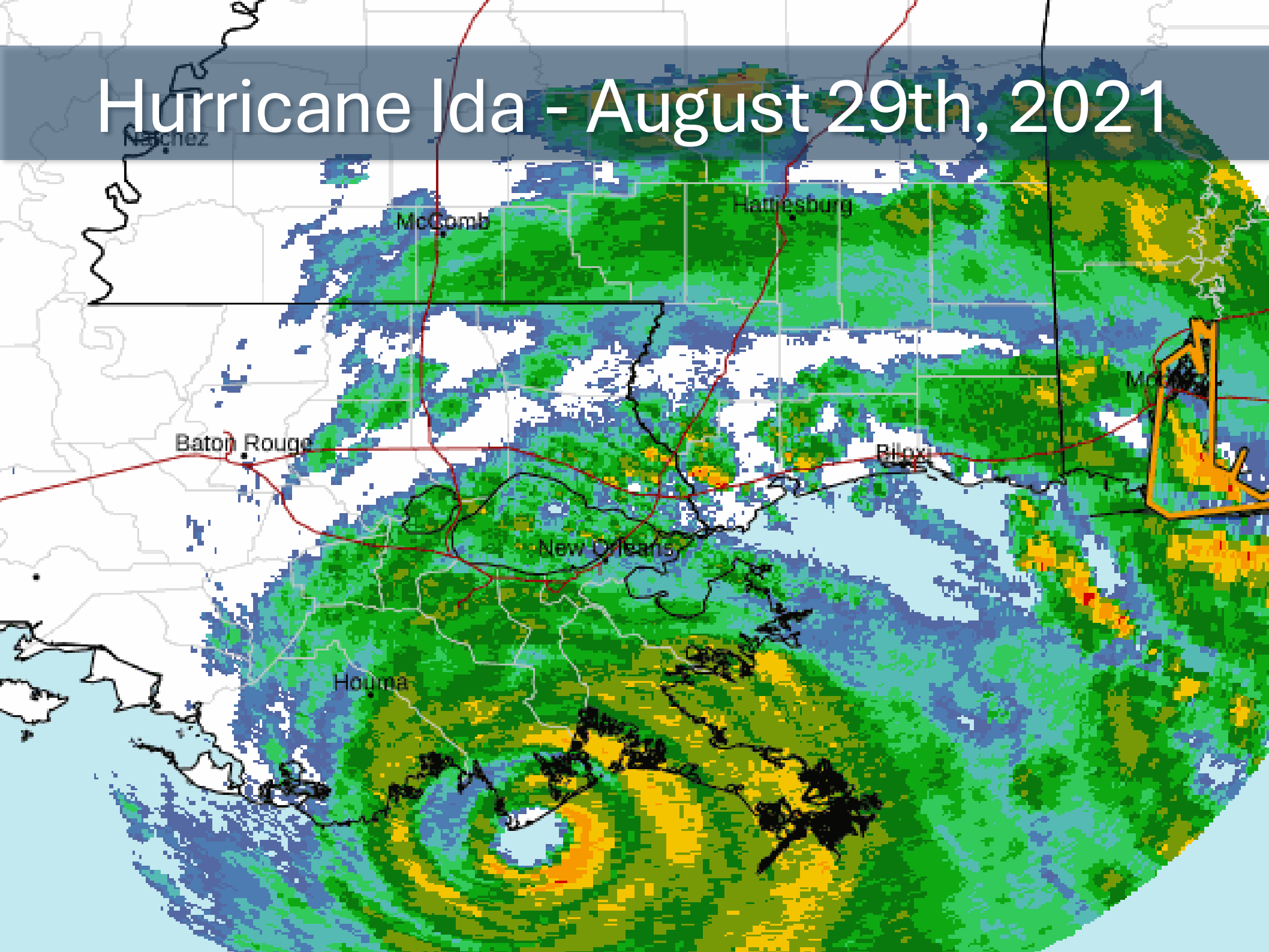
**South Central Planning &
Development Commission**

Housing Needs of Region 3

40 Years of Housing Issues

- Natural Disasters
- High increasing Insurance Premiums
- Substandard Housing Stock
- Limited Developer Incentives
- Over 3,500 affordable homes needed

Hurricane Ida - August 29th, 2021



Aftermath of Hurricane Ida



Strategic Plan Key Questions

1. Hazard Analysis

- Highwinds/Floods/Fire

2. Fund Availability

- Grants/Donations/Bonds/local

3. Tract Method

- Manufacture/contractor/Outsource

4. Determine Legal Structure

- Nonprofit-vs-Internal

SCPDC Decisions

1. Prepare for high-wind/ flood/ & fire.
2. SCPDC redirected existing funds.
3. SCPDC became a manufacturer
4. SCPDC created a hybrid non-profit & Housing Dept.

