2045 TANGIPAHOA COMPREHENSIVE PLAN

A "HAZARDS-FIRST" APPROACH TO COMPREHENSIVE PLANNING

Tangipahoa Parish Planning Department
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Planning Commission Adopted 11/7/2023

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ACKNOWLEDGEMENTS

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Sincere appreciation is extended to all those involved in the project, including:

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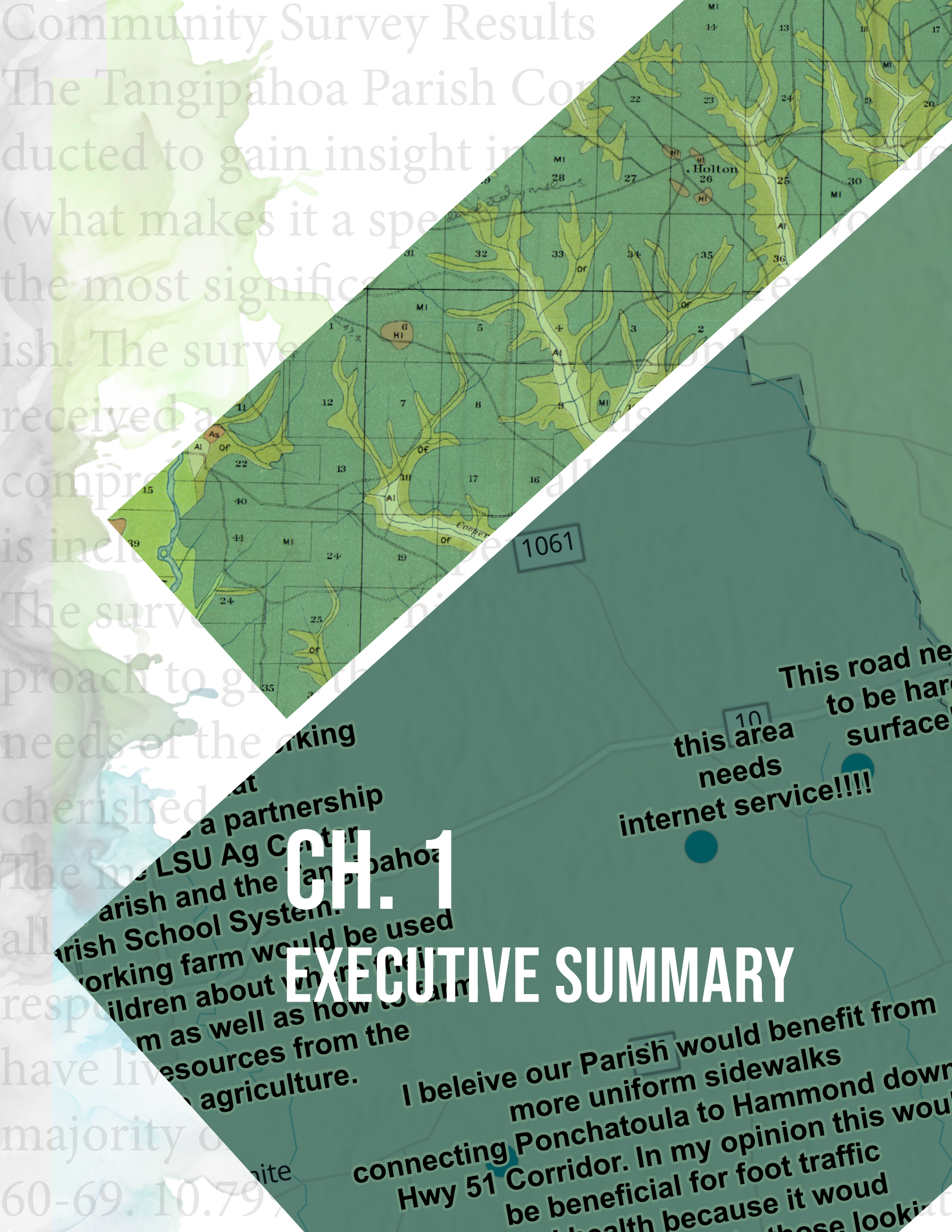
Thank you all for your unwavering commitment, collaborative spirit, and dedication to this project!



CH. 1

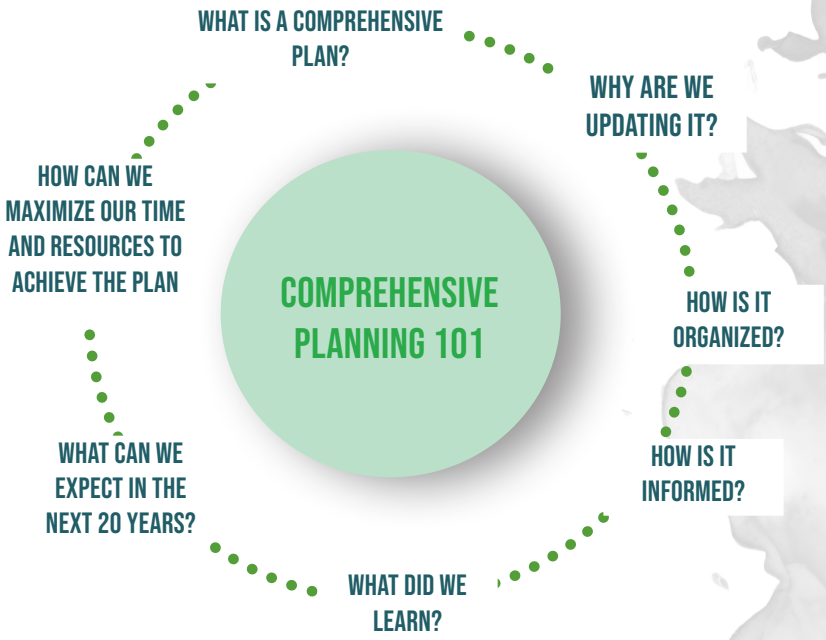
EXECUTIVE SUMMARY

1.1 WHAT IS THE FUNCTION OF THE PLAN?

1. **Defining 'Comprehensive Plan.'** A Comprehensive Plan examines a place's history, character, development patterns, hazards, opportunities, and challenges to build agreement on how to best work together to advance community goals and achieve a long-term vision for a place.

2. **This is an update!**
The last Parish Comprehensive Plan was developed in 2008 (i.e., 15 years ago) and the Vision was: "We want the parish to be like it was, only better." Today's Plan is an update with a planning period of 22 years, ending in 2045.

3. **Plan focus.**
This Plan addresses two very simple—yet critical—questions for Tangipahoa Parish:



What is driving the way our communities have developed to date?

How can we achieve the type of growth we want in the long term?

4. **Who makes the plan?** The Parish compiled statistics and data, in addition to conducting outreach and engagement with residents and stakeholder groups to inform the assessment of existing conditions in this Profile. Because—while resources like Census data and economic indicators are key to isolating trends and identifying challenges and opportunities—it is the people who live, work, and play in Tangipahoa Parish that know their community and are best positioned to speak to the parish's history and future based on their lived experience.

1.2 WHAT IS DRIVING THE WAY OUR COMMUNITY HAS DEVELOPED?

1. **Existing Conditions.**
Assessment of existing conditions informs the public's understanding of how development has occurred in the past, how these trends have shaped the Parish today, and help to identify opportunities and challenges to future growth that long-term planning can both support and work to address. Chapters 4-14 of the Plan review the Parish's history, housing, land use, environment, infrastructure, transportation, hazards, and cultural resources to elevate key information, context, trends, resources, and challenges that emerged for further community discussion and consideration. Discussions focused on unpacking the data and fact-checking findings against local, lived experience, and then towards building consensus around and defining the Parish Vision for 2045. From the Plan development process, the main drivers within existing conditions that contribute to the current built environment in the Parish include:

   a. The Parish has a historically strong, civically engaged, local population consisting of hard-working families who have called Tangipahoa their home for generations: hunting, fishing, farming, and enjoying a more rural and small-town quality of life.
   b. Since 2010, the Parish has steadily grown at a rate of approximately 3% per year, predominately in the

South, in and around the city of Hammond and along the interstate corridors of I-12 and I-55.

c. Recent population growth is primarily in response to lower housing costs, the Parish's regional location relative to New Orleans and Baton Rouge, and from migration from coastal areas experiencing higher flood risk.
d. With over 791 square miles; Tangipahoa Parish has land available for industrial, commercial, and residential development. Lack of infrastructure, road access, and the 'spiderweb' of floodplains and wetlands are the primary causes for limited development.
e. Growth is largely unplanned as there is no land use regulation and limited subdivision requirements in place, so new development is naturally occurring near existing roadways and public utilities to keep development costs manageable.
f. Growth is also largely underfunded, where low taxes limit local government investment in road maintenance, development of new and expanded roads, increased connectivity, and improved services (i.e., broadband, schools, drainage).
g. The Tangipahoa River, Natalbany River, and connecting systems of canals and ditches in the Parish constrict development patterns, creating a network of floodplains that limit opportunities for safe development. This pattern of widespread flood risk informs much of why the Parish is developed in sparsely populated areas divided by channels and tributaries.
h. Existing residents and businesses are experiencing increased traffic congestion, increased instances of localized flooding, reduced school capacity and services, limited broadband service, and interruptions in water quality and water availability for fire protection.
i. The State of Louisiana and the nation are similarly experiencing more frequent and intense rainfall and flooding events, working to upgrade and maintain aging infrastructure, and promoting best practices to both maintain and develop future housing stock that is both affordable and resilient.

IMAGE: TANGIPAHOA PARISH - COMMUNITY MEETING

1.3. HOW CAN WE ACHIEVE THE TYPE OF GROWTH WE WANT?

The Vision

Tangipahoa Parish is at a unique crossroads, where undesirable outcomes are manifesting in the built environment for existing residents, while the Parish is very likely to continue to experience population growth. This future growth demands responsible land use management and strategic action to support achieving the 2045 Plan Vision, which reads:

> ***"In 2045, Tangipahoa Parish is a vibrant and secure environment where residents enjoy historic connections to nature and the Parish's agricultural heritage, while also reaping the benefits of robust infrastructure, a balanced approach to growth and development, a thriving economy, and a strong and innovative education system."***

The Vision is informed by outreach and engagement efforts described in Chapter 3, including over 930 total online survey, comments, and mapping activity responses, as well as ongoing in-person community, stakeholder, and steering committee member feedback; an assessment of future population growth, infrastructure needs, the economy, and hazards; and best practices in urban and regional planning.

1.4 PLAN VISION & FOCUS AREAS

With a significant increase in population (30-48%) anticipated between 2030 and 2050, the Plan Vision and Focus Areas (Chapter 14) were formulated to support a targeted and focused approach to planning over the next 22 years. *Focus Areas and associated visions include:*

Focus Area 1: Infrastructure & Critical Facilities
Vision: Resilient infrastructure & facilities withstand growth pressures, severe weather, and revenue fluctuations.
Focus: Keeping pace with and mitigating impacts of new development.

Focus Area 2: Economic Development
Vision: The Parish is celebrated as a strategic location for business development and job creation.
Focus: Balancing growth while preserving agricultural and small businesses that define local character.

Focus Area 3: Land Use Planning
Vision: The Parish is known for its balanced approach to growth, green space, historic agricultural sites, and resilient residential neighborhoods.
Focus: Managing land uses in areas experiencing growth and areas less prone to flood risk.

Foucs Area 4: Environment & Quality of Life
Vision: Natural resources are valued and protected to support outdoor recreation, reduce flood risk, and improve environmental quality.
Focus: Increasing access to nature and managing growth, while maintaining natural resources.

1.5 PLAN GOALS, OBJECTIVES, AND POLICIES

To guide the day-to-day decisions of elected officials and local government staff and provide a basis for the Parish to make decisions about its future land use, Plan Goals, Objectives, and Policies (Chapter 15) were established and informed by the Plan development process.

1.5.1 Infrastructure & Critical Facilities

1. **DRAINAGE:** Stop properties from flooding or slow the increase in flood risk.
2. **DRAINAGE:** Increase public awareness and understanding of flood risk through projects with multiple benefits.
3. **WASTE WATER:** Ensure that the water and wastewater systems are adequate to meet the demands of the community.
4. **BROADBAND:** Ensure that consistent, high-speed internet is available parishwide.
5. **FIRE PROTECTION:** Provide citizens with consistently rapid, effective fire-fighting services that minimize threat to life, environment and property.
6. **EDUCATION:** Encourage the School District to prepare for long-term school population growth, facilities, and transportation network needs.
7. **FACILITIES:** Improve public sites and buildings to increase sustainability and resilience.
8. **UTILITIES:** Facilitate the development and maintenance of all utilities at the appropriate levels of service to accommodate anticipated growth.
9. **TRANSPORTATION:** Provide a modern, efficient, and sustainable transportation network in the Parish.

1.5.2 Economic Deveopment

10. **RAIL:** Maximize use of rail and road systems to improve Economic Development outcomes.
11. **INDUSTRY:** Encourage industrial establishments to locate in Central and Northern Tangipahoa Paris
12. **GROWTH:** Attract young families with children to live, work, and play in the parish through economic development programs to better support income equality and an improved standard of living for all.
13. **HISTORIC PRESERVATION:** Support historic preservation efforts across Tangipahoa Parish to retain local, small-town charm, and preserve historically significant structures.
14. **GEOGRAPHIC:** Capitalize on geographical assets for economic development.

1.5.3 Environment and Quality of Life

15. **RESOURCES:** Protect and provide access to the Parish's unique environmental and natural resources.
16. **GROWTH:** Proactively manage growth as a "receiver community" able to sustainably accommodate continued in-migration from coastal parishes while maintaining a high quality of life for all residents and businesses.

1.6 THE FUTURE LAND USE MAP

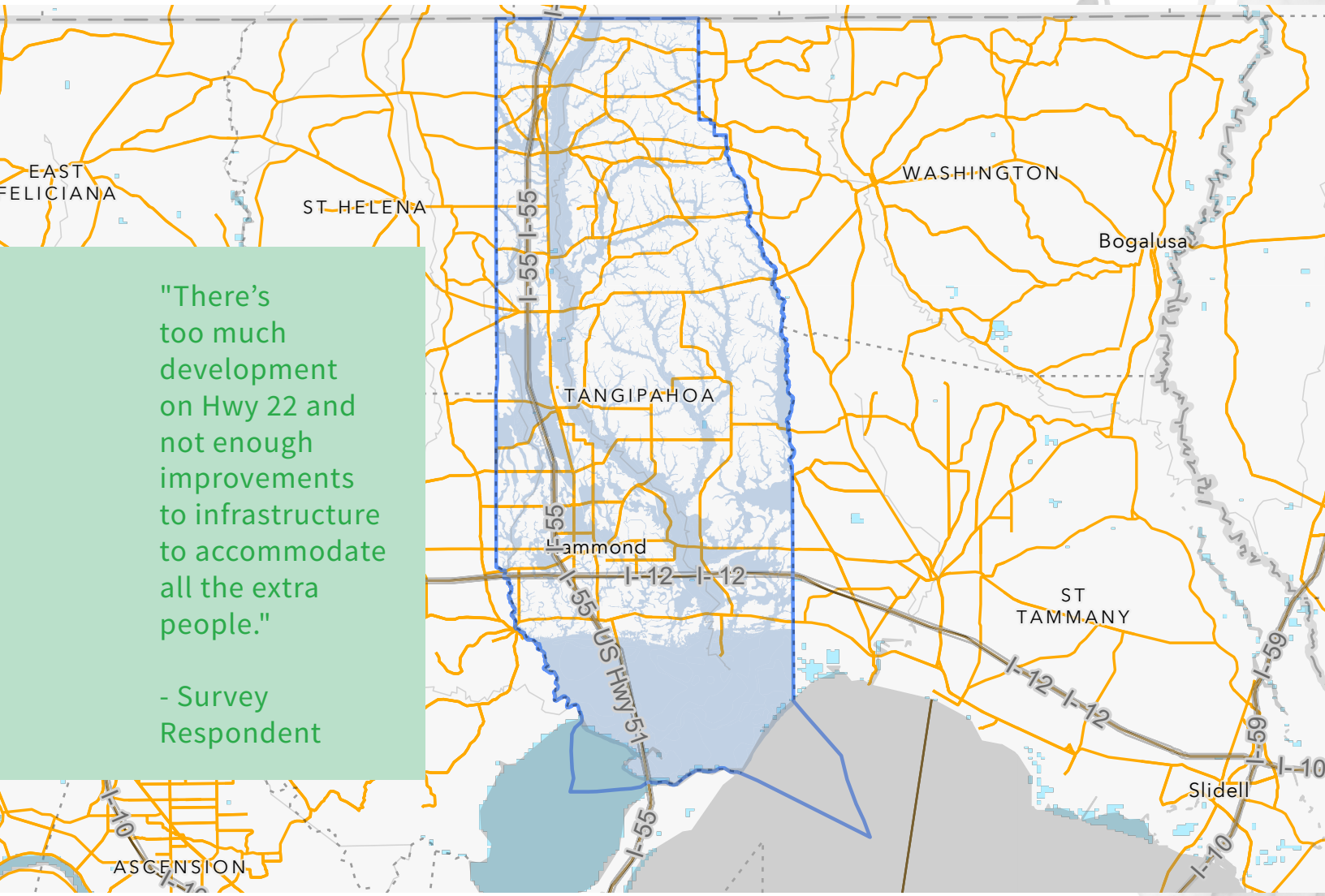
The proposed future land use map utilizes a **Hazards First Planning Approach** **(Chapter 15)** to balance the need to address both significant exposure to flood risk and a projected influx of population in the years 2030-2050. The future land use map is not a zoning map. It uses seven land use categories that are aspirational in nature to recommend how areas of the Parish should be developed to achieve the goals and objectives in this Plan, including:

1. Rural Agricultural, Forestry, Recreation and Open Space or "Rural"
2. Residential Low Density and Estate or "E1"
3. Large Estate Residential or "E2"
4. Residential Medium Density / Suburban or "S"
5. Commercial / Institutional or "C"
6. Heavy Commercial/Manufacturing or "M"
7. Heavy Industrial or "HI"

1.7 WHAT DO WE DO NEXT?

Plan Implementation Capital Improvement Plan, Implementation Tables and 5-Year Plan Updates.

To realize the Plan Vision and advance strategies associated with the Focus Areas, both the Implementation Table **(Chapter 16)** and the Capital Improvement Plan **(Chapter 17)** support daily decision-making to advance the Community Vision. Further, Plan Goals, Objectives, and Policies **(Chapter 16)** include a section specific to Plan Implementation:



"There's too much development on Hwy 22 and not enough improvements to infrastructure to accommodate all the extra people."

- Survey Respondent

IMAGE: TANGIPAHOA PARISH IS A STRATEGIC LOCATION ALONG THE SOUTHEASTERN CORRIDOR

1. **FISCAL RESPONSIBILITY:** Ensure that future community facility and service needs are met through sound, long range fiscal planning.
2. **REPORTING:** Manage progress towards implementing the 2018 Comprehensive Plan.
3. **ALIGNMENT & UPDATES:** Promote consistent integration of Parish and local comprehensive plan policies and recommendations with ordinances and implementation tools.

In 2026, the Parish should contract to update the Comprehensive and Capital Improvement Plans to acknowledge changing trends, conditions, major events, and progress made towards plan implementation.

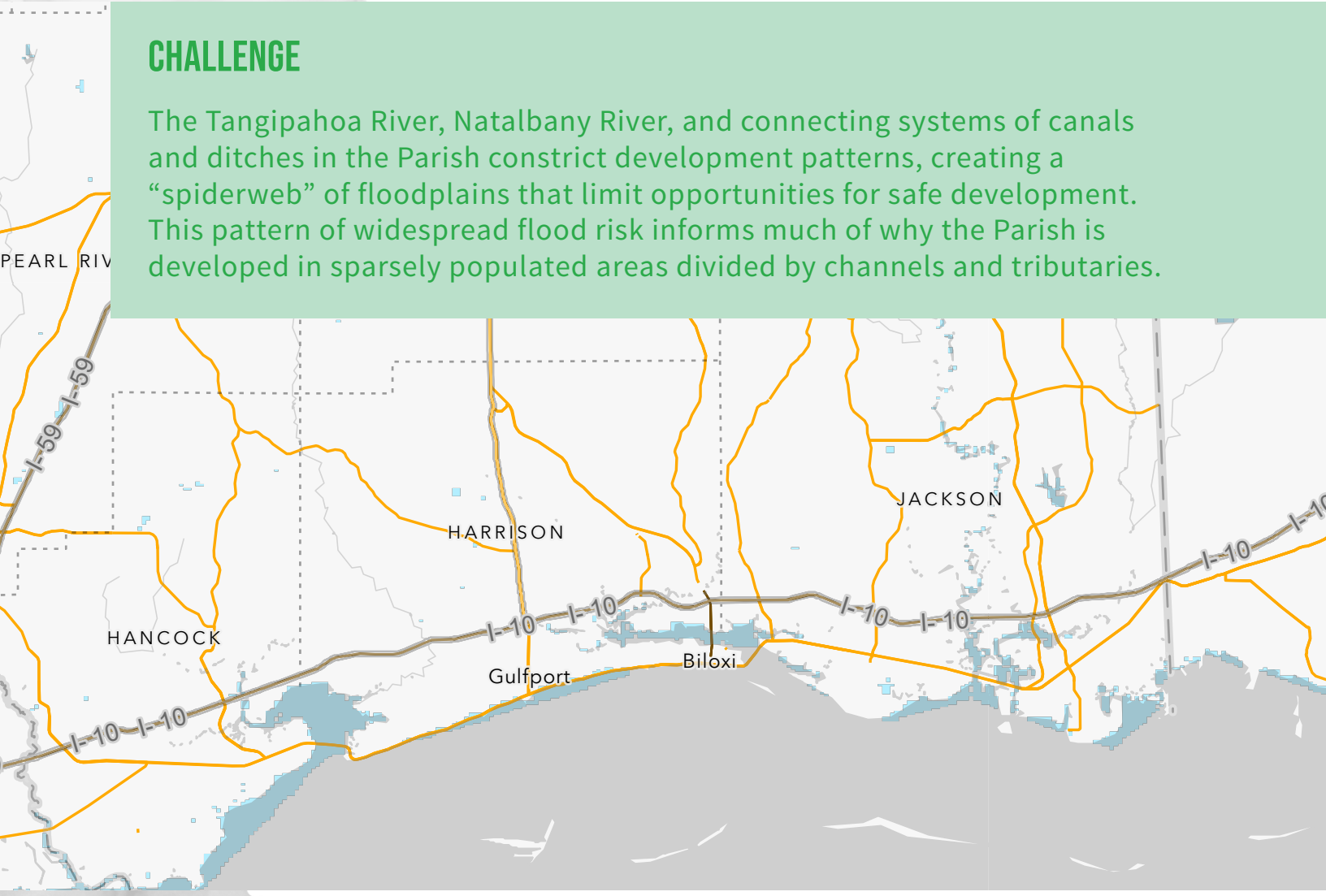
1.8. CONCLUSION

Let's keep Tangipahoa Parish on the Move!

It is easy to develop a Plan, review and approve it, and expect it to manifest outcomes merely by its existence. Communities that advance significant, generational improvements to quality of life, job opportunities, and public services do not accomplish achievements overnight, but over thousands of actions coordinated over many years that generate short-term wins, medium-term victories, and—ultimately—a long-term grand vision. The true value of a Comprehensive Plan is in using it: every day, within every decision, over the course of

CHALLENGE

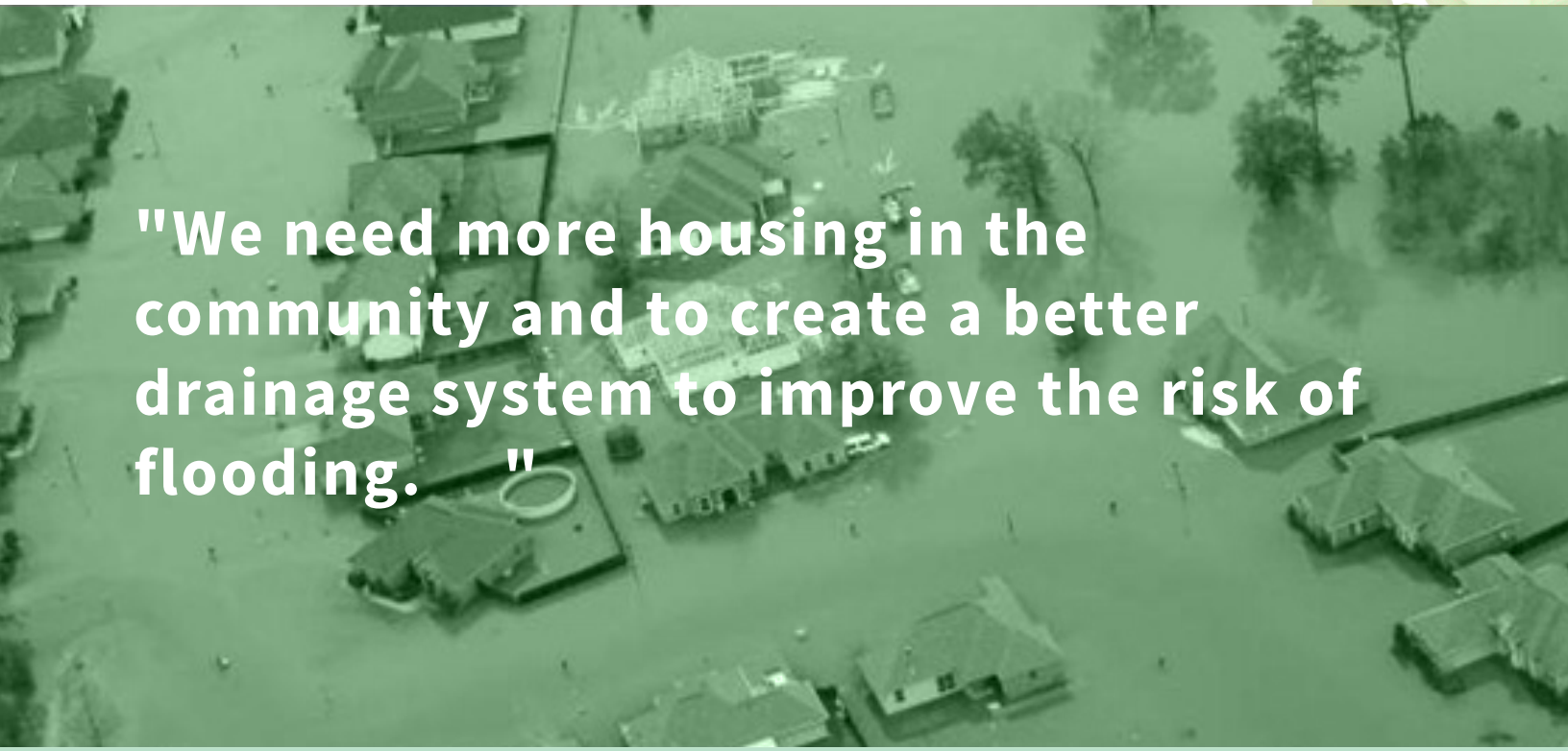
The Tangipahoa River, Natalbany River, and connecting systems of canals and ditches in the Parish constrict development patterns, creating a "spiderweb" of floodplains that limit opportunities for safe development. This pattern of widespread flood risk informs much of why the Parish is developed in sparsely populated areas divided by channels and tributaries.



many years. To this effect, this Plan is a 23-year guide and checklist for community officials and the public, meant to be refined every 5-years to refocus and redouble efforts as progress is made toward the 2045 Vision.

Tangipahoa Parish leaders, residents, and business owners have advanced this 2045 Plan at a critical time, where future growth—whether desired or not—appears inevitable. Use and application of the Plan over the next 23 years can meaningfully support a brighter future for parish leadership, residents, visitors, students, and business owners by (1) anticipating and planning for those who move here, (2) acknowledging the Parish is literally (and figuratively) at a crossroads in land management decisions, and (3) overcoming challenges through strategic adaptation and by leveraging funding opportunities to make the 2045 Vision a reality.

CH. 2
INTRODUCTION



"We need more housing in the community and to create a better drainage system to improve the risk of flooding. "

This Comprehensive Plan Update ensures that strategies are relevant, action-oriented, and attuned with current socio-economic and environmental conditions of Tangipahoa Parish.

2.1 PURPOSE AND INTENT

The Tangipahoa Comprehensive Plan serves as an official policy guide that sets forth a vision for the Parish in year 2045, and includes the necessary goals and strategic actions to steer present and future physical, social, and economic development in the Parish to acheive the 2045 Vision. The Plan is a critical tool for both public officials and private stakeholders, used to support development, budgeting, capital improvements, and private investment decisions within the Parish over the next 22 years.

Nationally, the American Planning Association defines a comprehensive plan as “the leading policy document guiding the long-range development of local jurisdictions across the country.”[1] A comprehensive plan can be utilized to provide sound reasoning and justification for efforts including but not limited to:

1. Guiding regulations affecting future growth and development, such as amending or adopting subdivision codes, building requirements, and zoning regulations.
2. Supporting Councilmember and Administration decision-making affecting limited community services or resources, such as proposals to develop large tracts of land, build new subdivisions, or extend infrastructure or roads.
3. Targeting strategic efforts and issue prioritization, including capital investment, strategic grants and program development, and mitigation planning to help ensure that development in the Parish is protected from hazards and developed with long-term resilience, safety, and sustainability in mind.

1 Godschalk, D. R., & Rouse, D. C. (2015). Sustaining Places: Best Practices For Comprehensive Plans.

2.2 STATUTORY AUTHORITY

According to Louisiana state law, Tangipahoa Parish "shall make and adopt a master plan for the physical development of the municipality" (LA RS 33:106). Once the plan is adopted, all local laws, ordinances, or regulations must adhere to its elements (LA RS 33:109).

2.3 PUBLIC PARTICIPATION AND ENGAGEMENT

Public participation and ongoing engagement were critical components of the Comprehensive Plan development process. These efforts provided community members and stakeholders with the opportunity to share their ideas, concerns, and aspirations, ensuring that the plan reflects the collective vision of all Tangipahoa Parish communities.

With this in mind, a variety of public engagement strategies were employed, such as workshops, focus group meetings, online surveys, social media, and interactive activities. These methods facilitated the sharing of diverse perspectives, consultation with subject matter experts, and collaboration to shape the future of Tangipahoa Parish.

For a detailed overview of the Public Participation Process, please refer to Chapter 3: Public Participation.

2.4 PLAN HISTORY & COMPOSITION

The current Tangipahoa Comprehensive Plan ("Comprehensive Plan") was adopted 15 years ago in 2008. As an "umbrella document," the 2045 Comprehensive Plan encompasses a wide array of topics, which may be expanded upon in greater detail through existing plans and studies, such as:

1. Tangipahoa Community Recovery Plan
2. Tangipahoa Hazard Mitigation Plan Update
3. The Metropolitan Transportation Plan
4. Transportation Improvement Program: South Tangipahoa Urbanized Area
5. Tangipahoa Parish Preliminary Stormwater Management Planning Study Report

The 2045 Comprehensive Plan Focus Areas, Goals, and Objectives are driven by the 2045 Vision Statement crafted through community engagement, review of best practices, past and current conditions, and long-term community challenges and opportunities.

Through the use of a multi-faceted, collaborative approach, the 2045 Plan reflects the diverse perspectives and needs of the Parish's residents, businesses, and organizations; while also building upon the past and looking to support innovations into the future. Over time, Plan implementation will result in purpose-driven, coordinated actions that advance the community Vision Statement and result in continuous community improvements unique to Tangipahoa Parish.

2.5 PLAN VISION

This Vision Statement was drafted through a participatory process involving extensive public engagement during the drafting of the Community Profile. Key inputs were sourced from community meetings, feedback sessions and expert surveys. Coupled with a detailed analysis of the Parish's demographic, economic, and socio-cultural charateristcis, the community's aspirations and the Parish's priorities were identified and incorporated into the vision, which reads:

"The Parish is a vibrant and secure environment where residents enjoy historic connections to nature and the Parish's agricultural heritage, while also reaping the benefits of robust infrastructure, a balanced approach to growth and development, a thriving economy, and a strong and innovative education system."

2.6 PLAN STRATEGIC APPROACH

To achieve this vision, a comprehensive, multifaceted, growth management approach is needed, including the advancement of the

The Community Recovery Plan and the Hazard Mitigation Plan Update are pivotal plan elements that focus on very specific, significant needs of the community. By including these by reference, we acknowledge their importance and have worked to integrate their objectives and goals within the broader Comprehensive Plan while expanding and augmenting them based on the most recent data available, as well as community feedback gathered over the Plan's extended engagement period.

following key strategies over the next 20 years.

1. ***Target investments in infrastructure to foster and support smart growth and economic development.*** Allocating resources to improve the data management, operations, and prioritization of improvements to essential infrastructure such as roads, utilities, and telecommunications will be critical to achieving a thriving economy able to attract businesses, retain residents, create jobs, and support long-term economic growth.

2. ***Support the development of a strong, innovative, education system aligned with infrastructure improvements.*** A strong educational system that is aligned with infrastructure improvements can support growing residential areas of the Parish, attract future workers wishing to raise a family, and produce a reliable workforce to meet future industry, professional, and scientific needs Parishwide.
3. ***Leverage mitigation activities to implement recreation / cultural place-making programs.*** Working with the built and natural environment to mitigate future flooding will be key to advancing a vibrant and secure community. Coupling these activities with projects that preserve historic connections to nature and the Parish's agricultural heritage will generate multiple community benefits and produce more powerful outcomes in the next 22 years.

2008 VISION STATEMENT

"We want the Parish to be like it was, only better."

UPDATED 2045 VISION STATEMENT

"In 2045, Tangipahoa Parish is a vibrant and secure environment where residents enjoy historic connections to nature and the Parish's agricultural heritage, while also reaping the benefits of robust infrastructure, a balanced approach to growth and development, a thriving economy, and a strong, innovative education system."

2.7 PRACTICAL APPLICATION

Generally

Upon adoption of a Comprehensive or Master Plan, future decision-making must account for whether proposals, actions, and decisions are consistent with the Plan. This requires review of the Plan's goals and objectives, as well as implementation and strategic actions recommended in the short-, medium-, and long-term. Upon review, agencies must determine and document alignment with the Plan. This review, assessment, and reaffirmation of Plan recommendations helps to guide decision-making over decades and advance the Parish's Vision Statement. For example, upon Plan adoption:

1. Planning Commissioners must cite consistency with the Plan when making land use or development decisions.
2. Administrative staff must review the Plan to determine if proposed subdivisions or land use actions align with the Plan Vision, Goals, and Objectives.
3. Councilmembers and Administrative Staff must align decision-making to Plan recommendations in furtherance of long-term goals and objectives.

Plan consistency will not only advance long-term goals through coordinated actions, but also help to reduce instances of contentious decision-making, and support such decision-making should it be challenged in court.

2.8 MAXIMIZING PLAN EFFECTIVENESS

How to use the Plan daily

Planning, Housing, Code Enforcement, and Permitting Departments. To identify and address land use conflicts (including implementation of strategic land use regulations), foster a more predictable built environment, better protect property values; guide growth and development, and promote public safety and welfare.

Community Development and Finance Departments: To use the budget and fiscal processes to prioritize phbin furtherance of the Community Vision, including implementation of strategic capital improvement planning that aligns resources to support Plan goals and objectives.

IMAGE: EDUCATION PROFESSIONALS WEIGH IN ON PLAN ELEMENTS DURING A FOCUS GROUP SESSION

Public Works and Road & Bridge Departments: To synchronize capital improvements, operations, and maintenance plans; advance a systematic approach to infrastructure management in the Parish; and foster more sustainable growth patterns through comprehensive data sharing and collection systems across departments.

Elected officials: To effectively direct and advance critical public policies, including implementing specific goals and objectives related to land use, infrastructure, housing, and economic development in alignment with the Parish 2045 Vision Statement.

All: To leverage the Comprehensive Plan (including subplans and elements) to secure grant funding to implement Plan recommendations, including aligning project-specific goals with the objectives and policies outlined in the Plan to support development of competitive grant applications. Grants related to land development, infrastructure, public safety, and economic growth are more competitive when agencies clearly identify how a project advances the Plan's goals, objectives and long-term vision.

2.9 PLAN UPDATES

To remain current and document Plan implementation progress, Comprehensive Plans are traditionally updated every 5 to 10 years.

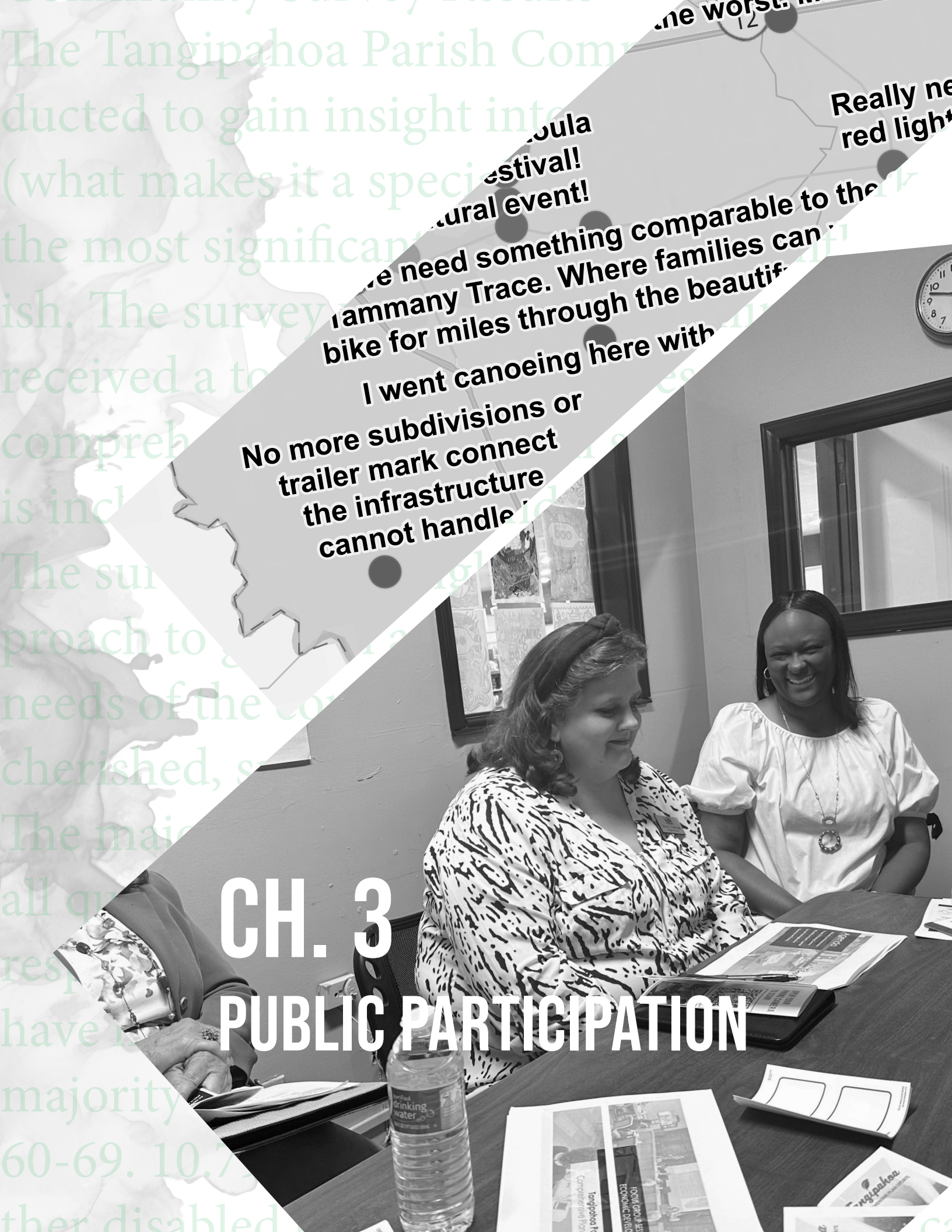
Updated plans enable more focused, strategic action for local governments through the incorporation of more detailed and current guidance on development and resource allocation decisions. Updates can also reflect progress made toward the Parish Vision Statement to continue to focus and guide the community's physical and social landscape, ensuring that growth and changes continue to occur in a deliberate and coordinated manner.

To this effect, Plan updates should:

1. Build from a Community Profile rooted in history, science; and data;
2. Include analysis of emerging and established best practices most relevant to community challenges and opportunities;
3. Include the voices and perspectives of residents and stakeholders from all areas of the Parish and all walks of life;

4. Support transparent and predictable decision-making on Parish investments, including capital improvement planning;
5. Align with State and Federal planning processes and initiatives;
6. Contain tangible guidance for land use and subdivision practice; and
7. Provide clear and measurable goals and objectives to support effective evaluation of whether proposed efforts or activities are aligned with the long-term Vision expressed in the Plan.

This Comprehensive Plan Update ensures that strategies are relevant, action-oriented, and attuned with current socio-economic and environmental conditions of Tangipahoa Parish.



CH. 3
PUBLIC PARTICIPATION

3.1 BEST PRACTICES IN OUTREACH AND ENGAGEMENT

Development of a comprehensive plan must build from historical data, research on best practices, and analysis of emerging trends and challenges. This information should then be refined, corrected, and prioritized through collaboration and engagement with local organizations, stakeholders, and the public.

At the start of the Plan development process, a **Citizen Participation Plan** was developed to best ensure that a diverse range of community groups were engaged, that their feedback and experience was included in Plan documents, and that the Parish provided the public ample opportunities to participate.

The Parich used a variety of engagement strategies including regular project steering committee meetings, community workshops, focus group meetings, online surveys, social media, and interactive in-person activities at festivals and community events.

These methods facilitated the sharing of diverse perspectives, consultation with subject matter experts, and authentic collaboration necessary to envision the future of tangipahoa parish in 2045, all of which resulted in this inclusive and representative plan focused on addressing the needs and desires of all in the parish.

Plan outreach, engagement, and data gathering efforts focused on the needs and experience of residents, businesses, and stakeholders in tangipahoa parish to develop data-driven, inclusive, and equitable planning documents and associated recommendations. To this effect, outreach efforts met locals where they were, drew from specific examples from survey and mapping exercises (described in more detail later in this chapter), incorporated analysis of common comments or statistically significant data points, and learned from and incorporated outcomes of ongoing, in-person engagement.

3.2 PARTICIPATION GOALS

Plan Participation Goals included:

1. Inform the public that a comprehensive planning process is underway.
2. Inform residents about how they can engage with the comprehensive planning process and how valuable their participation is to the process and future of the Parish.
3. Capture public sentiment from a large and diverse group of residents and stakeholders through multiple avenues.
4. Demonstrate to residents and stakeholders how their participation impacted the content of the Comprehensive Plan.

3.3 PARTICIPATION OBJECTIVES

1. Document and leverage public comments and survey results to produce planning recommendations tailored to local context and needs.
2. Increase public awareness of planning efforts during the production of the Comprehensive Plan by publicizing opportunities for engagement through a variety of media types.
3. Support meaningful participation in outreach and engagement opportunities and events that are diverse and accessible to all.
4. Facilitate an extended in-person, online survey, and public comment periods to increase resident and stakeholder participation in community visioning during the production of the Comprehensive Plan.
5. Produce a final Plan that is data-driven, inclusive, equitable, and reflective of the Parish's long-term needs and vision.

3.4 PARTICIPATION APPROACH

Plan outreach and engagement efforts reflect both local staff capacity, best practices, and the experience of trusted community groups and Parish stakeholders.

The outreach and engagement approach included Parish staff regularly coordinating with and providing updates to community organizations and stakeholders; developing and launching a project branding campaign, project website, digital and paper community survey with a mapping element; hosting two community meetings with interactive land use and capital improvement planning exercises; facilitating quarterly project steering committee meetings; participating in bi-weekly project check-in meetings; hosting numerous stakeholder interviews and focus group meetings; tabling community events; and being present at public meetings.

To ensure that outreach efforts were accessible, the Parish tailored public messaging and facilitated outreach efforts in a manner that was widespread and respectful of local culture. By

IMAGE: STAKEHOLDERS AT THE COMMUNITY DESIGN MEETING DISCUSS LAND USE GOALS

gathering qualitative data using both in-person and digital engagement resources (such as Esri's Survey123) and augmenting these further with location context in ArcGIS, the Parish worked to ensure outreach efforts were both representative and tailored to reflect local conditions.

This approach accurately and effectively communicated to residents and Parish stakeholders the importance of long-term planning and their opportunity to take part in planning efforts underway. Efforts resulted in robust, local, lived experience and invaluable institutional knowledge incorporated in the development of the 2045 Plan Vision and long-term strategies.