Homeowner Needs

- Affordable Housing
- Assistance with Loans
- Assistance with Insurance
- Low Maintenance Home Design
- Storm Ready and exceed Building Code
- Energy Efficient
- Aesthetically Pleasing

Long-term Goal

Build a program to construct Affordable & Sustainable Housing Units in South Louisiana

- **Coastal Zone**
- **Flood Zones**
- **Affordable**
- **Homeowner Insurance**
- **Re-build Housing Stock**

Work with Government Partners to revitalize neighborhoods

Partners

Local, State and Federal Partners to assist citizens with becoming Homeowners.

- Office of Community Development
- GOHSEP
- Louisiana Housing Corporation
- USDA
- HUD
- Economic Development
- Parish & Municipal Governments
- Local Housing Authorities
- SCPDC Departments
- Insurance Companies

Board Approved

- 4.5 Million Dollar Investment in Affordable Housing.
- Approve the Purchase of a 1.5 Million Dollar Manufacturing Facility.
- Approved the creation of Non-Profit.



SCRACH

SOUTH CENTRAL REGIONAL AFFORDABLE COMMUNITY HOUSING

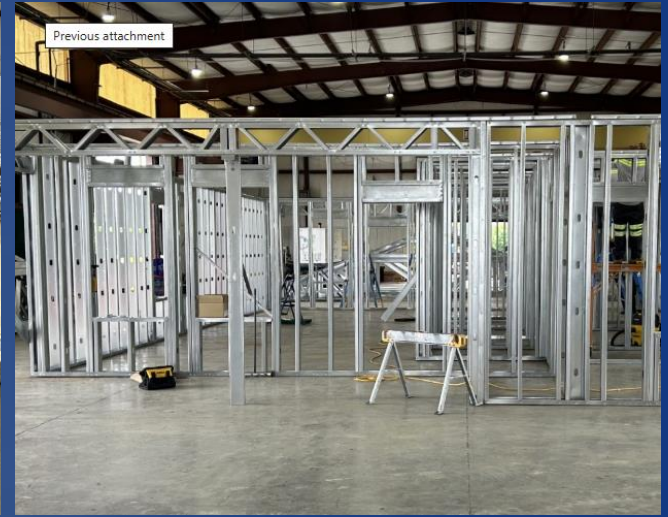
Equipment



Close Cell Spray Foam Insulation



Light Gauge Steel Roll Forming



SCPDC
**South Central Planning &
Development Commission**

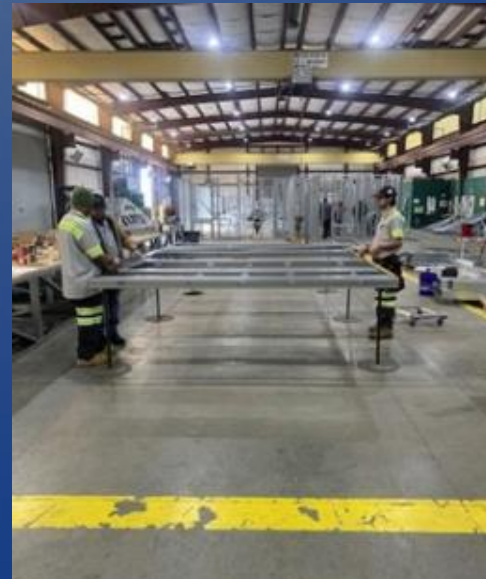


SCRACH