3.5 THE STEERING COMMITTEE

The Steering Committee was formed from nominations of Parish Councilmembers, Planning Commissioners, and members of the Tangipahoa Parish administration to guide the development of the Comprehensive Plan Update. Committee members met a total of five (5) times over the course of the planning process, including the following the high-level project milestones and dates:

- **September 26, 2022 –** Steering Committee Kickoff Meeting, review project goals, objectives, and timeline.
- **December 12, 2022 –** Quarterly Meeting 1 - Review draft Citizen Participation Plan, begin review of preliminary Community Profile findings, and prepare for Community Design Meeting No. 1.
- **March 24, 2023 –** Quarterly Meeting 2 - Review draft Community Profile Findings, and outline need for focus group and additional engagement needs.
- **June 6, 2023 –** Quarterly Meeting 3 - Begin review of draft Plan preliminary findings and recommendations, and preparation for Community Meeting No. 2.
- **August 23, 2023 –** Quarterly Meeting 4 - Review draft Plan findings, recommedations, and next steps to adopt the Plan, including the Future Land Use Map and Capital Improvment Plan.

The Project Steering Committee supported the development of the Citizen Participation

Plan and Community Profile; reviewed and provided insight and feedback on the format of Community Meetings and Focus Groups; and reviewed and provided feedback on the draft Plan content, strategies and recommendations.

3.6 FOCUS GROUPS & STAKEHOLDER INTERVIEWS

Focus group meetings and stakeholder interviews provided a critical opportunity to gather diverse insights, engage participants with specialized knowledge more directly, tailor discussions, address unique needs, and facilitate targeted consensus-building.

Upon establishing Plan Vision and Focus Areas (chapter 14), focus groups and stakeholder interviews were employed to ensure all sides of an issue were well represented in the Plan, to promote transparency, and to increase stakeholders' ability to influence plan outcomes and recommendations. Focus groups and stakeholder interviews included:

- **April 26, 2023 - Education Focus Group**
  Meeting Attendees online: Baileigh Picou (2022-23 Southeastern Louisiana University Student Government Association President), CC Lanier (Supervisor of Federal Programs for Tangipahoa Parish School system), Glenda Husser (Tangipahoa Parish School System STEM/Federal Programs), Joseph Piazza (Tangipahoa Parish School Board Member for District H), Wendy Conarro (SELU), Eric Summers (Vice President for Student Affairs SELU), Alex G. Carter, AICP (President and CEO, Desire Line)

  Meeting Attendees in-person: Karley Cooper (CTE – TPSS), Alicee Briggs (Village of Tangipahoa), Tom Tocar (TPSS), Brett K Duncan (TPSS), Ryan Barker (Hammond Recreation), Strader Cieutat (Tangi District 10), Hope Jones (Kentwood Magnet High School), Dawn Culbreath (LSU Ag Center), Rose Dominguez (school board) Julia Marshall (Desire Line) Walter Lundin (Desire Line)

- **April 26, 2023 and May 25, 2023 - Economic Development Focus Groups**
  Note: The April 26th Meeting had one attendee (Karley Cooper), so the Project Team coordinated with the Economic Development Foundation and Chamber of Commerce to conduct a second meeting on May 25th.

IMAGE: STEERING COMMITTEE MEMBERS MARKING THE MAP 12/12/2022

IMAGE: STEERING COMMITTEE MEMBERS VIEW A PRESENTATION 12/12/2022

In person meeting attendees on May 25th: Ginger Cangelosi, Melissa Bordelon, Jeff Dameron, Walter Lundin, Jeremy Troulliet, Penni Saul, Robyn Chauff, Amy Ybarzabal, Jasmin Wild

- **May 17, 2023 - Land Use Focus Group**
  Meeting Attendees: Tracie Schillace (TPG) Misty Evans (TPG), Ross Kinchen (the Kinchen Group), Blake Fogleman (LA DHS), Rhonda Sheridan (City of Ponchatoula), Anna Doucet (Fenstermaker), Hannah Rachlis (Desire Line), Evelyn Campo (Desire Line), Julia Marshall (Desire Line)

- **May 17, 2023 - Infrastructure Focus Group**
  Meeting Attendees: Tracie Schillace (TPG), Bridget Bailey (TPG), Misty Evans (TPG) Kiley Bates (TPG), Rhonda Sheridan (City of Ponchatoula), Derek Wheat, Samantha Starkey, Debi Fleming, Ross Kinchen (the Kinchen Group), Blake Fogleman (LA DHS)

- **May 3, 2023 - Agriculture Focus Group**
  Attendees included: Mary Helen Fergus, Carol Franz, Whitney Wallace, Charlie Hutcherson, Gary Hey, Walter "Eric" Lundin (Desire Line), Julia Marshall (Desire Line)

3.7 INTERVIEWS & UPDATES

1. **May 23, 2023** - Hammond Northshore Regional Airport Director
2. **May 24, 2023** - School Superintendent (& Staff)
3. **May 24, 2023** - Port Manchac Director
4. **June 07, 2023** - Kiwanis Club Luncheon
5. **June 23, 2023** - Chamber of Commerce
6. **June 15, 2023** - Economic Development and Land Use Driving Tour

3.8 PROJECT BRANDING

In coordination with the Steering Committee and Parish staff, the Project Team created project branding options reflective of the existing Tangipahoa Parish Government and 2008 Plan branding materials. The Steering Committee provided feedback on the proposed designs on December 12, 2022, which were incorporated into the final brand design (**Figure 3-2**). White ripples were also added to the silhouette of the Parish to symbolize the forward movement of the planning process and add visual interest.

Project Website. The Project Team designed and hosted the website Tangi2045.com on behalf of the Parish: an online platform for the Tangi 2045 Comprehensive Plan and central hub for project information that encouraged public engagement in the planning process. Visitors to the website could sign up for a digital newsletter to receive updates about the planning process, take part in an online survey, and view outcomes from Community and Steering Committee meetings, such as Zoom recordings, presentations, and agendas. Staff were available to the public for the duration of the public comment period to answer questions about the process, send updates, and support stakeholders with completing the survey.

Survey and Mapping Tool. The Parish created a survey and mapping tool to collect information (both analog and digital) from residents and community groups across the Parish about where and how they desire development to occur in the future. The Parish and Project Team collected, analyzed, and incorporated survey responses into the Comprehensive Plan Vision Statement, as well as into the Plan Goals and Objectives, and the Capital Improvement Plan.

Parish staff worked directly with the Steering Committee to develop and refine survey questions and the land use mapping exercise. Feedback helped ensure appropriate questions were included to promote more inclusive decision-making processes and planning recommendations.

In January 2023, **Resolution No. R23-03** announced the launch of Comprehensive Plan Update outreach and engagement efforts. It was unanimously approved by the Parish Council on January 9, 2023, to encourage residents, businesses, and interested stakeholders to engage with and become part of the Comprehensive Plan Update process by visiting the website, participating in the survey, and/or attending the Community Project Introduction Meeting on January 26, 2023.

On January 26, 2023, the Project Team facilitated the first Community Meeting, which focused on introducing stakeholders to the Team and planning process, sharing the survey, and participating in future planning activities. To this effect, Survey Stickers with a QR Code that linked participants directly to the survey (once they scan the image with their phone camera) were distributed to all organizations present to further support public engagement efforts.

The survey remained open for 6 months, from January 3 to July 14, 2023. As part of the Plan development process, the Parish provided the public with the opportunity to view responses online once the survey data collection process was complete, as data analyzed within reports, presentations, and community excercises. This data is analyzed later in this chapter and incorporated as **Appendix A** of the Plan. and this data is included herein as part of the subsection titled "Community Survey Results."

FIGURE 3.1 BRANDING ALTERNATIVES AND COLOR SWATCHES PRESENTED TO THE STEERING COMMITTEE

3.9 DETAILED OUTREACH & ENGAGEMENT TIMELINE

1. **September 26, 2022 - Steering Committee Meeting No. 1**
   Project Kickoff Meeting.
2. **December 12, 2022 – Steering Committee Meeting No. 2 – Hammond, LA** *Survey questions and branding components up for review by the Steering Committee, changes to the website, branding, and survey incorporated.*
3. **January 3, 2023 – Survey and website are live!**
   Survey and commenting period open.
4. **January 9, 2023 – Council Meeting**
   Resolution approved to enhance awareness of planning activities and encourage survey participation and sharing.
5. **January 26, 2023 – Community Design Meeting No. 1 – Hammond, LA**
   Introduction of the planning process, walkthrough and demonstration of the survey site and Land Use Mapping Survey, assistance completing the survey activities, and in-person Land Use Planning Activity No. 1.
6. **March 3, 2023 – Steering Committee Meeting No. 3**
   Review Draft Community Profile, Survey Responses received to-date, discuss focus group needs and membership.
7. **April 14-16, 2023 – Ponchatoula Strawberry Fest**
   Project Team tabled event to raise awareness of Plan development and collect feedback,

disseminate plan materials and brochures, facilitate public survey-taking, and answer questions about the planning process.

8. **April – May 2023 Focus Group Meetings and Stakeholder Interviews**
   Efforts focused on gathering diverse insights, engaging participants with specialized knowledge more directly, tailoring discussions, addressing unique needs, and facilitating targeted consensus-building around key trends and challenges.
9. **June 6, 2023 – Steering Committee Meeting No. 4**
   Focus group meetings and stakeholder engagement summary to-date, overview of upcoming Community Design Meeting No. 2 format, review and discuss draft Plan elements, outline, and Vision Statements.
10. **June 27, 2023 – Community Profile Published Online for Public Review**
11. **June 29, 2023 – Community Design Meeting No. 2 – Amite, LA**
    Review of the planning process and project timeline, update on progress including findings made to-date, facilitation of in-person capital improvement planning (CIP) exercise, land use planning exercise, Q&A with Project Team, explanation of draft CIP prioritization metric and rationale.
    Note: *This meeting was held after typical work hours (5:30pm) and included refreshments to ensure greater public participation*. In addition, the Parish augmented existing outreach efforts for this meeting by:
    - Sending social media (facebook, instagram, twitter) invites on 5/31, 6/5, 6/10, 6/15, 6/19, 6/20, 6/25, and 6/29
    - Airing Northshore Broadcasting PSAs on three local stations daily for three weeks leading up to the meeting
    - Airing a 25-second pre-roll at least 10 times per week in front of various

Tangipahoa
COMPREHENSIVE PLAN
2045

FIGURE 3.2 FINAL BRANDING FOR TANGIPAHOA PARISH PROJECT WEBSITE (WWW.TANGI2045.COM).

IMAGE: STAKEHOLDERS PARTICIPATE IN DEVELOPMENT OF THE FUTURE LAND USE MAP (FLUM) - COMMUNITY MEETING NO. 2 (06/29/2023)

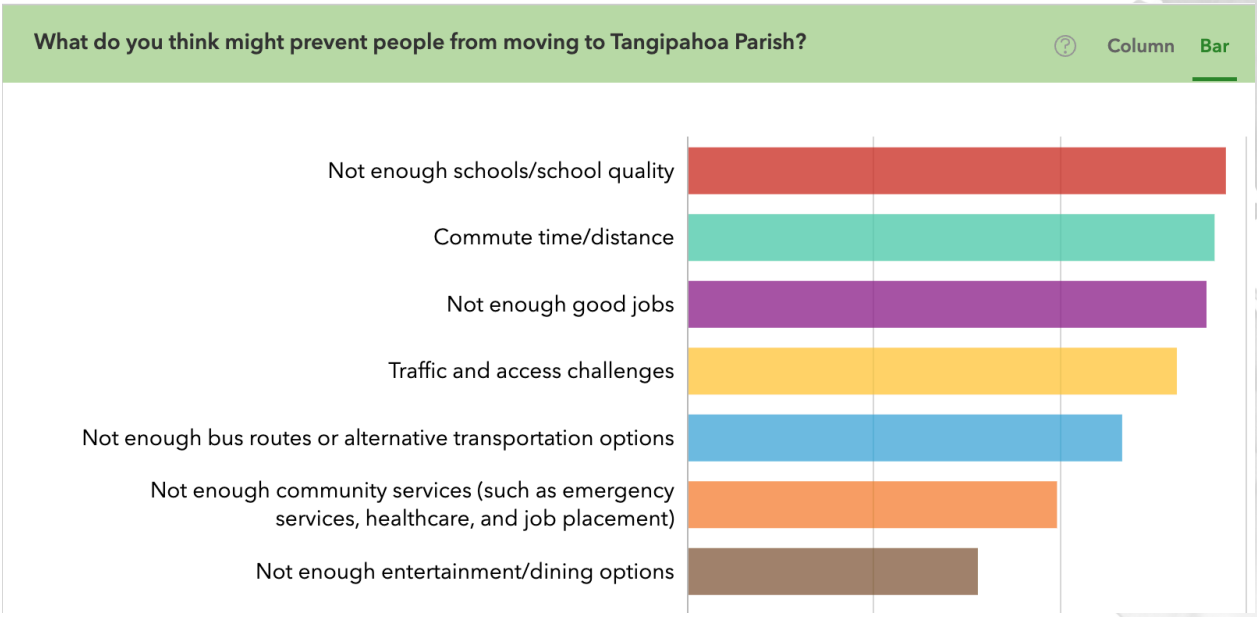


FIGURE 3.1: COMMON REASONS FOR LIMITED GROWTH IN THE PARISH

interviews with local newsmakers on AN17.com

Turnout to this event was high: *35 persons and facilitators stayed late (8pm) to ensure all stakeholder questions were addressed*

12. **July 14, 2023 – Comprehensive Plan Online Survey and Land Use Mapping Survey Closed**
    -
13. **August 23, 2023 - Steering Committee Meeting No. 5**
    Draft Plan recommendations, approach, and document reviewed and distributed for detailed review and comment.
14. **September 29 - Steering Committee Comments due**
15. **October 6, 2023 - Planning Commission Briefing**

3.10 LAND USE MAPPING SURVEY & INTERACTIVE MAP

The Project Team created a **land use mapping survey** in ArcGIS Online and Survey123 as an exercise to better understand current land use needs and concerns, and to illustrate what land uses could be protected and promoted in future policy decisions. Simply put, this tool helped leverage local knowledge to determine what residents of Tangipahoa Parish love, what they sought to change, and their ideas for future land development.

Answer categories for this exercise are: “Something I love!” “I have an idea for a place!”, and “Something that needs to change!”. The results of this exercise were moderated by the Project Team and mapped in real time, and displayed as an interactive web map on the home page of the Tangi2045 website.

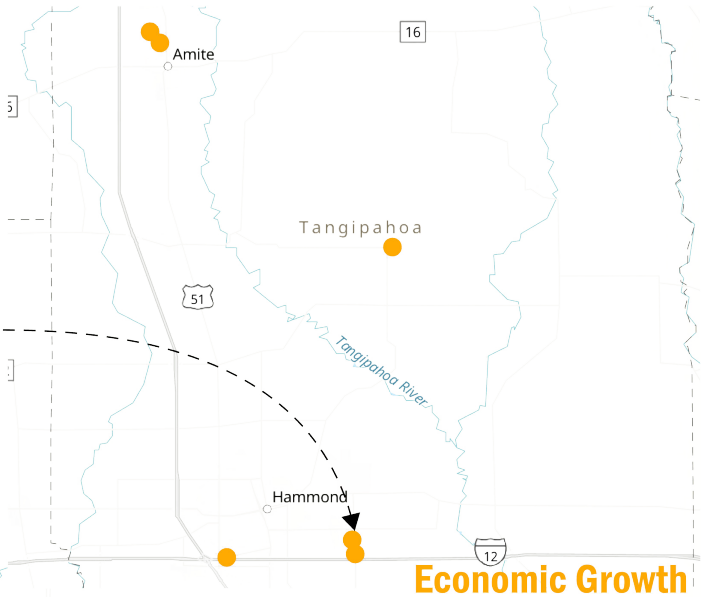
Studies show[1] that individuals are more likely to act if able to immediately see a result of that action. To this effect, the Project Team also created an **interactive map** that shows, in real time, the results of the land use mapping survey, so survey respondents could immediately see the impact of their participation. A GIS-generated map of the geocoded comments has been included in this final planning document as Appendix A andhas been published by the Parish for review online as part of the Plan adoption process.

Results of the interactive map and survey were

1 P. Norman, M. Conner, in Reference Module in Neuroscience and Biobehavioral Psychology, 2017

Land Use Survey Results

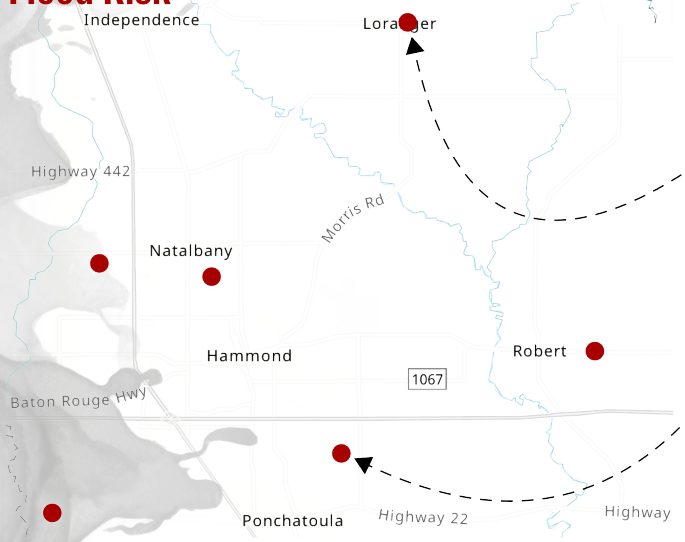
"It would be great to have access to a full grocery store in the Airport Road area... Having real estate zoned for something like a grocery store would increase access to healthy food for those living on this side of town, as many do not have cars to drive to Winn Dixie or Rouses."



Flood Risk

"Leave it undeveloped to protect the homeowners in Woodbridge, Whitmar Acres and immediate vicinity. Need to avoid causing future flooding of properties. Land was 90% cleared of trees last year for reasons unknown. Claimed new shrubbery would be planted but I don't necessarily believe it."

"This canal is constantly over flowing and causing homes is this area to flood, in the yards or the homes themselves. If this doesn't change this will definitely make people want sale and move of out the area."



Congestion Relief

I realize Hwy 445 is a state highway but with the growth of the area the amount of vehicles has increased tremendously...Also accidents are usually significant due to the large drop off without the benefit of a shoulder especially near Washley creek and the narrow bridge crossing. The level of potential danger far exceeds or roads in the area particularly due to the high volume of traffic and the increase of big rigs."

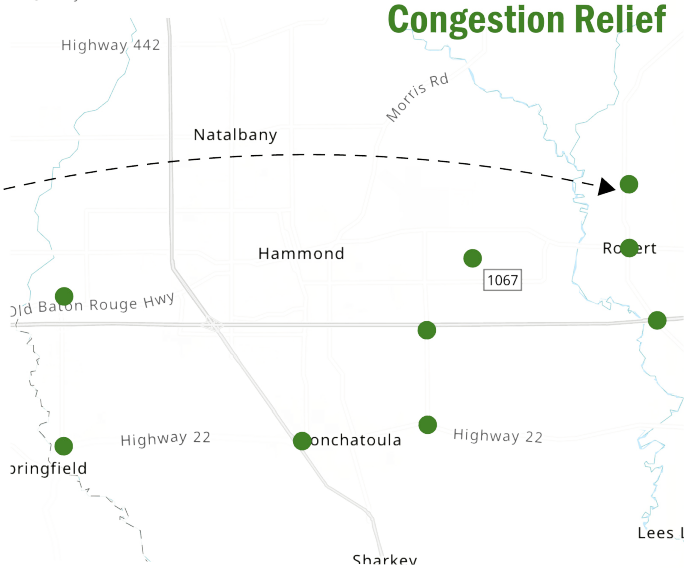


FIGURE 3.2: A SELECTION OF COMMUNITY "MARK THE MAP" SURVEY RESULTS IN THE PARISH

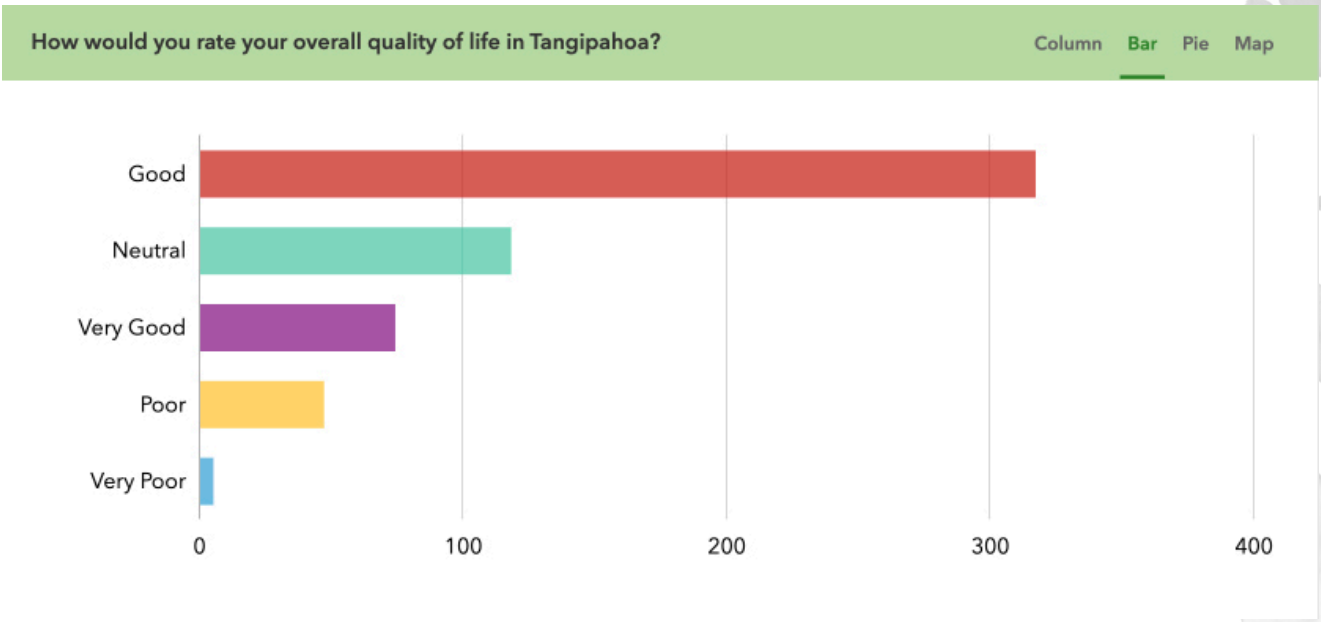


FIGURE 3.3: MOST RESPONDENTS RATE THEIR QUALITY OF LIFE AS "GOOD"

utilized to inform capital improvement planning recommendations, establish Plan key trends and focus areas, and to inform strategies for long-term Parish wide and land management recommendations.

3.11 COMMUNITY SURVEY RESULTS

The Tangipahoa Parish Community Survey was conducted online and in-person and received a total of 586 responses.

The survey results highlighted the need for a balanced approach to growth and development, one that supports the needs of the community while preserving Tangipahoa's cherished, small-town feel and high quality of life.

The majority of respondents (54.2%) rated their overall quality of life in the Parish as "Good" (**Figure 3.3**). The majority of respondents were white (82%) homeowners (83%) who have lived in the Parish for more than 10 years (81%). A majority of respondents (23.6%) were between the ages of 60-69. Just over 10 percent (10.79%) of respondents indicated that they are either disabled (5.48%) or that they provide care to someone with a disability (5.31%).

3.11.1 WHO TOOK THE SURVEY?

What can we conclude about survey respondents?

The high percentage of respondents who own homes (84.93%) indicates that many survey respondents are likely long-term residents of the Parish with established roots. This suggests responses may be representative of issues affecting homeowners throughout the Parish. However, the percentage of housing in the Parish that is owner-occupied is 69% according to the American Community Survey. This could indicate homeowner over-represention in the survey.

The large proportion of respondents who live in rural areas (44.52%) suggests that issues impacting rural communities may be over-represented despite lower population density in rural areas of the Parish. Conversely, responses may under-represent the concerns of those living in more urban or suburban parts of the Parish, despite their higher population numbers overall.

The relatively low percentage of respondents who rent (10.79%) indicates that the views of renters and other non-homeowners may be under-represented. This could also exclude the perspectives of those living in more dense residential areas, if they have a higher proportion of renters. The percentage of housing

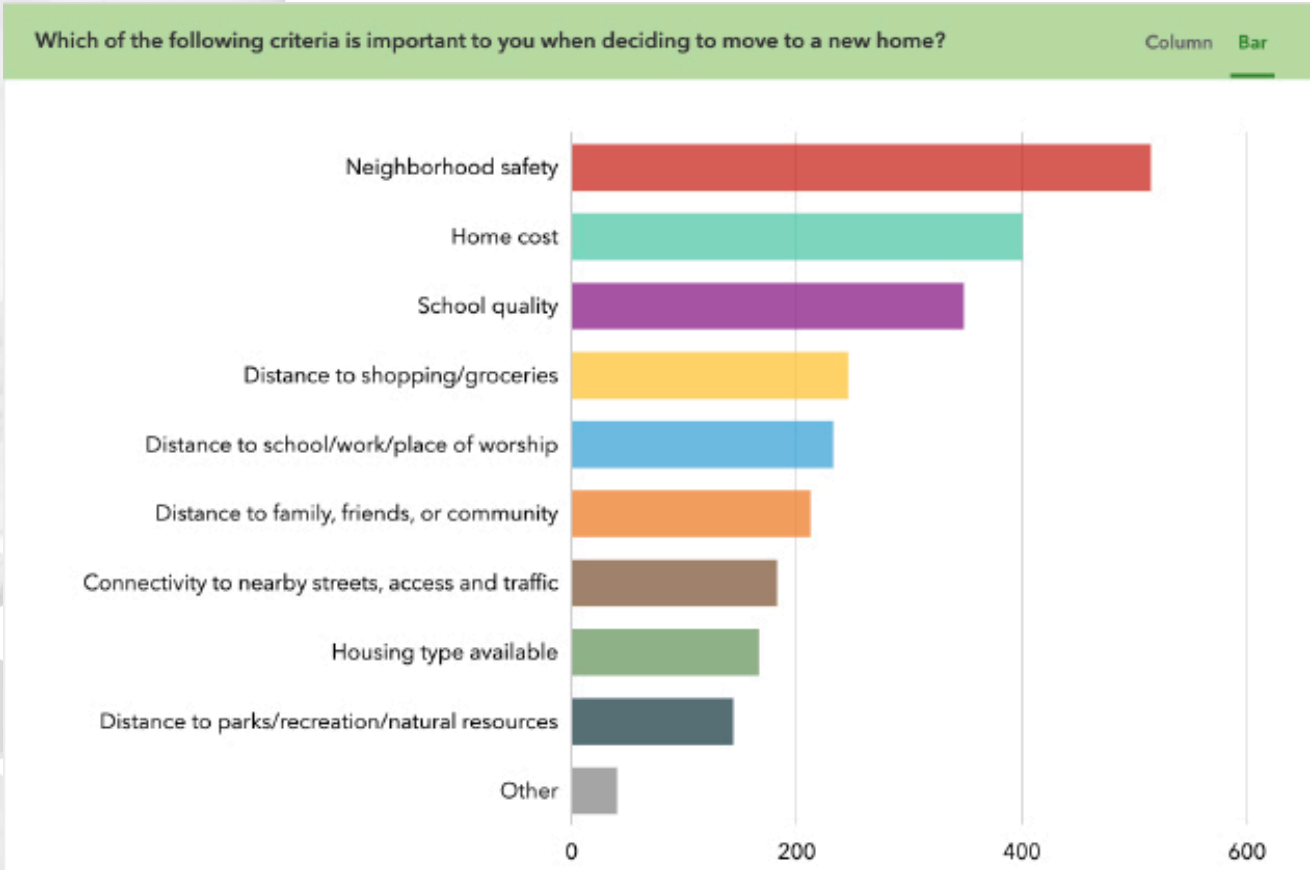


FIGURE 3.4: COMMUNITY VALUES

in Tangipahoa Parish that is renter-occupied is 31%, by comparison, according to the American Community Survey.

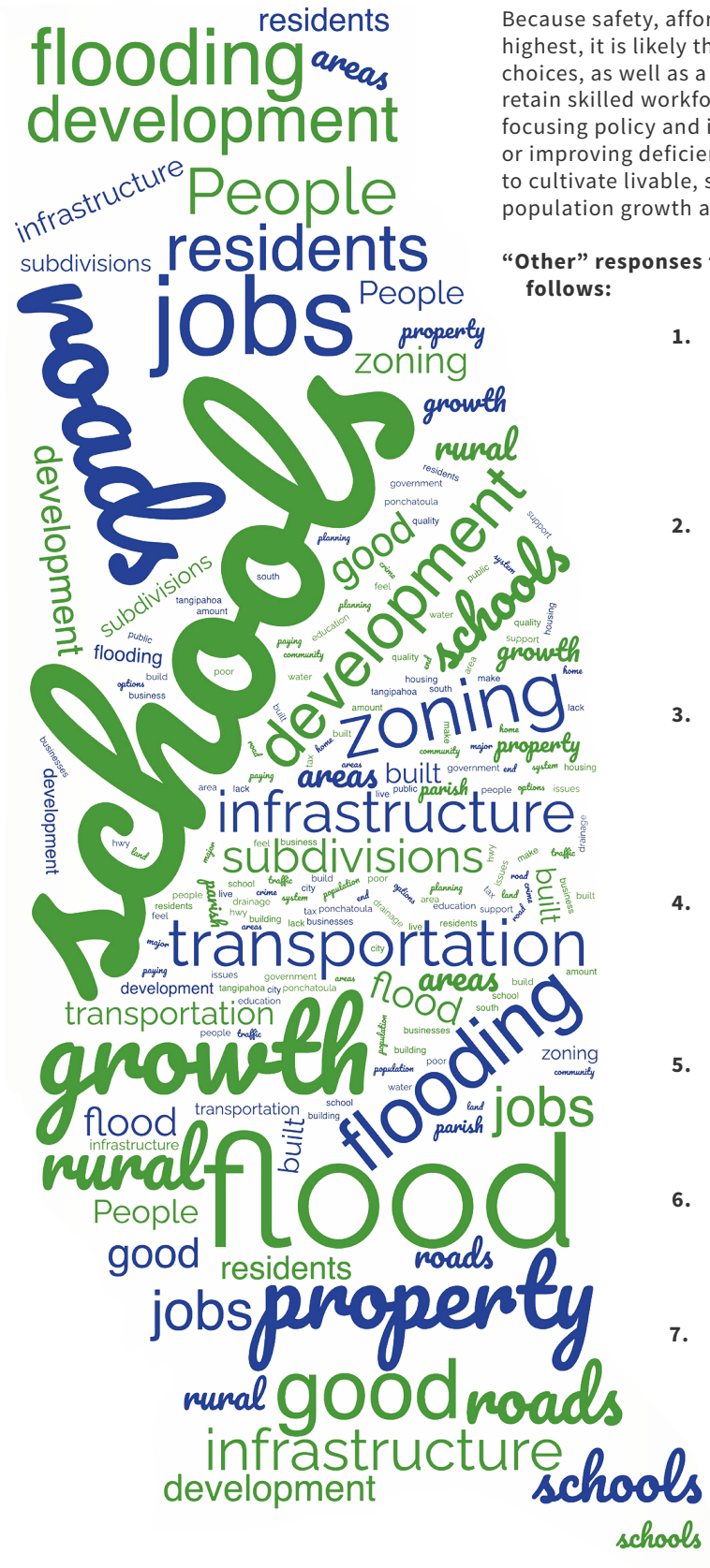
In conclusion, survey results may over-represent the views of older homeowners located in rural areas, and under-represent younger people, renters, and those who live in more urban or suburban communities.

It is not atypical for community surveys to have a disproportionate response rate from older homeowners, particularly those given in rural and suburban study areas. This reflects real barriers that can prevent underrepresented groups from being captured equally in outreach efforts. Within this context, survey results offer Parish leaders a heightened understanding of issues that affect the community, and suggest—if possible—that additional targeted consideration be given to underrepresented groups (renters, youth, and residents in urban/rural environments) when considering long-term decision-making or as part of future Comprehensive Plan updates.

3.11.2 COMMUNITY VALUES

Survey respondents were asked to rank various criteria (**Figure 3.4**) when deciding to move to a new home. **Safety, cost of housing, and school quality** emerged as the predominant factors influencing respondents when considering a move to the Parish. This suggests core priorities around security, affordability and education are most important to attracting new and retaining existing residents.

Convenience also ranked highly, with distance to shopping/grocery and employment opportunities noted as significant determinants. This indicates residents value accessibility and the ability to easily meet their daily needs through a mix of nearby uses and mobility options. The Parish may therefore benefit from supporting walkable, mixed-use development and expanded public transportation networks to improve connectivity.



Because safety, affordablility, and school quality ranked highest, it is likely these criteria impact both family living choices, as well as a community's potential to attract and retain skilled workforce and talent over the long term. By focusing policy and investments on maintaining strengths or improving deficiencies in these areas, the Parish can aim to cultivate livable, sustainable places equipped to foster population growth and economic prosperity.

"Other" responses to this question are summarized as follows:

1. **Flood prevention and safety:** A significant concern among respondents revolves around flood risk and flood zone management. They emphasize the need to address the issue and ensure their properties remain safe from flooding.

2. **Trust in authorities:** Some respondents express a lack of trust in contractors and the Parish, revealing a desire for increased transparency and accountability, especially regarding new development, procurement processes, and permitting.

3. **Quality of living environment:** Respondents value neighborhood quality, home quality, cleanliness, and aesthetics. They prefer areas that are not run down or congested and appreciate a beautiful, well-maintained environment.

4. **Accessibility and safety:** The respondents emphasize the importance of accessibility for individuals with disabilities and the need for safe walking and biking paths separate from vehicle traffic.

5. **Availability of essential services:** Respondents value access to quality health care, reliable internet services, and predictable code enforcement.

6. **Privacy and space:** Some respondents appreciate having access to a substantial amount of land close to town while still maintaining a sense of seclusion

7. **Community and recreation:** Respondents show interest in alternative housing models, walkable neighborhoods with parks or playgrounds, community gardens, and development in closer proximity to schools. These desires point to a value placed on a strong, closer-knit community and improved access to outdoor recreational opportunities.

FIGURE 3.5: "WORD CLOUD" OF MOST COMMON TERMS USED IN THE LAND USE SURVEY

3.11.3 EXERCISE AND RECREATION

Survey results show that Tangipahoa Parish residents enjoy an active lifestyle centered around enjoyment of the natural environment.

Active outdoor recreation: While most respondents say they participate in outdoor recreation activities such as hiking, kayaking, off-road biking, etc. at least 1-2 times per month or more, a significant proportion of respondents (28.77%) have not done so in the last year. This could be due in part to the age of respondents trending upward or may also be due to limited opportunities for public recreation opportunities in the Parish.

Passive Outdoor Recreation: 76.54% of respondents reported participating in passive outdoor recreation activities, defined as bird watching, sight-seeing, and camping.

Hunting and Fishing: Tangipahoa residents frequently engage in hunting and fishing activities, with 19.52% participating at least 1-2 times per month, and 23.8% participating at least 1-2 times per year.

Walking: While 65% of residents report walking outside for exercise, roughly the same number (63.1%) had not walked to a destination instead of driving in the last year.

> *Note: Tangipahoa Parish is challenging for walkability due to factors of distance, infrastructure, and lack of pedestrian-friendly amenities such as street and roadway crossings, lights, and sidewalks. Although 65% of residents enjoy walking for exercise or recreation, most have not walked to a destination instead of driving in the last year. This highlights the* ***car-dependent*** *nature of the area and the need for potential improvements to pedestrian infrastructure and accessibility to create safer, more walkable environments that support heathier, more active communities.*

Biking: Few respondents elect to bike outside as a form of exercise. Over sixty percent (60.62%) had not done so in the last year and only 10.79% bike for exercise 1-2 times per week or more. Unsurprisingly, 88% of respondents had also not biked to a destination instead of driving. However, a brave 2.5% elect to bike to a destination 1-2 times per week or more.

Note: *For casual or inexperienced riders, safely cycling in Tangipahoa Parish is challenging without clear infrastructure like bike lanes, trails and signage.* ***Car-dependent areas lack features to make navigation intuitive and less intimidating for cycling.***

3.11.4 MARK THE MAP!

Individual comments on the Land Use Survey (see Figure 3.5) were analyzed for keywords.

The top 5 challenges indentified included:

Drainage – Comments mention drainage ditches that are overflowing, culverts that need replacing, and flooding of properties during heavy rains. Residents call for cleaning and maintenance of ditches and canals to improve drainage. Some blame new developments for exacerbating drainage issues.

Traffic - Comments note heavy traffic, congestion, and difficulty turning onto major roads from side streets. Residents call for traffic lights, turning lanes, and roundabouts to improve traffic flow. Some mention that increased development is contributing to worsening traffic.

Infrastructure - Comments mention the need to upgrade roads, bridges and utilities to accommodate growth. Some say infrastructure cannot keep up with the pace of new subdivisions and developments. A few call for a parishwide approach to stormwater management.

Safety – Comments express safety concerns due to speeding vehicles, lack of sidewalks and lighting, and dangerous intersections and railroad crossings. Residents call for increased policing, traffic calming measures, and the addition of sidewalks to improve safety for walkers and bicyclists.

Broadband Access - Many comments from residents in outlying areas call for internet and broadband access. They note reliance on unreliable satellite internet and the lack of high-speed options, especially where cable lines are nearby. Expanding internet access is important for both residents and economic development.

3.11.5 INFRASTRUCTURE AND DEVELOPMENT

The responses to the survey suggest that there are concerns about overdevelopment in some areas causing issues with traffic, flooding, school crowding, provision of sewerage and water, and drainage.

These areas include but are not limited to:

1. Robert
2. The political boundary between St. Tammany and Tangipahoa (there is significant spillover from nearby subdivision developments in the east)
3. The suburbs and exurbs around Hammond and Ponchatoula (especially in the south in and around the floodplain)
4. Bedico and East Ponchatoula
5. Chappepeela Area
6. Loranger

Respondents called for slowing or halting new development approvals until infrastructure like roads, drainage, and schools can be improved or added to accommodate new residents and traffic. Increased traffic and flooding were cited as challenges caused by the current pace and density of development. ***Land use regulations, including zoning, are desired by respondents for improved management of future development.***

3.11.6 CHALLENGES

What might prevent people from moving to Tangipahoa Parish?

When asked to rank reasons which might prevent people from moving to Tangipahoa Parish (**Figure 3.1**), schools and school quality came out on top, followed by commute times and availability of good jobs. Traffic and access challenges are also a concern, followed by a lack of alternative transportation options and public transit as populations grow.

This data suggests schools, jobs, and mobility are key factors limiting Tangipahoa's attractiveness and ability to accomodate growth.

Many respondents to the survey expressed frustration with the rapid growth and development happening in Tangipahoa Parish, particularly in the southern part of the Parish. While growth can bring benefits, many feel the Parish is developing faster than improvements and planning can keep up. This is resulting in issues like flooding, congestion, and overcrowded schools.

Education emerged again as a top concern, with many feeling that public schools are underperforming and not keeping pace with residential growth. Respondents want to see higher quality schools that can attract young families and promote economic development in the Parish.

Infrastructure such as roads, drainage, utilities, and broadband internet access in rural areas is seen as inadequate for the current and future needs of the Parish. Overall, many feel development is outpacing infrastructure investments.

3.11.7 KEY TAKEAWAYS

The majority of respondents concerns relate to:

- **Poor infrastructure/overdevelopment**, with heightened interest regarding a lack of infrastructure (including roads, drainage, and broadband) in rural or newly-developed areas
- **Insufficient land use and zoning policies**
- **School system capacity and facility upgrades**, incuding significant renovations.

Overall, some residents feel as if their quality of life is decreasing due to the rapid growth and development in some areas and a lack of targeted investment in infrastructure and education.

Many respondents suggest implementing zoning and land use regulations and balancing growth with preservation to address some of these problems.

The survey results indicate a desire for well-managed growth, better schools and infrastructure, and a safe and welcoming community while preserving the small-town feeling of the Parish. There is also a call for increased job opportunities, cultural diversity, and improved connections to nature and the outdoors, especially the Tangipahoa River.

CH. 4
PARISH BACKGROUND

IMAGE: LOUISIANA INDIANS WALKING ALONG A BAYOU – ALFRED BOISSEAU, 1847

4.1 A BRIEF HISTORY OF TANGIPAHOA PARISH

Tangipahoa Parish is located in the United States Gulf South within southeastern Louisiana. Established in 1869, its name is derived from the Acolapissa phrase "Tonche Pahoa" which translates to "Corn People" or "People of the Corn." Both Tangipahoa Parish and the Tangipahoa River were named for the Native Americans who initially settled the area.

4.2 FIRST NATIONS

Tangipahoa Parish and its original inhabitants, the Tonche Pahoa, were part of the original Chahta Yakni (Chocktaw) homeland. This large area of the southeastern portion of Louisiana (shown in **Figure 4.1** on the following page) was inhabited by the original Chocktaw, Creek, and Cherokee tribes. While early Spanish explorers of the mid-16th century in the Southeast encountered ancestral Mississippian culture villages and chiefs, the Choctaw were first noted by Europeans in French written records of 1675.

The Tonche Pahoa Native Americans inhabited the area when French brothers Pierre and Jean le Moyne, known as Sieurs Bienville and Iberville, arrived and began to colonize Louisiana[1]. While the French maintained relatively consistent control of the Louisiana territory west of the Mississippi River, the area east of the Mississippi (where Tangipahoa Parish is located today) was less-consistently governed, and characterized by heavily-trafficked trade routes, rival settlements, and tensions between the French, British, and Spanish that lasted through the French and Indian War (1718), war between England and the American colonies (1755), and war between Spain and Great Britain (1779). Until in 1783, the area known as "West Florida" was ceded by England to the Spanish[2]. At this time, the region remained sparsely populated, mostly comprised of dense forests of pine, oak, gun ash, birch, holly, magnolia, poplar, and cypress.

1 https://www.crt.state.la.us/louisiana-state-museum/online-exhibits/the-cabildo/colonial-louisiana/index
2 The Scratch of a Pen: 1763 and the Transformation of North America. Colin G. Calloway
Oxford University Press, May 1, 2006

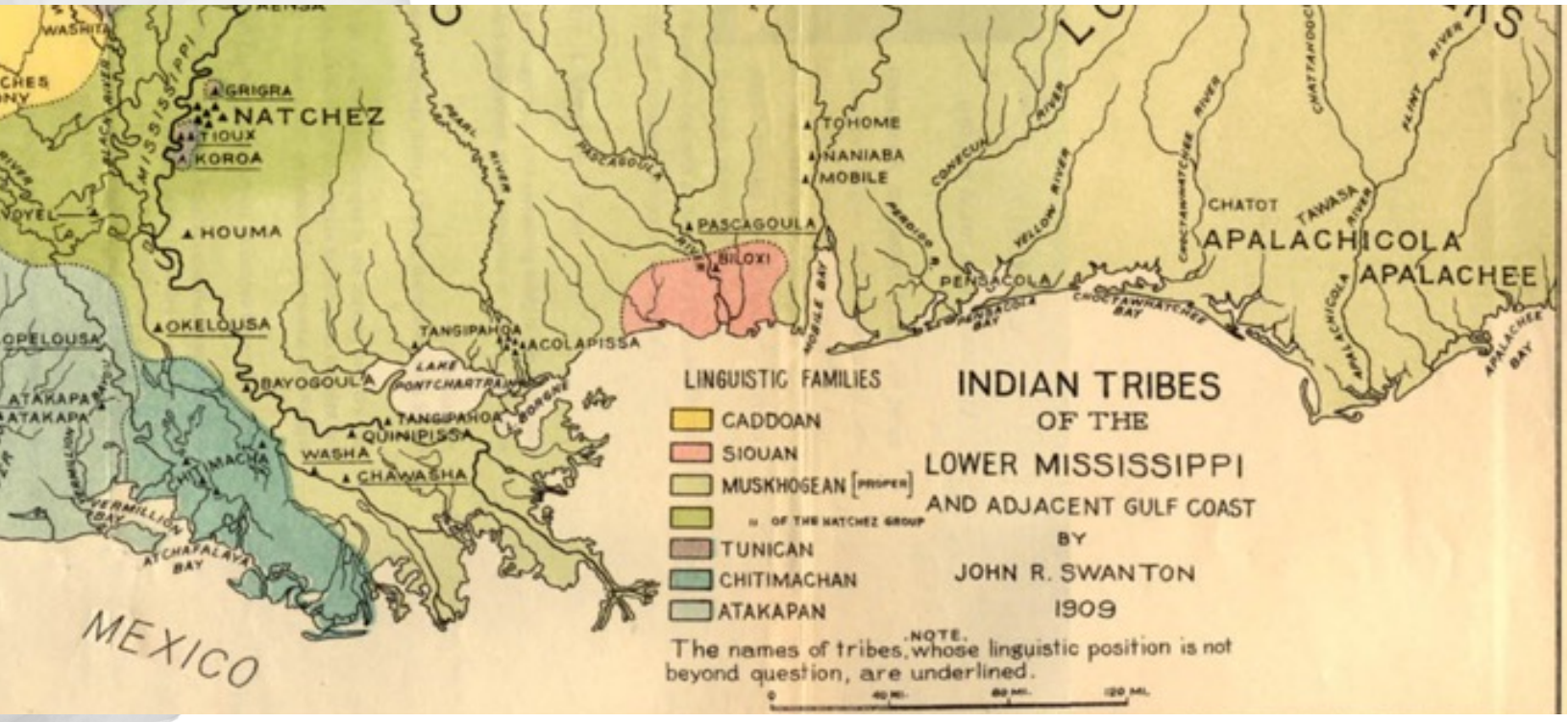


FIGURE 4.1: INDIAN TRIBES OF THE LOWER MISSISSIPPI - 1909

In 1803, as part of the Louisiana Purchase, the French ceded the Louisiana territory west of the Mississippi River (not including present day Tangipahoa Parish) to the United States.
In 1810, the West Florida Parishes (including present day Tangipahoa) declared their independence from Spain after a revolt by local citizens. The "New Independent Republic of West Florida" flag (*right*) flew over Tangipahoa for 72 days.