SOUTH CENTRAL REGIONAL AFFORDABLE COMMUNITY HOUSING

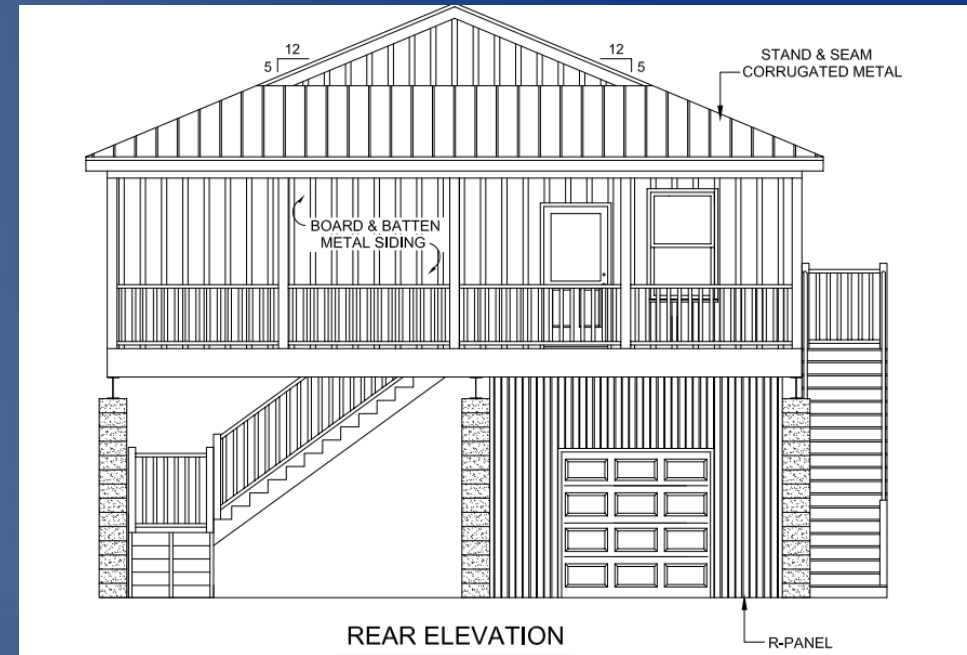
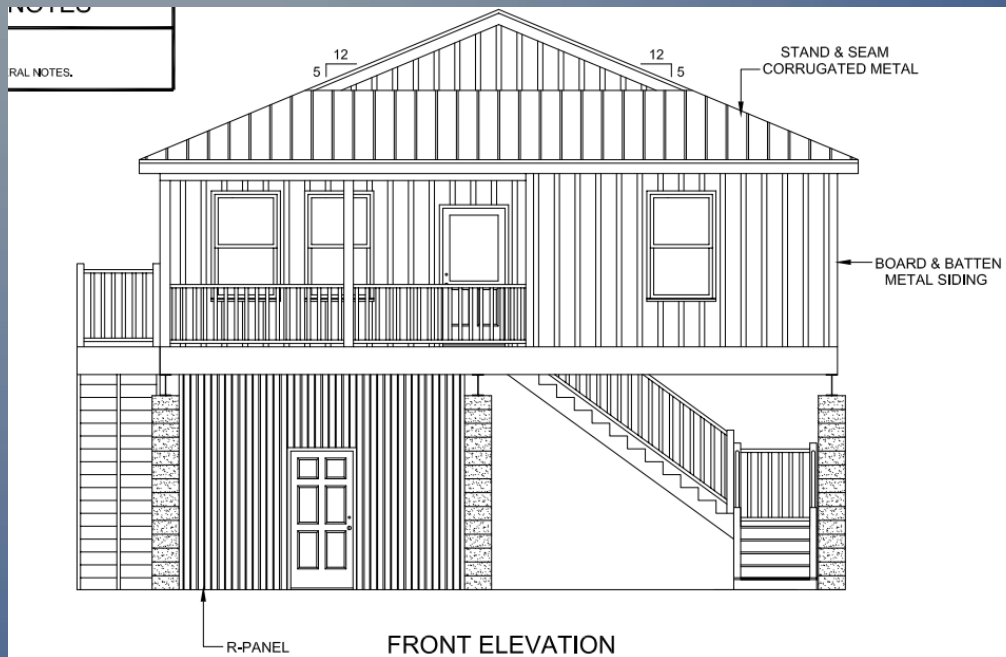
1727 Coteau Rd.
Houma La.



Personnel & Partners



Our First Home



600 Westview
Houma, LA

Next Steps of Action

Continue to develop Operational Plans

- **Responsibilities & Management**
- **Safety**
- **Purchasing & Procurement**
- **Compliance**

Think Tanks & Coordination (HUD, OCD, LHC, HA)

Collectively working with partners to accomplish key Goals and Objectives

SCRACH Timeline 2022

Timeline 2022

IRS Non Profit Statu	Name	100%	5/2/22	9/22/22
Program Manager Hired		100%	9/26/22	9/28/22
Research and Investagation		100%	9/28/22	12/1/22
Fortified Program		100%	12/1/22	12/15/22
Adjudicated Assessments		100%	10/1/22	12/31/22

SCRACH Timeline 2023

Timeline 2023			
Equipment Research and Specification	100%	1/1/23	5/1/23
Set up Charge Accounts	100%	1/5/23	4/1/23
Meeting With Vendors	100%	1/5/23	6/1/23
Meeting with Surveyors	100%	1/1/23	2/1/23
Commercial Contractors Course	100%	3/6/23	5/1/23
Contractors License	100%	5/1/23	5/1/23
Warehouse Search	100%	5/5/23	9/19/23
Hiring Employees	100%	9/23/23	12/30/23
Purchase Coteau Facility	100%	11/7/23	11/8/23
Coteau Building Renovation	100%	12/1/23	3/30/24
Training Staff	50%	9/1/23	4/30/24