Most Choctaw allied with the Americans during American Revolution, War of 1812, and the Red Stick War. European Americans considered the Choctaw to be one of the "Five Civilized Tribes" of the Southeast. The Choctaw and the United States agreed to a total of nine treaties. By the last three, the US gained vast land cessions in the Southeast. As part of Indian Removal, despite not having waged war against the United States, the majority of Choctaw were forcibly relocated to Indian Territory from 1831 to 1833[3]. A petition of West Florida rebels helped to successfully annex a portion of the West Florida Parishes between the Mississippi and Pearl Rivers to United States as part of the effort to confirm Louisiana's statehood in 1812.

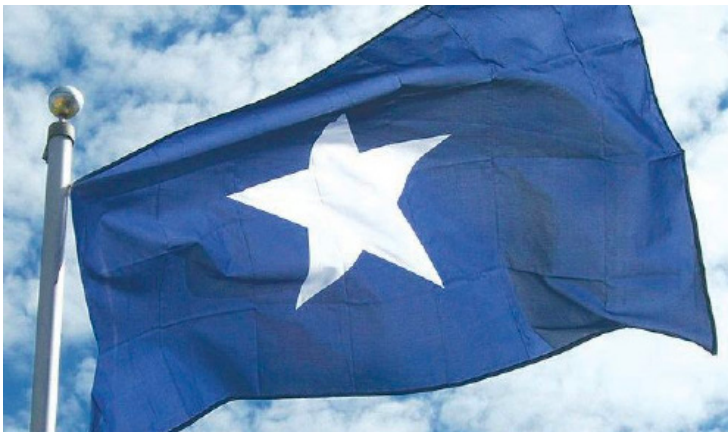


IMAGE: SPANISH LA FLORIDA, BRITISH WEST FLORIDA COLONY

In the mid-1800s, the construction of the Illinois Central railroad paved the way for development in the Parish, where businesses located along the railroad line to capitalize on increased activity and trade opportunities. **This increased activity and centralized trade prompted the creation of Tangipahoa Parish, which is the youngest of all the Florida Parishes and was created by Louisiana Act 85 on March 6th, 1869.**

3 Walter, Williams (1979). "Southeastern Indians before Removal, Prehistory, Contact, Decline". Southeastern Indians: Since the Removal Era. Athens, Georgia: University of Georgia Press. pp. 7–10.

Just before the Civil War in 1860, there were 331,726 enslaved people and 18,647 free people of color in Louisiana; those enslaved were primarily trafficked from the Caribbean, Senegambia, the Bight of Benin, and West-Central Africa[4].

During the Civil War (1861-1865), Tangipahoa Parish was a center of Confederate support and the stage of several critical battles, including the Battle of Ponchatoula in 1863, which resulted in a Union loss over control of the Ponchatoula railroad bridge, whihc was a strategic supply artery for the confederacy.

Fueled by railroad expansion, advances in agriculture technology, a burgeoning dairy industry, and the growth of the timber industry across Louisiana, the Parish experienced a period of rapid economic growth in the late 19th and early 20th centuries. During this period, after slavery was abolished in 1863, many newly freed enslaved people took on work in Tangipahoa Parish as sharecroppers, which yielded insufficient pay to meaningfully advance in the workforce or offer an improved quality of life[5].

During World War I (1914-1918), Choctaw soldiers served in the US military as some of the first Native American code-talkers, using the Choctaw language[6].

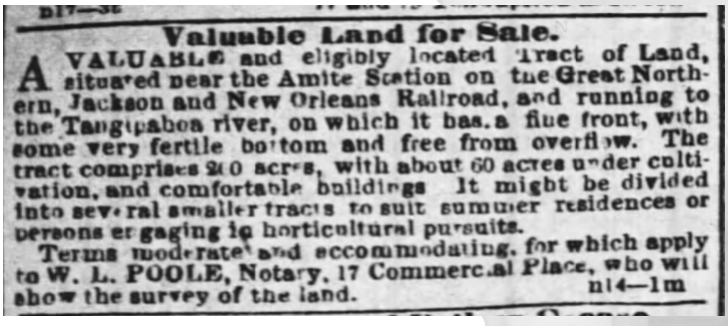
Since the Indian Reorganization Act of 1934, the Choctaw people reconstituted their governments and gained federal recognition. The largest are the Choctaw Nation in Oklahoma.

Since the 20th century, the Mississippi Band of Choctaw Indians were federally recognized in 1945, the Choctaw Nation of Oklahoma in 1971, and the Jena Band of Choctaw Indians in 1995.

Though the Chocktaw are greatly reduced due to the centuries-long war of attrition with colonialists, today there are approximately 214,884 individuals remaining.

It is important to identify the damaging legacy of colonialism and slavery in Louisiana and Tangipahoa Parish in order to understand its effect on communities today and improve upon long-standing cultural and historical challenges, such as (but not limited to) segregation, income inequality, and education gaps. The effects of these legacies are not unique to Louisiana or Tangipahoa Parish (see **Figure 4.2:** Median Net worth by race, ethnicity in the US 1989-2016), but approaches to long-term planning and growth management should account for unique cultural elements, multiple historical perspectives, and local solutions developed by all.

Tangipahoa Parish has a rich history and cultural heritage, with strong influences from French, English, Spanish, African, and Native American cultures. This myriad of cultures woven together over centuries of American History is felt in both the people and the landscape. With numerous



Valuable Land for Sale.

A VALUABLE and eligibly located Tract of Land, situated near the Amite Station on the Great Northern, Jackson and New Orleans Railroad, and running to the Tangipahoa river, on which it has a fine front, with some very fertile bottom and free from overflow. The tract comprises 200 acres, with about 60 acres under cultivation, and comfortable buildings. It might be divided into several smaller tracts to suit summer residences or persons engaging in horticultural pursuits.

Terms moderate and accommodating, for which apply to W. L. POOLE, Notary, 17 Commercial Place, who will show the survey of the land. n14—1m

IMAGE: TIMES PICAYUNE ADVERTISEMENT FOR LAND, NOV 21, 1855

IMAGE: SHARECROPPERS FROM THE UNITED STATES LIBRARY OF CONGRESS

4 Jean-Pierre Leglaunec. (2005). Slave Migrations in Spanish and Early American Louisiana: New Sources and New Estimates. Louisiana History: The Journal of the Louisiana Historical Association, 46(2), 185–209. http://www.jstor.org/stable/4234106

5 Royce, Edward (1993). "The Rise of Southern Sharecropping". In Royce, Edward (ed.). The Origins of Southern Sharecropping. Temple University Press. pp. 181–222. ISBN 9781566390699. JSTOR j.ctt14bt3nz.9

6 Bloor, Colonel A.W. "Transmitting Messages in Choctaw." Memo to Captain Spence for the Commanding General, 36th Division, U.S. Army. January 23, 1919. National Archives, Washington, D.C.

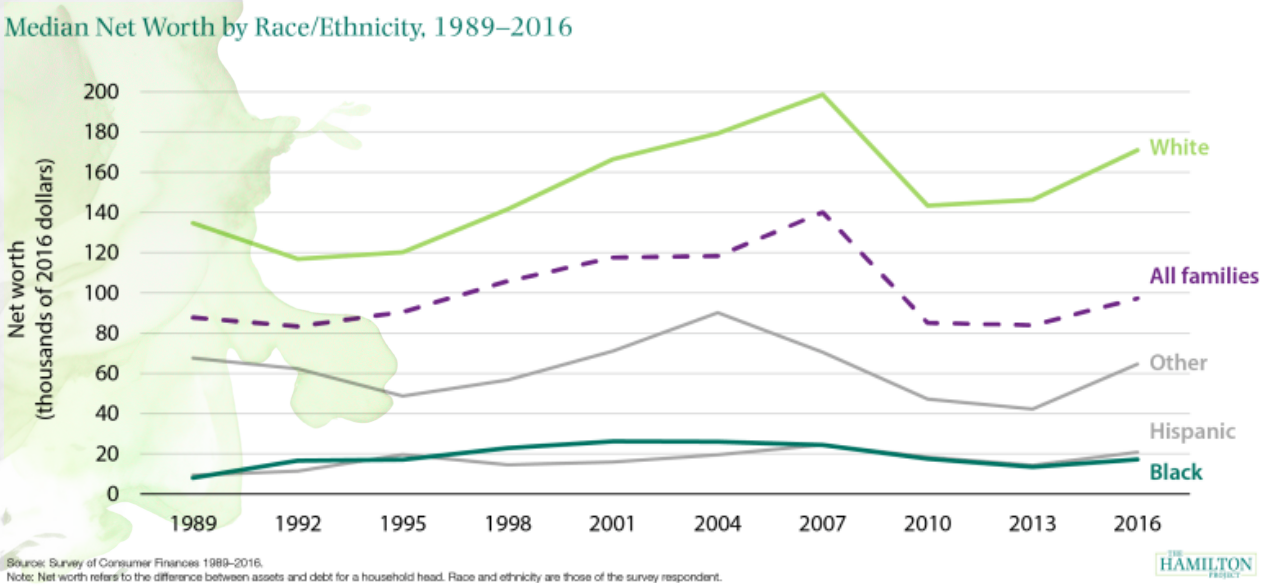


FIGURE 4.2: MEDIAN NET WORTH BY RACE, ETHNICITY IN THE US1989-2016

IMAGE: THE ORIGINAL CHOCTAW CODE TALKERS - 1918

historic sites and two historic downtowns, locals enjoy a richly-storied home and tourists of Tangipahoa Parish experience an important stop for cultural and eco-tourism.

4.3 HISTORY OF GROWTH

According to data from the U.S. Census, the population of Tangipahoa Parish has grown significantly since it was established in 1869. In 1900, the population was just over 17,000 people, and by 1950, it had grown to over 53,000.

The population of Tangipahoa Parish continued to grow throughout the latter half of the 20th century, reaching over 100,000 people by the year 2000. In the last 20 years, the population has continued to grow, and as of the 2020 Census, the population of Tangipahoa Parish increased to more than 135,000.

Growth has historically been driven by a combination of factors, including economic development (i.e., increased light industrial and manufacturing activities), an influx of new residents from other parts of the state and country (i.e., for work, to be nearer to family, and to migrate from areas of increased flood risk), and natural population growth over time (i.e., births and deaths).

4.4 INCORPORATED AREAS

Tangipahoa Parish includes eight incorporated areas, described in **Figure 4.3 and Table 4.1** and on the following page. With over 791 square miles; Tangipahoa Parish has land available for industrial, commercial, and residential development and growth has naturally occurred near existing roadways, rivers, and public utilities.

MAP OF TANGIPAHOA INCORPORATED AREAS

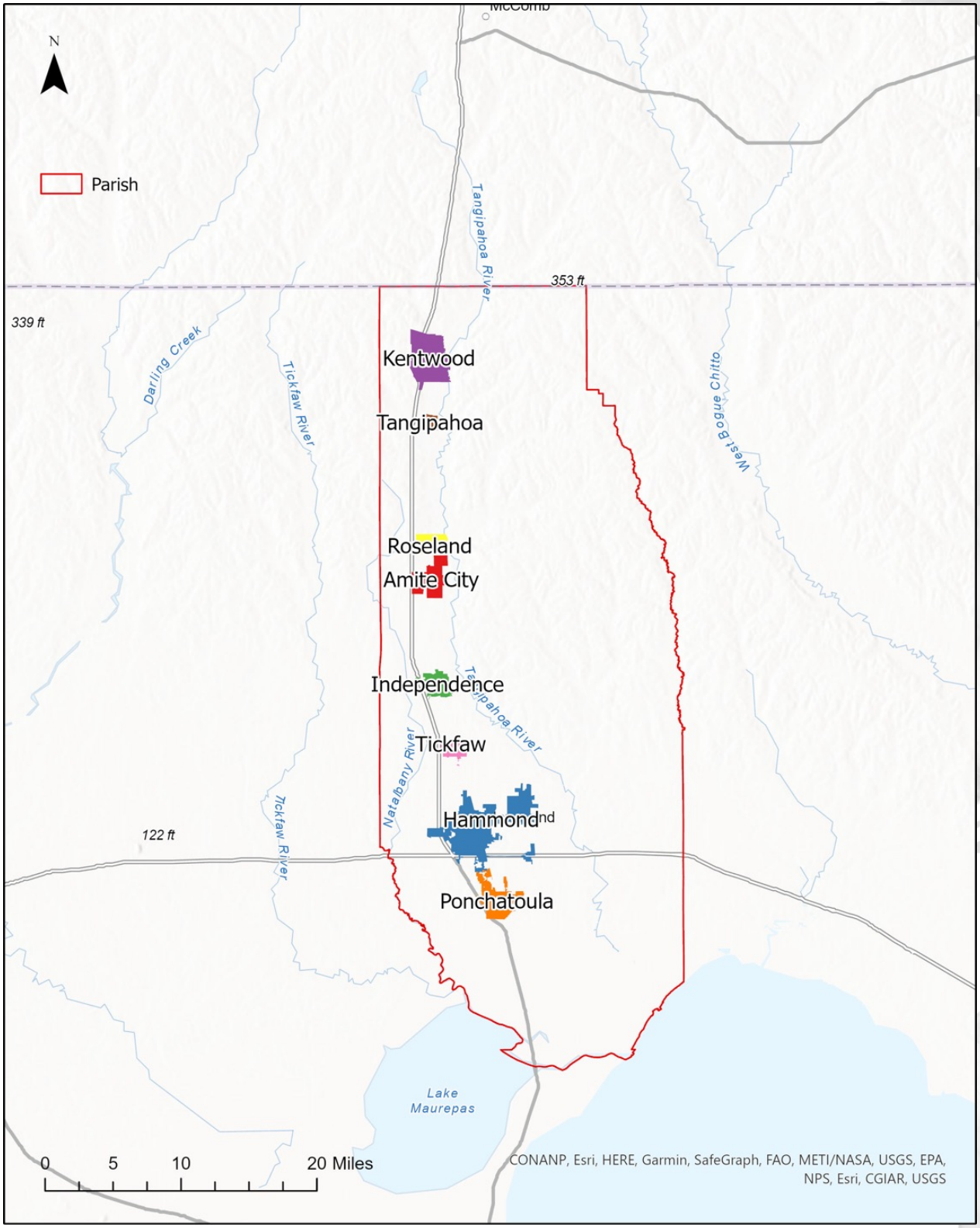


FIGURE 4.3 INCORPORATED AREAS MAP AND TABLE 4.1 INCORPORATED AREAS SUMMARY (PAGE 46)

INCORPORATED AREAS SUMMARY

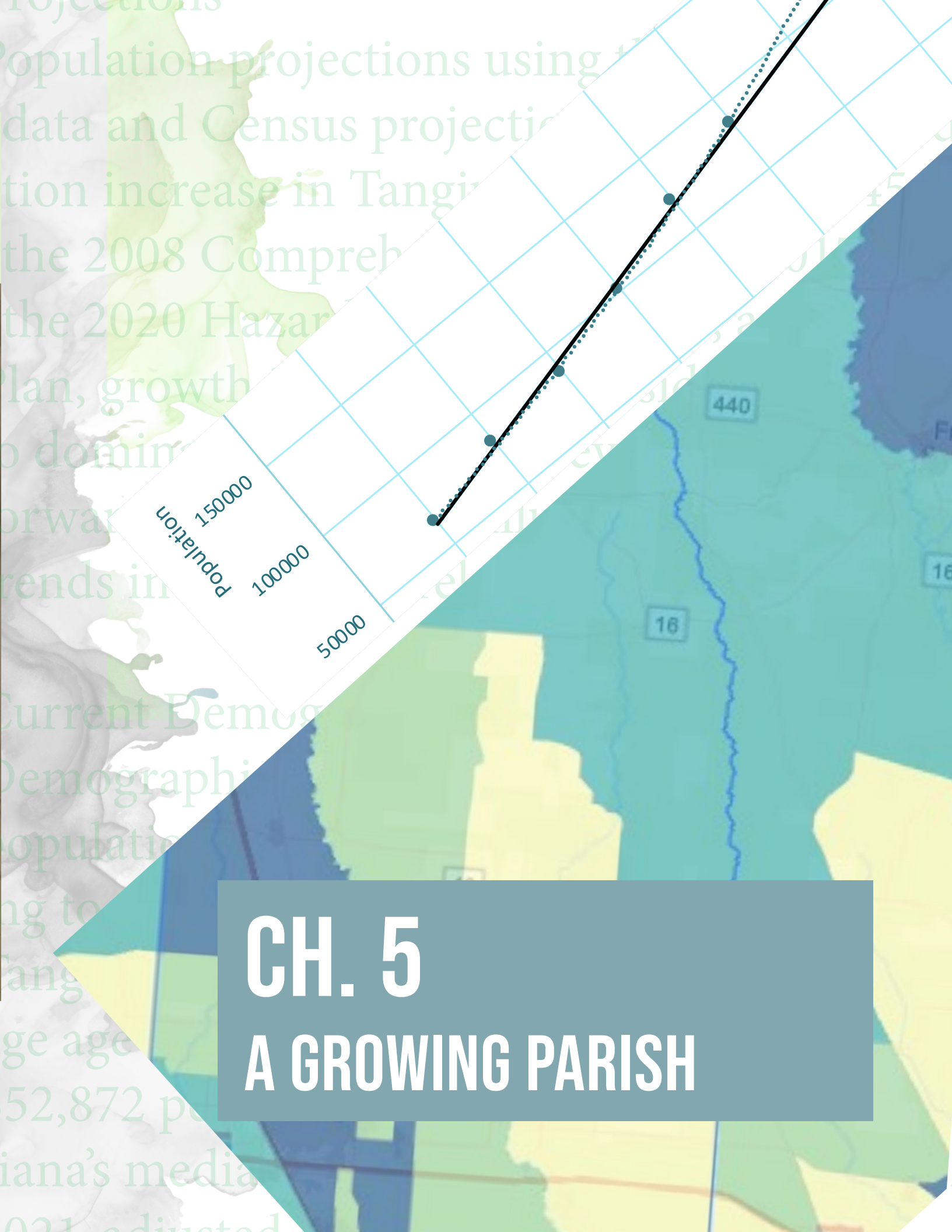
Incorporated Area	2020 Population	Median Income	Size of Incorporated Area	Planning Contact	Mayor	Utilities
City of Kentwood	2,145 [5] - Decrease from 2,198 in 2010	$28,293 [2]	Approx. 7 sq. mi. [2]	Kentwood Community Development and Kentwood Community Development Committee (KCDC)	Harold Smith	Electricity: Entergy Natural Gas: Town of Kentwood Water: Town of Kentwood Solid Waste: Town of Kentwood Fire: Kentwood Volunteer Fire Department
Village of Tangipahoa	425 [5] – Decrease from 748 in 2010	$35,034 [3]	Approx. 1 sq. mi. [3] around Hwy. 51 / W. Railroad Ave. and 440 / Center St.	Mayor Shelia Martin [4]	Mayor Shelia Martin [4]	Unclear
Town of Roseland	880 [5] – Decrease from 1,123 in 2010	$29,363 [12]	Approx. 2 sq. mi. [12]	Sandra Brumfield – Zoning Commissioner	Mayor Wanda McCoy [6]	Unclear
Town of Amite City	4,005 [5] – Decrease from 4,141 in 2010	$55,478 [8]	Approx. 4 sq. mi. [8]	Amite City Planning and Zoning Commission	Mayor Walter Daniels, III	Fire: Tangipahoa Parish Fire District #1 [7]
Town of Independence	1,635 in 2020 – Decrease from 1,665 in 2010 [5]	$35,679 [14]	Approx. 2 sq. mi.	Tangipahoa Parish Government	Mayor Jim Paine [14]	Fire: Independence Fire Department Water: Independence Public Works
Village of Tickfaw	635 – Decrease from 694 in 2010 [5]	$39,541 [15]	Approx. 1.6 sq. mi.	Mayor Anthony Lamonte	Mayor Anthony Lamonte [16]	Unclear
City of Hammond	19,584 – Decrease from 20,019 in 2010	$37,302 [9]	Approx. 14 sq. mi. [10]	Amanda Vito and City Planning and Zoning Commission [11]	Mayor Pete Panepinto [11]	Electricity: Entergy Natural Gas: Atmos Water: Tangipahoa Water District [11]
City of Ponchatoula	7,822 – Increase from 6,559 in 2010 [5]	$53,237 [18]	Approx. 4.75 sq. mi.	Chris Winburn – Building Official	Mayor Robert Zabbia	Fire: Ponchatoula Volunteer Fire Department [17] Electricity: Entergy Water: City of Ponchatoula Sewer: City of Ponchatoula

[1] source: http://www.kentwoodla.org/data.html
[2] source: https://louisiana.hometownlocator.com/la/tangipahoa/kentwood.cfm
[3] source: https://louisiana.hometownlocator.com/la/tangipahoa/tangipahoa.cfm
[4] source: https://www.lma.org/LMA/About_LMA/Organization_Profile.aspx?id=1272
[5] source: https://www.hammondstar.com/news/census-finds-growth-in-rural-areas/article_c2245a4a-777d-592d-9eee-23c616d8d05a.html
[6] source: https://www.lma.org/LMA/About_LMA/Organization_Profile.aspx?id=1241
[7] source: https://www.townofamitecity.com/
[8] source: https://louisiana.hometownlocator.com/la/tangipahoa/amite-city-town.cfm
[9] source: https://www.census.gov/quickfacts/hammondcitylouisiana
[10] source: https://louisiana.hometownlocator.com/la/tangipahoa/hammond.cfm
[11] source: https://hammond.org/departments/planning/
[12] source: https://louisiana.hometownlocator.com/la/tangipahoa/roseland.cfm
[13] source: https://louisiana.hometownlocator.com/la/tangipahoa/independence.cfm
[14] source: http://www.townofindy.com/Government/Independence-Mayor
[15] source: https://louisiana.hometownlocator.com/la/tangipahoa/tickfaw.cfm
[16] source: https://www.lma.org/LMA/About_LMA/Organization_Profile.aspx?id=1275
[17] source: https://www.cityofponchatoula.com/community-directory-1
[18] source: https://louisiana.hometownlocator.com/la/tangipahoa/ponchatoula.cfm

SPOTLIGHT: FAJONI-LANIER was a prolific folk photographer from Amite, Louisiana. He took hundreds of photographs of working-class people in Tangipahoa Parish and its environs, the majority of which were taken in the 1920s and 1930s.

Source: Southeastern University's Photo Collection.

IMAGE: PORTRAIT OF TWO FARMERS, FAJONI-LANIER, CA: 1920



CH. 5
A GROWING PARISH

5.1 WHY ARE POPULATION PROJECTIONS IMPORTANT FOR THE PLAN?

Population projections play a critical role when considering long-term community planning implications, specifically with regards to:

1. **Land Use & Environment:** With respect to land use, population projections provide planners with a higher degree of foresight regarding the demand for residential, commercial, or public spaces. Population projections can also inform the types and quantity of housing units that need to be developed, along with suitability in terms of affordability and size. Strategizing sustainable land use principles, guided by projections, helps mitigate potential environmental impacts of unplanned growth and development.

2. **Infrastructure:** The need for infrastructure such as roads, bridges, and utilities will fluctuate with population shifts. Educational systems too need to be future-proofed, ensuring enough schools and educational facilities are present in appropriate quantities with adequate infrastructure and resources available to serve a growing populace.

3. **Economic Development**: An expanding population fuels the growth of local economies. Anticipating this growth can support laying the groundwork for upcoming businesses, job creation, value-added services, and other mechanisms to fuel economic well-being.

In short, population projections influence comprehensive planning efforts in Tangipahoa Parish by providing foresight in preparing for future infrastructure needs, planning future land use and development patterns, managing housing demand, and driving responsible economic development.

5.2 POPULATION PROJECTIONS

Generally

Population projections using the most recent available data and Census projections point to a steady population increase in Tangipahoa through 2050. As noted in the 2008 Comprehensive Plan, the 2017 Recovery Plan, and the 2020 Hazard Mitigation Plan; growth is a planning consideration that will continue to dominate land use and development decisions for the Parish.

Based on research compiled across 4 studies of population projections, the Parish is generally expected to grow by 3% between 2021 and 2027/2030, which is consistent with past growth over the last decade. Other studies suggest this could be higher (12%) by 2030, followed by a sharp increase (ranging from 29.7%, 36% and 48%) between 2021 and 2050, illustrated in **Figure 5.1 and Table 5.1**. For more detail on populations projections data, methodologies, etc., refer to the **Appendix B**.

YEAR	State of Louisiana	Esri	SEDAC	RPC	CPRA
2027	-	139,388	-	-	-
2030	139,640	-	151,413	-	152,733
2040	-	-	164,374	-	168,369
2050	-	-	175,427	199,581	181,296

Sources: State of Louisiana, Esri, SEDAC, RPC, CPRA

TABLE 5.1: POPULATION PROJECTIONS BY REPORTING AGENCY

WHAT ARE POPULATION PROJECTIONS?

Population projections are estimates of the population at a future date. They are typically compiled using the most recent available population data for a location and project that population into the future using a mathematical model. Projections generally attempt to account for three variables in population change: births, deaths, and net migration.

Population projections attempt to predict future growth based on present conditions. Unexpected changes in conditions—such as fluctuations in the economy or the housing market, natural disasters, or other unexpected pressures on the population—may cause the population to grow or decline in ways that cannot be anticipated. Since no model or prediction method can be entirely accurate, the data used in this section is pulled from four different studies. By summarizing several studies that use different methodologies, we can reach broader conclusions about Tangipahoa's future population.

Note: *Projections about the future population should always be considered estimates and not certainties.*

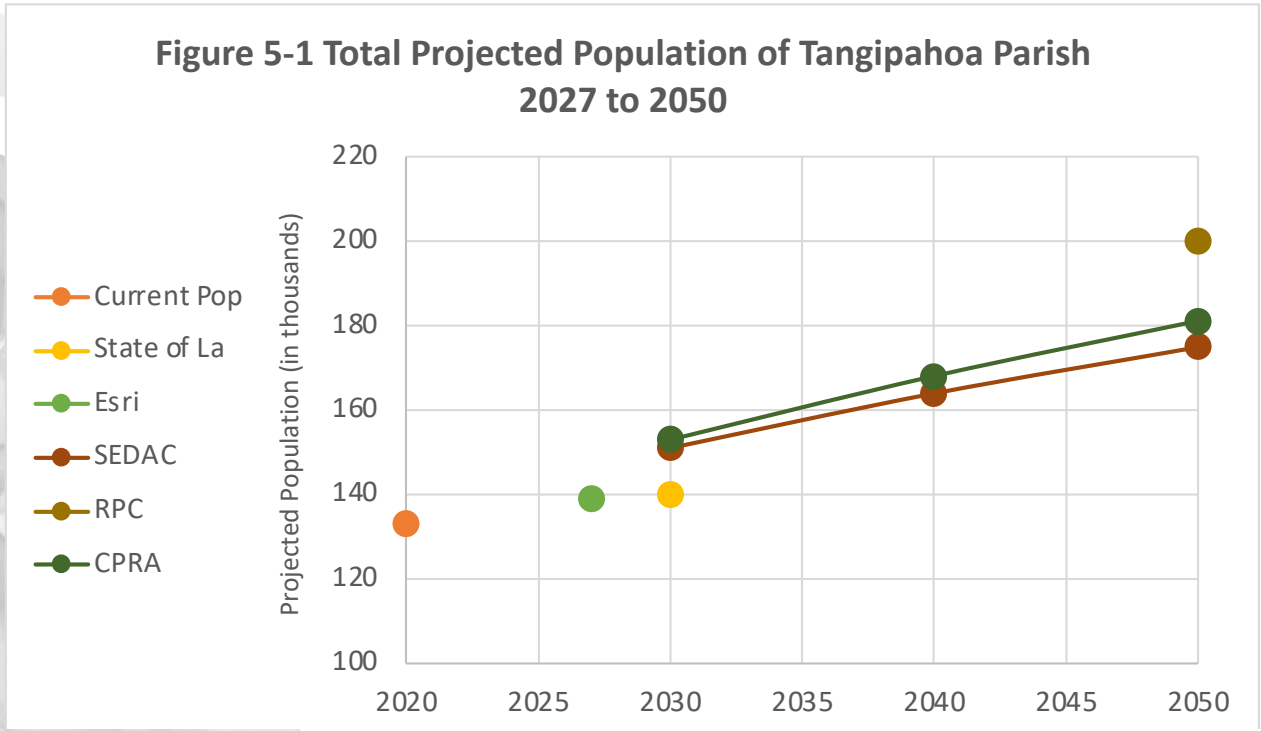


FIGURE 5.1: TOTAL PROJECTED POPULATION OF TANGIPAHOA PARISH - 2027 TO 2050

5.3 PROJECTIONS BY BLOCK GROUP

CPRA produced population projections by block group through 2050. Using CPRA's projection model SSP1 with migration assumptions imposed, or the model that describes a future with low barriers to both mitigation and adaptation, it is possible to map CPRA's projections through 2050. Because the projections were made using block groups as they existed in 2019 (these block groups were changed in the 2020 census), the maps below show CPRA's projected population change by block group between 2019 and 2030, 2040, and 2050. As can be seen in **Figure 5.2**, CPRA projects the most significant population growth in central Tangipahoa Parish, although growth is unevenly distributed and some block groups in and around Hammond are projected to lose population. Significant population growth is also expected in block groups along the southern areas of the parish, close to Lake Pontchartrain.

5.4 CURRENT DEMOGRAPHICS

Demographics refer to the statistical data relating to the population and the particular groups within it. According to the U.S. Census, in 2020 the total population of Tangipahoa Parish included 133,000 people with an average age of 35.5 years and a median household income of $52,872 per year. This median income is close to Louisiana's median household income, which is $52,087 in 2021-adjusted dollars.

In 2020, the five largest ethnic groups in Tangipahoa Parish included:

- White (not Hispanic or Latino) - 62.6%
- Black or African American - 30.5%
- Hispanic or Latino - 4.7%
- People who self-identify as two or more races - 1.7%
- Asian - 0.7%

As shown in Table 5.2, Tangipahoa Parish has continued to experience notable and consistent growth, increasing 9.95% from 121,097 (2010) to 133,157 (2020), compared to an only 2.7%

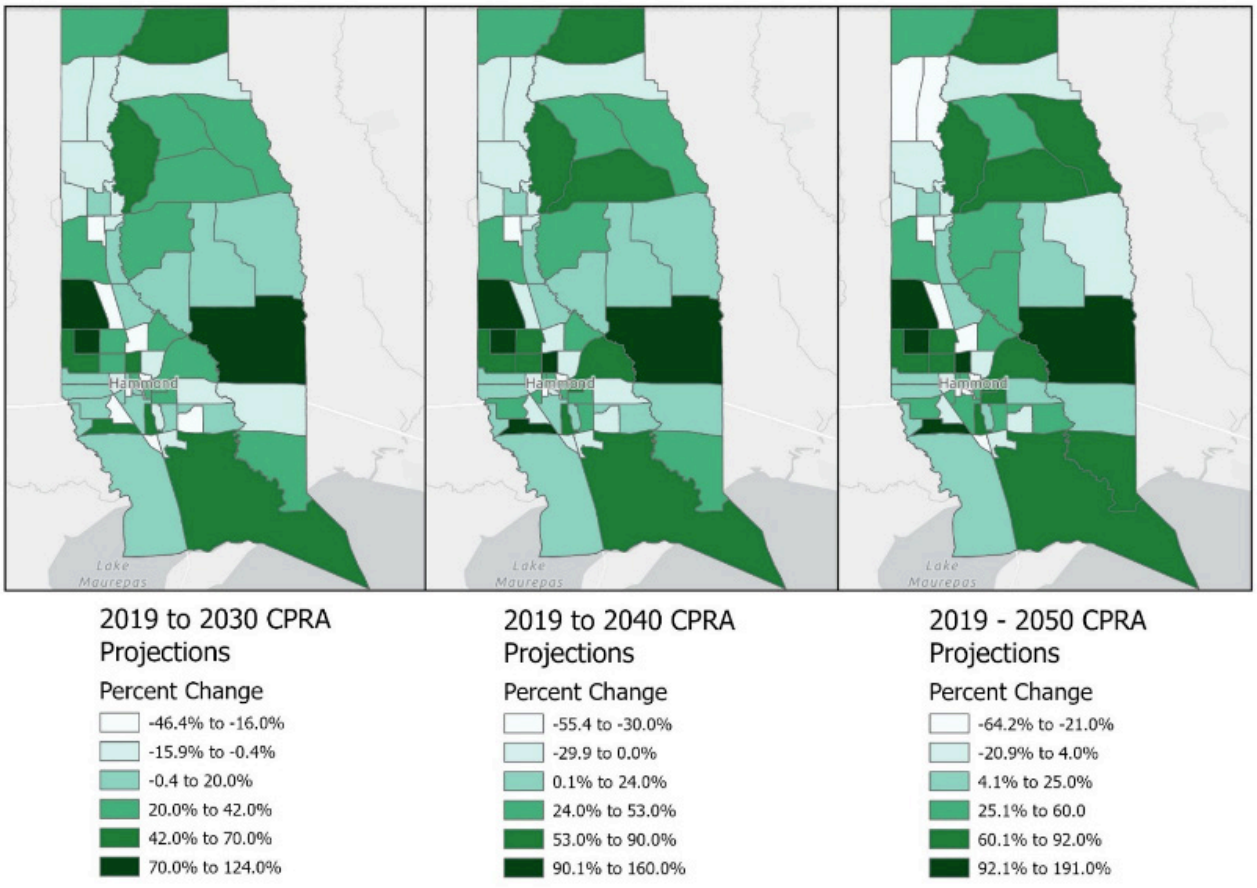


FIGURE 5.2 CPRA PROJECTIONS THROUGH 2050

increase statewide during this same period.

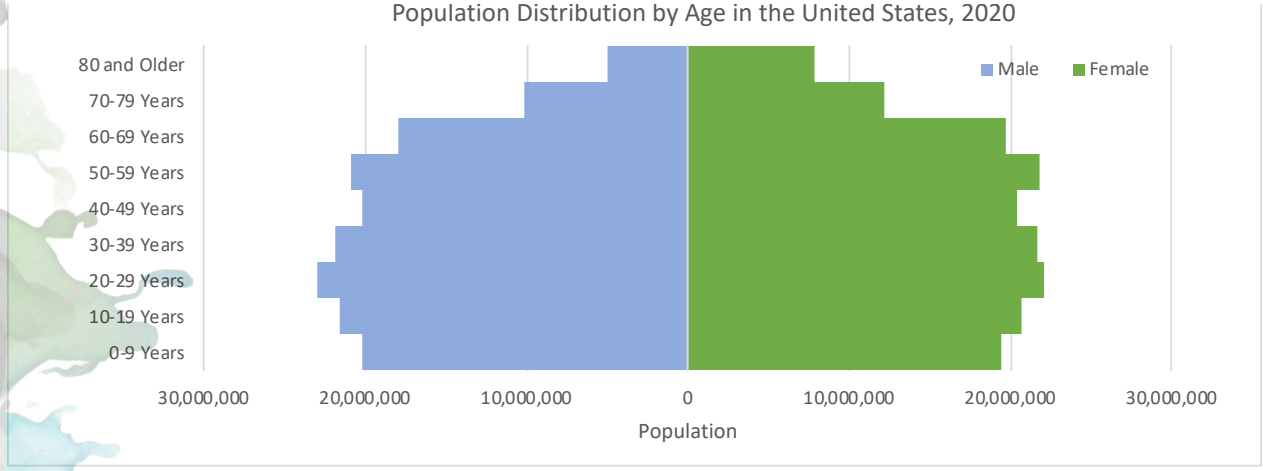
In comparison to neighboring parishes and the State (**Table 5.3**), Tangipahoa Parish has grown on average 32.6% over the last two decades, with more significant growth (20.6% or 20,509 persons) between 2000 and 2010, which is likely due to the in-migration of displaced residents from the New Orleans area as a result of Hurricane Katrina impacts (i.e.; displacement). Surrounding areas in the Florida Parishes have experienced similar population growth except for Washington Parish, which experienced population decline (-3.6%) between 2010 and 2020.

5.5 POPULATION DISTRIBUTION BY AGE

Understanding population distribution by age can help a community plan for and address emerging needs, challenges, and opportunities, as well as identify unique community characteristics. For example, a larger share (or cohort) of children under the age of 5 may prompt consideration of the education system's capacity to house and teach a larger, emerging generation of students. Alternatively, larger shares representing the aging population may prompt increased social programing or expanded healthcare clinics to enhance the lives of those with limited mobility or increased healthcare needs.

As shown in **Figure 5.3**, 2020 Census data highlights how Tangipahoa's population is normally distributed, with the largest cohorts (21%) of residents aged 20 to 34 and a slightly higher rate of children under the age of 5 years old when compared to neighboring Parishes (**Figure 5.4**).

Together, data suggest that young families may be moving or living in Tangipahoa Parish consistent with national trends, but at a slightly higher rate than neighboring parishes.



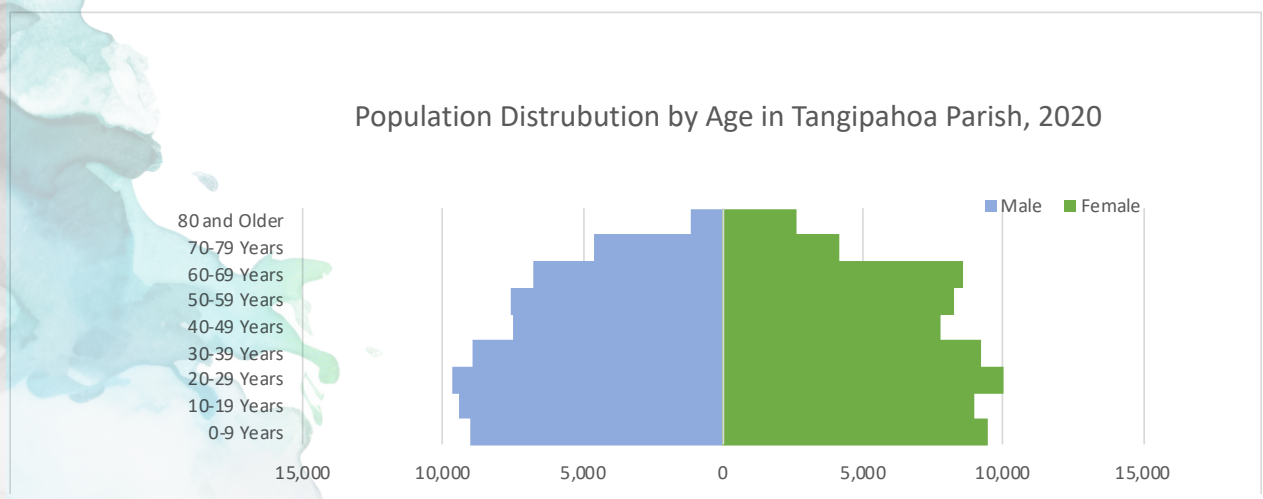


FIGURE 5.3: POPULATION DISTRIBUTION BY AGE IN THE UNITED STATES, TANGIPAHOA PARISH

Geography	Annual Population Estimates: Tangipahoa Parish and Comparison Areas			
	2000	2010	2020	Population Change (2010 – 2020)
Tangipahoa Parish	100,588	121,097	133,157	9.9%
St. Tammany Parish	191,268	233,740	264,570	13.2%
Livingston Parish	91,814	128,026	142,282	11.1%
Washington Parish	43,926	47,168	45,463	-3.6%
Louisiana	4,468,976	4,533,372	4,657,757	2.7%

TABLE 5.2: POPULATION ESTIMATES

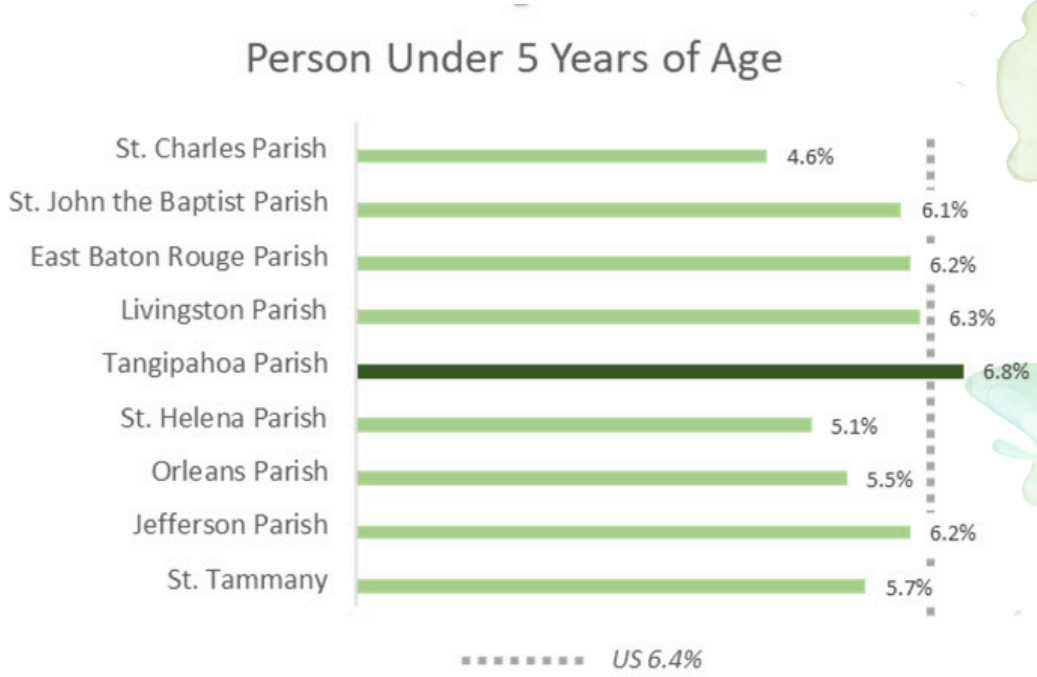


FIGURE 5.3: PERSONS UNDER FIVE YEARS OF AGE, TANGIPAHOA AND NEIGHBORING PARISHES

5.6 SOCIOECONOMIC PROFILE

Median income means that half of the households in a population earn less than the median income and the other half earn more. It's a more accurate assessment of how households are doing than using the average, where a small number of households with very high incomes could exaggerate or inflate the overall picture of economic stability of an area. The median income for U.S. households in 2020 was $67,521 (**Figure 5.5**), a decrease of 2.9% from the previous year; which recovered in 2021, increasing to $70,784.[1]

Median income has risen, but so has inequality.

According to the 2020 Census, between 2010 and 2020, the median household income in Tangipahoa Parish increased from $37,390 to $52,872 (**Figure 5.5**)—an approximate 41% increase at average rate of $1,548.20 per year.

1 Jessica Semega and Melissa Kollar, U.S. Census Bureau, Current Population Reports, P60-276, Income in the United States: 2021, U.S. Government Publishing Office, Washington, DC, September 2022.https://www.census.gov/content/dam/Census/library/publications/2022/demo/p60-276.pdf

Growth Rate for Tangipahoa Parish

Total Population	Amite	Hammond	Independence	Kentwood	Ponchatoula
April 1, 2000	4,110	17,639	1,724	2,205	5,180
April 1, 2010	4,141	20,019	1,665	2,198	6,559
April 1, 2017	4,342	20,325	1,646	2,122	7,015
Population Growth between 2000-2010	0.75%	13.49%	-3.42%	-0.32%	26.62%
Average Annual Growth Rate between 2000-2010	0.08%	1.35%	-0.34%	-0.03%	2.66%
Average Annual Growth Rate between 2010-2017	0.07%	0.03%	0.17%	0.10%	0.12%

Population Growth Rate for Tangipahoa Parish

Total Population	Roseland	Village of Tangipahoa	Tickfaw	Tangipahoa Unincorporated	Tangipahoa Parish
April 1, 2000	1,162	747	617	67,204	100,588
April 1, 2010	1,123	748	694	83,950	121,097
July 1, 2017	998	711	727	90,964	128,850
Population Growth between 2000-2010	-3.36%	0.13%	12.48%	24.92%	20.39%
Average Annual Growth Rate between 2000-2010	-0.34%	0.01%	1.25%	2.49%	2.04%
Average Annual Growth Rate between 2010-2017	-0.11%	-0.04%	0.04%	0.19%	.20%

TABLE 5.4: SELECTED POPULATION STATISTICS FOR TANGIPAHOA PARISH

While lower than the U.S. median income in 2020 ($67,521) both Tangipahoa Parish and U.S. median household income increases hovered around 40% between 2010 and 2020, suggesting that the Parish is keeping pace with inflation and the rising costs of living nationwide.