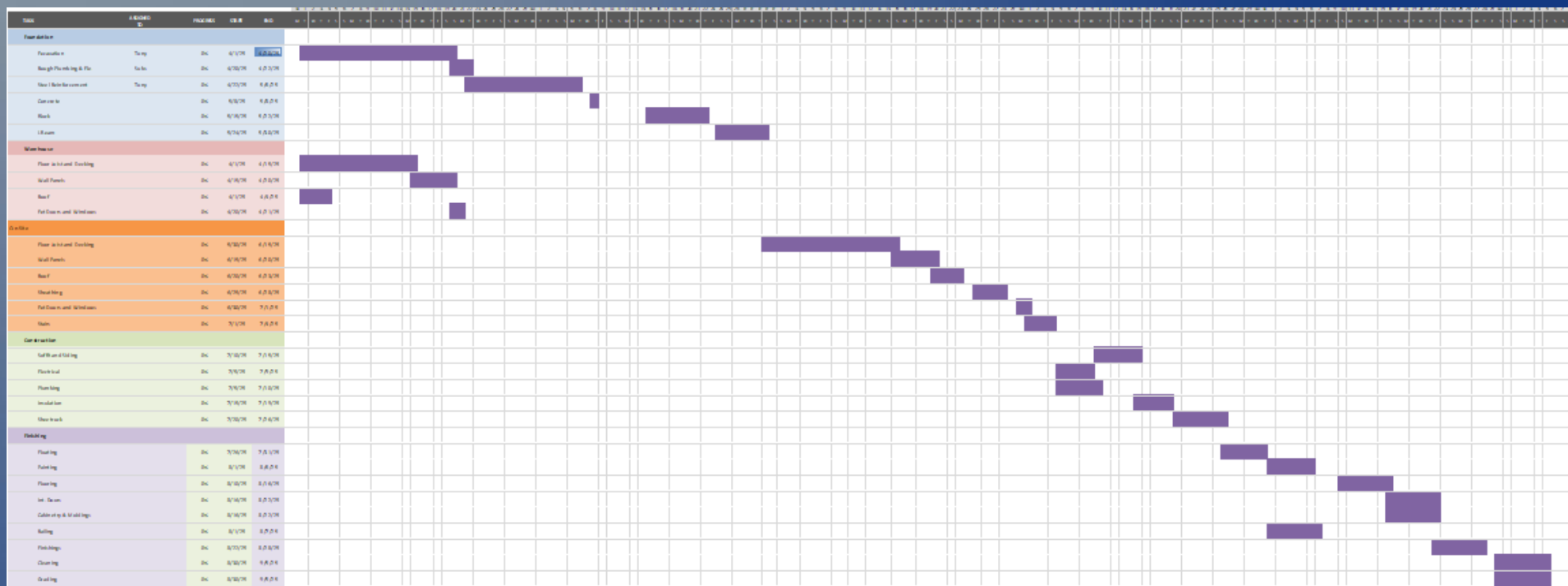
SCRACH Timeline 2024

Timeline 2024			
Knudson Install and training	100%	12/15/23	2/16/24
Furniture & Equipment Pick-up	100%	1/1/24	2/15/24
Spray Foam Training	100%	4/30/24	5/3/24
Demolishing Baldwin	100%	3/19/24	4/6/24
Assumption Clerk of Court Warehouse	30%	7/1/24	12/31/24
Westview St Properties	10%	10/13/23	10/15/23
Payne St Property	10%	8/1/24	10/10/24
Architec and Engineering Contract	50%	3/15/24	10/15/24
House Plans Prototype	0%	10/15/24	12/1/24
House Build	0%	12/1/24	3/15/25

SCRACH Timeline 2025

Architec and Engineering Contract	100%	10/1/24	4/1/25
House Plans Prototype	100%	2/1/25	4/1/25
House Build	25%	4/1/25	9/1/25

600 Westview Timeline



Closing

“The way to get started is to quit talking and begin doing.”

-Walt Disney



SCRACH
SOUTH CENTRAL REGIONAL AFFORDABLE COMMUNITY HOUSING

Questions?

Kevin Belanger

kevin@scpdc.org

WWW.SCPDC.ORG

985-851-2900



SCRACH
SOUTH CENTRAL REGIONAL AFFORDABLE COMMUNITY HOUSING