Both Tangipahoa Parish and the US household median income experienced a decrease in 2020--the first statistically significant decline in U.S. median household income since 2011--largely due to the effect of the COVID-19 pandemic (e.g.; business closures, shifts to remote work, etc.).[2]

A Census report in 2021 assessed changing median income levels before, during and after the height of the pandemic, finding that:

> "Overall, real median household income in 2021 was not statistically different from 2020, although based on the money income Gini index, [nationally] income inequality increased by 1.2 percent between 2020 and 2021; representing the first time the Gini index has shown an annual increase since 2011. Upon additional analysis, it further concluded that "…that declines in income at the bottom of the income distribution may be contributing to the increase in income inequality."

Because Tangipahoa Parish median household income trends are generally consistent with national trends, consideration should be given to where these increases are distributed (i.e. at the bottom of the income distribution or top) when considering economic development programs to better support income equality and improved standards of living for all.

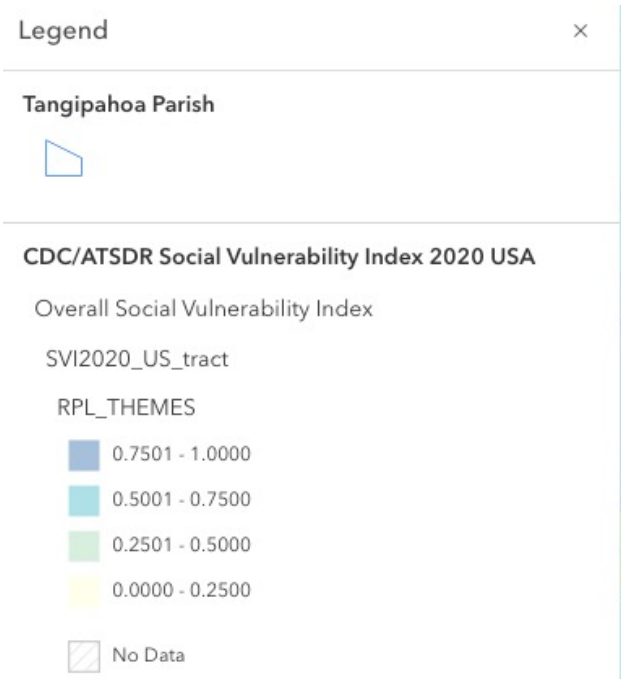
CDC SOCIAL VULNERABILITY INDEX

The Centers for Disease Control and Prevention (CDC) Social Vulnerability Index (SVI) is a tool that helps identify communities that may need additional support during public health emergencies or disasters.

As shown in **Figure 5.4,** Tangipahoa Parish contains multiple census tracts identified as vulnerable by the SVI tool. ***Before, during, and after emergencies, prioritization of these areas for much needed resources can increased equity in emergency management and disaster recovery programing.***

2 https://www.investopedia.com/personal-finance/what-average-income-us/

CDC/ATSDR SOCIAL VULNERABILITY INDEX, 2020 USA



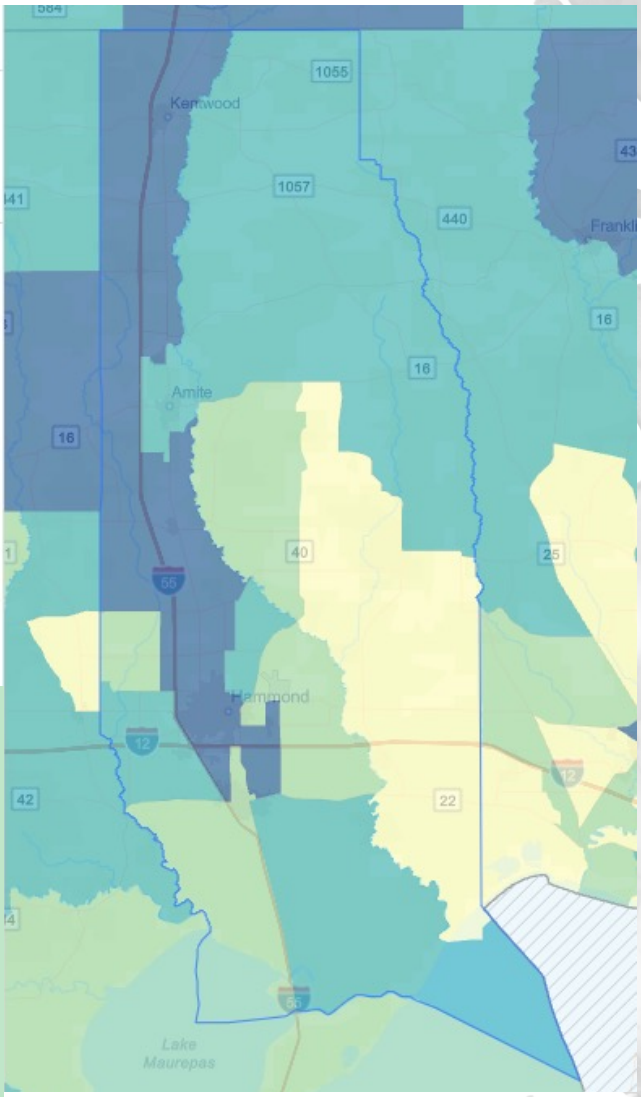


FIGURE 5.4: CDC SOCIAL VULNERABILITY INDEX, 2020

THE SOCIAL VULNERABILITY INDEX (SVI)

The SVI assesses 15 social factors, including poverty, lack of access to transportation, and minority status, that contribute to a community's vulnerability. The SVI assigns each U.S. census tract a score between 0 and 1, with higher scores indicating greater vulnerability. The scores are then used to rank the census tracts from most to least vulnerable. The CDC SVI is updated every 10 years to reflect changes in the social and demographic characteristics of communities. By using the CDC SVI, public health officials and emergency managers can identify communities that are at higher risk of negative health outcomes during public health emergencies or disasters. This information can help these officials allocate resources and implement strategies to address the specific needs of vulnerable communities.

For example, during the Covid-19 Pandemic, the CDC SVI was used to identify communities that were at higher risk of severe illness and death from the virus due to underlying social vulnerabilities. This information was then used to allocate resources such as testing sites, vaccines, and public health messaging to these communities to help mitigate the impact of the pandemic on vulnerable populations.

INCOME INEQUALITY

The Gini index is a statistical measure of income inequality ranging from 0.0 to 1.0. It measures the amount that any two incomes differ, on average, relative to mean income. It is a natural indicator of how far apart or "spread out" incomes are from one another. A value of 0.0 represents perfect equality, and a value of 1.0 indicates total inequality. Based on the money income Gini index, income inequality increased by 1.2 percent between 2020 and 2021 (from 0.488 to 0.494); this represents the first time the Gini index has shown an annual increase since 2011."

Source: Jessica Semega and Melissa Kollar, U.S. Census Bureau, Current Population Reports, P60-276, Income in the United States: 2021, U.S. Government Publishing Office, Washington, DC, September 2022.

5.7 INCOME

Some families struggle even as incomes rise.

Figure 5.7 illustrates a comparison of household income across the U.S., neighboring St. Tammany Parish, and Tangipahoa Parish in 2021. Where:

- Over 25% of Tangipahoa Parish households earned less than $10K to $25K in 2021, significantly higher than neighboring St. Tammany Parish and the nation, suggesting ***more households are likely hovering just above or are below the poverty line***.
- Less than 15% of Tangipahoa households earned between $100K to greater than $200K in 2021, significantly less than St. Tammany Parish and the nation, suggesting ***less households are able to move beyond upper / middle-class incomes.***

Data for household incomes ranging between $45K and $99K suggest ***a strong middle class that represents the majority of households in Tangipahoa Parish****, which is largely consistent with the nation and neighboring St. Tammany Parish, with the exception of over 20% of Tangipahoa Parish households earning between $50K to $74K in 2021. This suggests there may be unique economic opportunities in this particular wage rage in Tangipahoa Parish or could reflect dual earner households.*

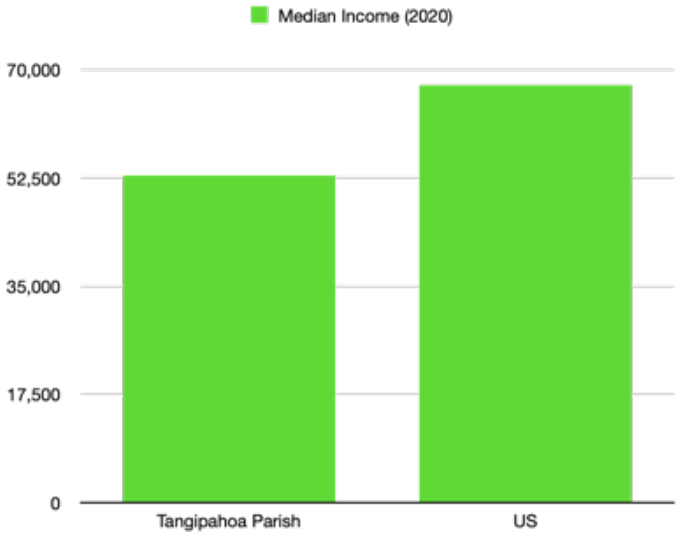


FIGURE 5.5: MEDIAN INCOME, US AND TANGIPAHOA PARISH

5.8 POVERTY

Poverty in the United States has been measured and estimated since the 1960s using the official poverty measure, which defines poverty by comparing pretax money income to a poverty threshold that is adjusted by family composition[3]. ***As per 2022 poverty estimates, a family of three people making a combined income of less than $23,284 per year is considered living below the poverty line.***[4]

In 2021, 11.6% of people in the U.S., 19.6% of people in Louisiana, and 17.8% of people in Tangipahoa Parish lived in poverty according to the U.S. Census Bureau.[5] So—while the Parish had a lower number of people living in poverty compared to the state of Louisiana—in 2021, 6.2% more people lived in poverty in Tangipahoa Paris than on average across

3 John Creamer, Emily A. Shrider, Kalee Burns, and Frances Chen, U.S. Census Bureau, Current Population Reports, P60-277, Poverty in the United States: 2021,U.S. Government Publishing Office, Washington, DC, September 2022. https://www.census.gov/content/dam/Census/library/publications/2022/demo/p60-277.pdf
4 https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html
5 https://www.census.gov/quickfacts/tangipahoaParishlouisiana; https://www.census.gov/quickfacts/tangipahoaParishlouisiana

HUD LOW INCOME VARIABLES, 2020

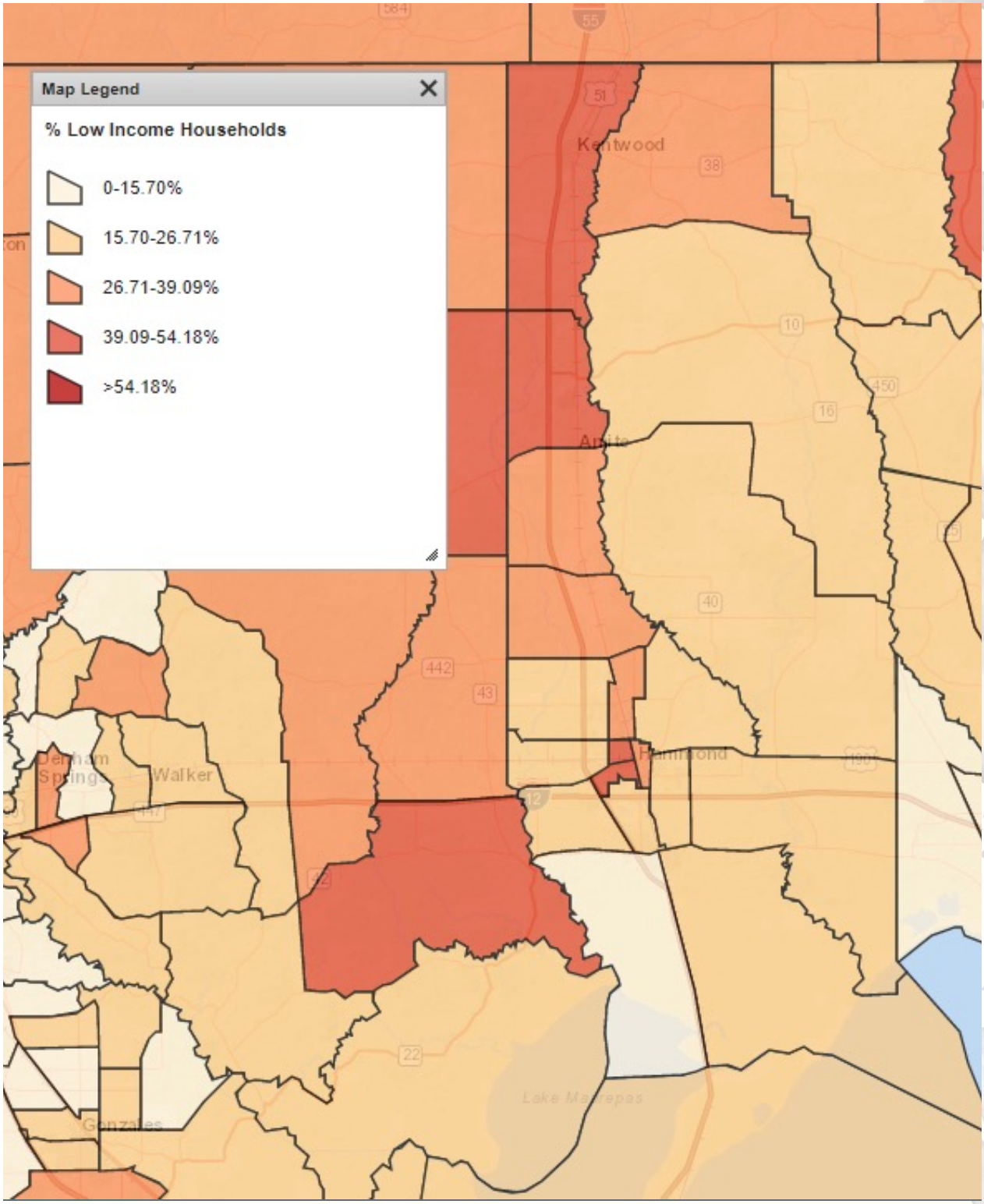


FIGURE 5.8: HUD LOW INCOME VARIABLES, 2020

Low- and very low-income limits are defined in the Housing Act of 1937 and are determined annually by the Office of Housing and Urban Development or HUD. These limits are typically established at 80 percent and 50 percent of the area median individual income. *(Details below)*

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS
WASHINGTON, D.C. 2023

PRELIMINARY ESTIMATE OF WEIGHTED AVERAGE POVERTY THRESHOLDS FOR 2022

Size of Family Unit	Estimated Threshold
1 person (unrelated individual)	$14,891
Under 65 years	$15,225
65 years and over	$14,036
2 people	$18,932
Householder under 65 years	$19,690
Householder 65 years and over	$17,712
3 people	$23,284
4 people	$29,960
5 people	$35,495
6 people	$40,135
7 people	$45,530
8 people	$50,862
9 people or more	$60,833

Source: U.S. Census Bureau, 2023.

Note: The preliminary estimates of the weighted average poverty thresholds for 2022 are calculated by multiplying the 2021 weighted average thresholds from the 2022 Current Population Survey Annual Social and Economic Supplement (CPS ASEC) by a factor of 1.0800273, the ratio of the average annual Consumer Price Index for All Consumers (CPI-U) for 2022 to the average annual CPI-U for 2021. These estimates may differ slightly from the final thresholds that will be published in September 2023 with the release of the official poverty estimates for 2022.

If you have any questions concerning these poverty thresholds, please call (301) 763-2422.

January 12, 2023

POVERTY STATUS VARIABLES WITHIN TANGIPAHOA PARISH

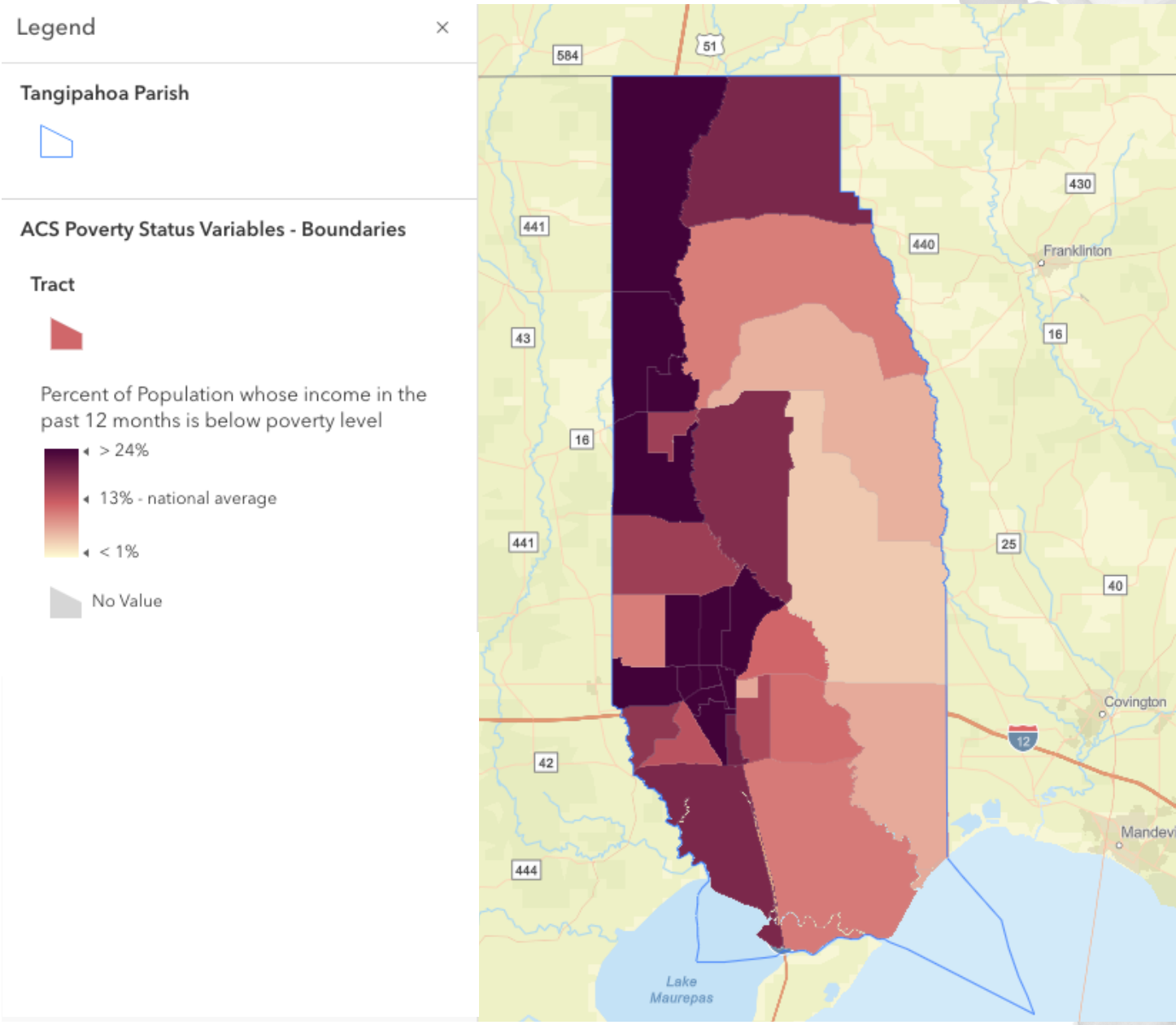


FIGURE 5.6: POVERTY STATUS VARIABLES WITHIN TANGIPAHOA PARISH, 2020

the nation.

According to Census data (**Figure 5.6**), there is a higher concentration of poverty in the western and northwestern areas of the Parish, generally consistent with census tracts identified as vulnerable by the CDC SVI standard.

Beyond those currently experiencing poverty (**Figure 5.6)**, there is a significant proportion of Tangipahoa residents who are within low-income households as defined by HUD (**Figure 5.8.**)

Social programs, workforce development, capital improvements, and emergency management and recovery efforts considered as part of this Comprehensive Plan focus on these areas of social vulnerability, poverty, and low-income households to support a more stable, balanced, and successful future for all residents of Tangipahoa Parish.

5.9 A RECEIVER COMMUNITY

> "Entire communities relocated here from St. Bernard Parish after Hurricane Katrina…[6]"

Beyond statistical growth projections, Louisiana's particular hazard profile and risk exposure offers some explanation as to why Tangipahoa Parish is likely to experience additional population growth by 2045. Louisiana's Strategic Adaptations for Future Environments (commonly referred to as "LA SAFE")—which aimed to address massive land loss, economic relief for residents lacking resources to adapt, and strategy development for communities to respond to change through inclusive engagement processes—highlighted a concerted effort among communities in the Southeast region of Louisiana to coordinate to adapt to population shifts caused by increased flood risk in coastal areas[7].

The 2020 Census further affirmed that following Hurricanes Katrina, Rita, Isaac, Laura, Delta, and Ida; many Louisiana residents have considered moving further inland from the Gulf to areas such as Tangipahoa Parish to reduce their flood risk[8].

Following these storms, ***many long-time residents of the north shore have expressed concern with intensified traffic, undersized infrastructure, and an influx of new housing increasing potential drainage and flood risks***[9]. Following the LA SAFE Program, Christopher Dalbom, Assistant Director of the Institute on Water Resources Law and Policy at Tulane noted, "…how is Louisiana preparing receiver communities? I don't think we are[10]."

As Tangipahoa and neighboring Parishes on the north shore grow, these communities have a difficult—albeit locally advantageous—problem to resolve:

> "How do we achieve the type of growth we want?"

The 2008 Comprehensive Plan built on a vision of growth summarized as "We want the Parish to be like it was, only better." This approach focused on maintaining the historic cultural roots of the Parish while improving economic opportunity and quality of life for all residents through growth. It also focused on directing new land development toward safe areas of the Parish that can avoid floods and preserve recreational spaces and agricultural land[11].

The 2017 Recovery Plan underscored the need to plan for growth by noting:

> "The growth the Parish is experiencing will result in future drainage issues without effective surface water management"[12].

This Recovery Plan noted further that:

> "without the adoption of additional growth management regulations, the Parish lacks the tools needed to implement the [2008 Comprehensive] plan[1]."

1 Ibid.

The 2020 Hazard Mitigation Plan also focused on projected growth in the Parish, noting that land use controls are key to the orderly development of the Parish in a manner that will not increase

6 https://www.lsu.edu/research/news/2021/0701-tangipahoa.php
7 https://s3.amazonaws.com/lasafe/Final+Adaptation+Strategies/Regional+Adaptation+Strategy.pdf
8 https://www.nola.com/news/politics/census-2020-south-louisiana-Parishes-grew-while-northern-and-rural-Parishes-decline/article_4e00a05a-fb96-11eb-947e-9f738c7b98c2.html
9 https://qz.com/1895269/louisianas-population-is-moving-to-escape-climate-catastrophe
10 Ibid.
11 Tangipahoa Parish - 2008 Comprehensive Plan
12 Tangipahoa Parish - 2017 Recovery Plan

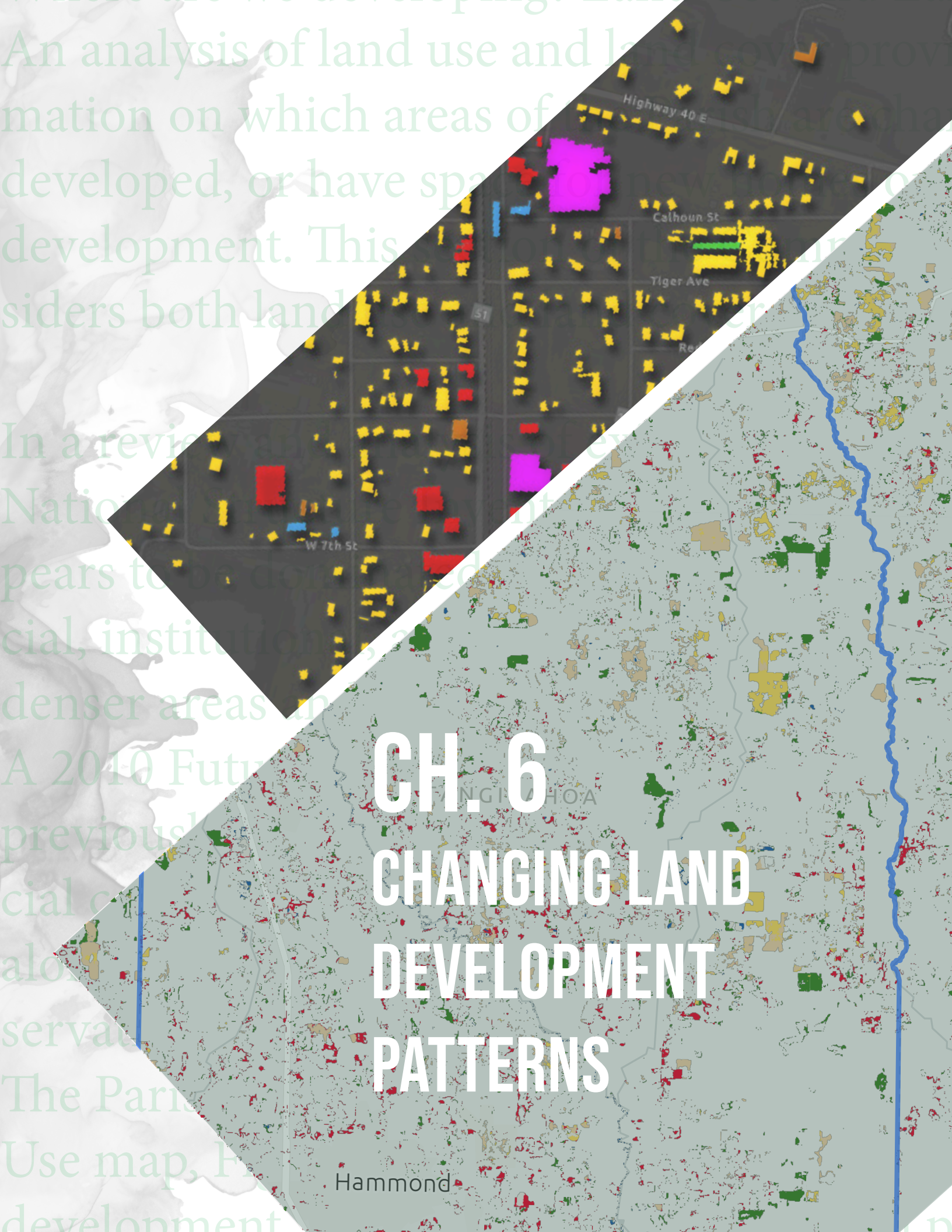
IMAGE: AERIAL PHOTOGRAPH OF A SUBURBAN DEVELOPMENT PATTERN

residents' exposure to hazards like coastal land loss and flooding.

Beyond residents seeking homes in less hazard-prone areas, Tangipahoa Parish also provides an affordable housing market in an area with relatively high-income employment opportunities for residents. The amenities of the north shore including regional medical care, natural recreation opportunities and concentrated employment sectors make Tangipahoa Parish a highly attractive relocation option for young families or residents moving from elsewhere in Louisiana.

Based on an analysis of growth potential in Tangipahoa Parish, the Parish can expect population growth to continue to 2045, prompting considerations of how the Parish can adequately:

- Prepare to house new residents, provide for their economic success, and provide amenities and public services to meet their needs.
- Improve the lives of existing residents by mitigating the impacts of growth, supporting the economy, and maintaining service levels to meet their needs.
- Support and raise up residents at or nearing poverty, considered vulnerable, or identified as low-to moderate income



CH. 6
CHANGING LAND DEVELOPMENT PATTERNS

LAND USE, FUTURE LAND USE, AND LAND COVER

An analysis of ***existing land use*** shows how people use the environment: whether for development, conservation, or mixed uses and can describe if the buildings on a site are used for commercial purposes, if they are homes or vacant.

The comprehensive planning process often results in a ***Future Land Use*** map (or FLUM), which features areas intended for specific uses within the planning period of the Comprehensive Plan or the future of the Parish. For the purposes of this Plan, the planning period is 2024-2045.

Land cover is a measurement that refers to the vegetative characteristics or manmade constructions on the land's surface and indicates if land is "green" and filled with grass and forest or if it is paved or developed with buildings (or impervious). Land cover identifies where and how change is occurring by showing:

- Whether land has ever been developed
- Potential areas for growth
- Potential for the loss of natural land and natural drainage areas

6.1 SIGNIFICANT DEVELOPMENT TRENDS

Land Use and Land Cover

An analysis of land use and land cover provides information on which areas of the Parish are changing, fully developed, or have space for new homes or commercial development. This chapter of the Plan considers both land use and land cover. In a review and analysis of existing land uses from the National Structure Inventory (**Figure 6.1**), the Parish is dominated by residential uses, with commercial, institutional, and industrial land uses clustered in denser areas and along major transporation hubs.

Increase in Developed Area

A significant portion of Tangipahoa Parish's total area has been changed from grass or forested areas to developed areas in the years between 2008 and 2021 (**Figure 6.2**). Much of this development is in southern areas of the Parish, particularly in Robert and along the Hwy 445 corridor near Robert, LA.

Because a substantial proportion of the Parish remains undeveloped, Tangipahoa Parish is at a critical stage in land development planning. The Parish has a unique opportunity between 2024 - 2045 to establish a direction in land use controls and development incentives that require efficient site use and promote balanced growth with the preservation of

NATIONAL STRUCTURE INVENTORY, 2020

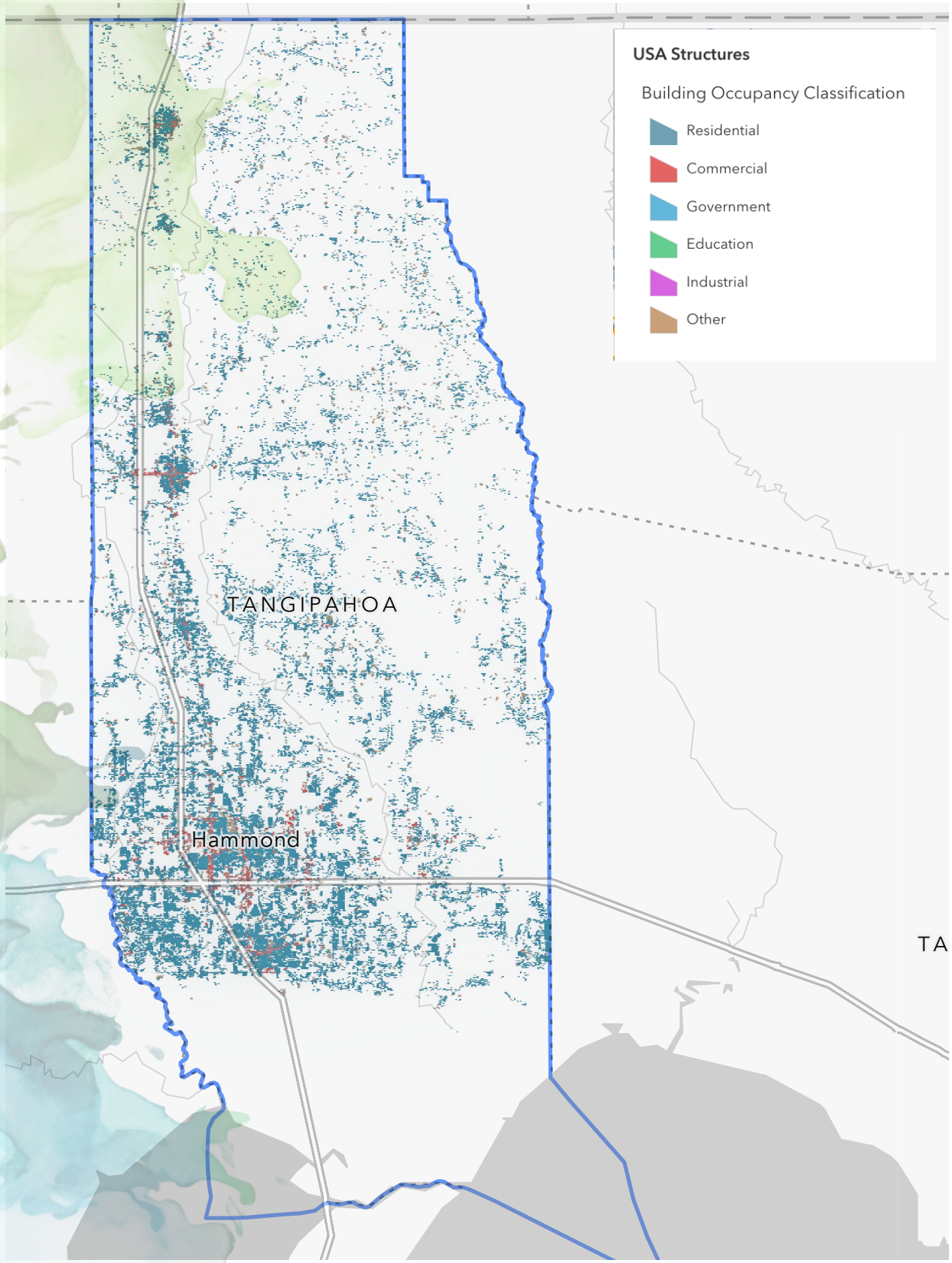


FIGURE 6.1: NATIONAL STRUCTURE INVENTORY, 2020

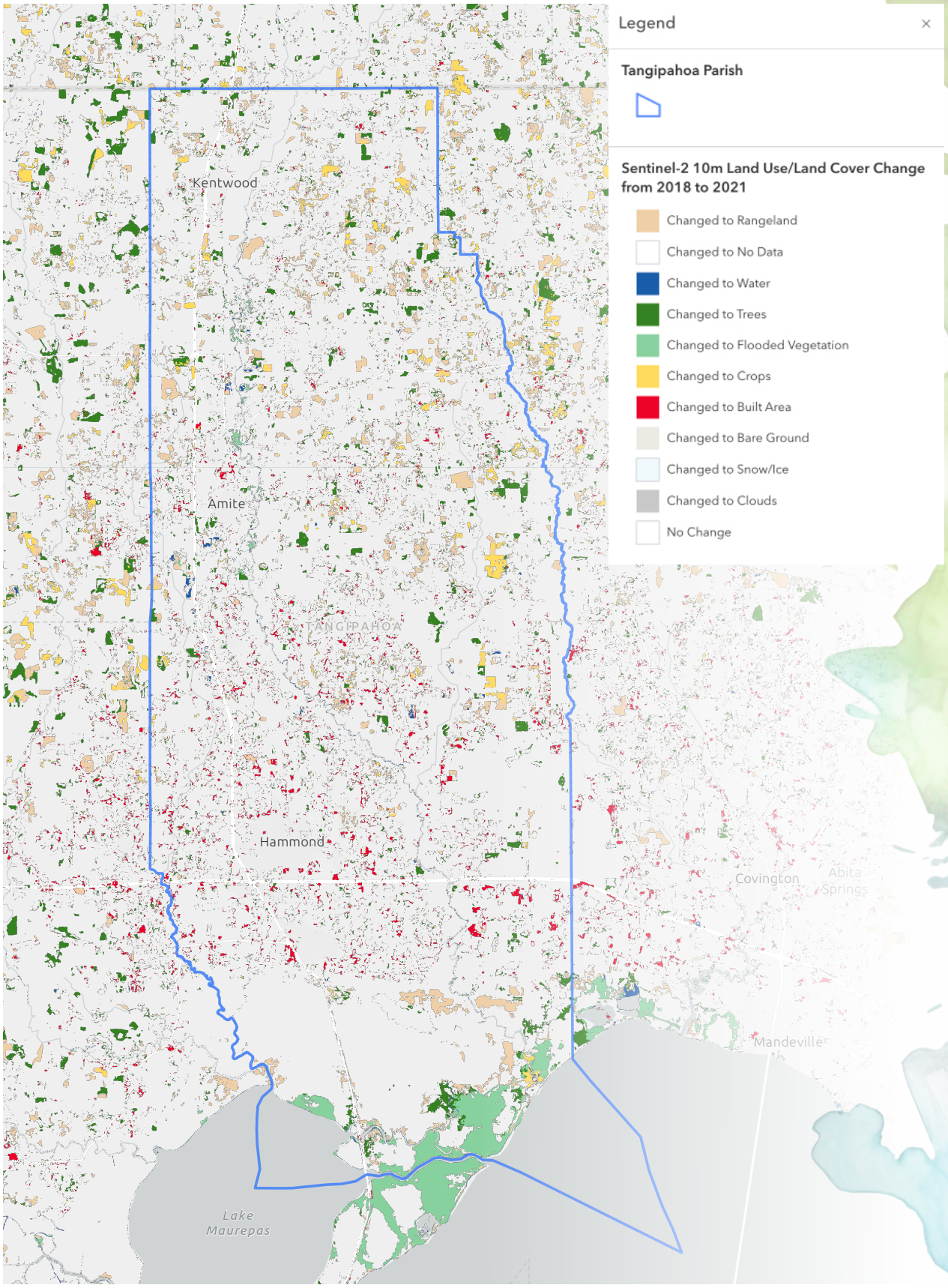


FIGURE 6.2: TANGIPAHOA PARISH LAND USE/LAND COVER 2020

natural floodplains and forested lands. Should development be left largely unmanaged, rapid construction and increases in impervious services can together increase flooding and decrease water quality for future residents of the Parish.

Current best management practices indicate areas with impervious surface rates approaching or exceeding 12 to 15% will likely experience negative impacts to water quality and severe degradation can be expected when rates reach 25% (**Figure 6.3**). [1] While Tangipahoa Parish is not yet approaching these thresholds, such considerations are critical for the 2045 Plan Vision.

6.2 IMPLICATIONS OF DEVELOPMENT CHANGE

Between 2008 and 2019, the Parish experienced an increase in 4.75 square miles of development and 2.87 square miles of impervious surfaces.

Low density and open space development (often referred to as 'suburban sprawl') has benefits and challenges. For example, when homes are located far away from local public services, water quality can be negatively impacted when it is cost prohibitive to expand centralized, publicly managed systems. As a result, privately operated sewage treatment plants are often installed. Water quality monitoring in these areas is important to address overflows and aging systems' impacts to nearby water bodies.

Higher density development has different challenges associated with maintenance and operations of roads, water, and wastewater due to increased frequency of use, as well as ensuring long-term sustainable fund sources to keep systems and services updated to reflect local, state, and federal standards.

6.3 PARISHWIDE DEVLEOPMENT SUMMARY

The southern portion of Tangipahoa Parish is significantly more developed, with the cities of Hammond and Ponchatoula containing pronounced urban development. The fringes of these city limits also contain significant development, including small-to-medium sized commercial strip centers and single family home residential subdivision developments. Much of the more recent development has occurred in the southwest portion of the Parish, particularly around Robert. Outside of the municipalities of Amite and Kentwood, the Interstate 55 corridor north of Hammond and the Highway 51 corridor contain significantly less development.

Much of the northern area of the Parish consists of trees (evergreen forests), cropland, and rangeland. A large amount of acreage is dedicated to foraging (hay), totaling approximately 19,000 acres (Source: USDA).

Agriculture has had a large impact on land use in Tangipahoa Parish for its entire history. However, with industrial farming and globalization, agriculture does not look the same in the Parish as it once did, making up only 16.24% of total ground cover according to land cover data collected by MRLC. Though the total area is relatively small, the amount of land used for agriculture in the Parish has remained relatively stable – only losing around 8.30 square miles between 2008 and 2019 (Source: MRLC).

Although it has undergone extensive growth and development over time, Tangipahoa Parish has significant remaining greenfield (or undeveloped) areas that could be well suited for future residential or commercial development. A critical question of this planning effort is:

What does Tangipahoa Parish need to do in the next 20 years to make better land use and development decisions?

To support considerations unique to each area of the parish, three context areas were identified (South, Central, and North) to incorporate additional input from the Community and stakeholders, where:

1. **The South Area** is generally the area of the Parish south of Highway 442 including the Interstate 12 corridor.
2. **The Central Area** is generally the area of the Parish between Highway 442 and Highway 10.
3. **The North Area** is generally the area of the Parish north of Highway 10 to the parish line.

1 NOAA - How to Use Land Cover Data as a Water Quality Indicator - https://coast.noaa.gov/howto/water-quality.html

NATIONAL LAND COVER DATASET (NLCD) 2019 - IMPERVIOUS SURFACE

IMPERVIOUS AREA

is considered to be ground cover that allows little to no rainwater to be absorbed into or infiltrated into the ground. In other words, most or all of the rainwater turns into stormwater runoff that flows downstream from where it lands. Examples of impervious area include buildings, driveways, and roads.

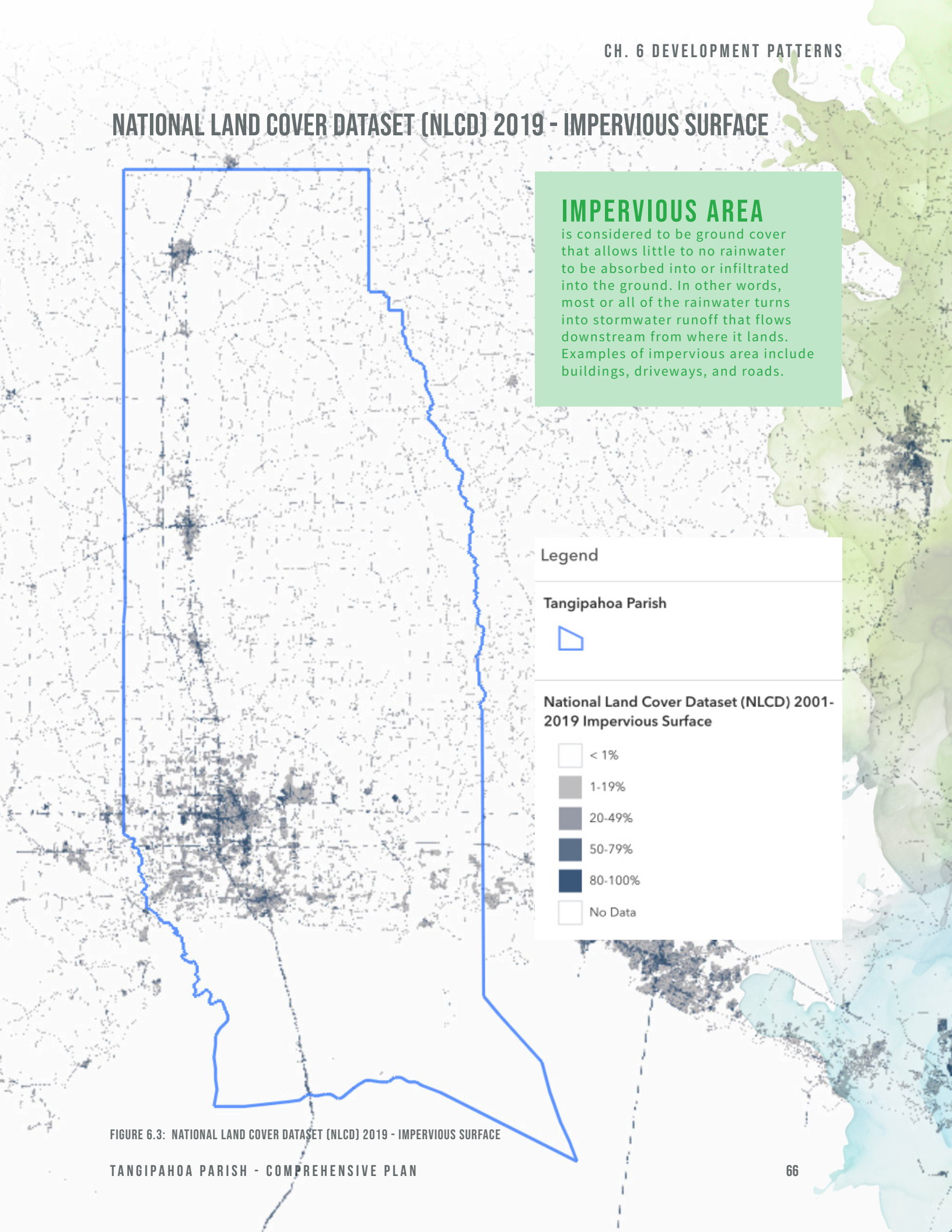
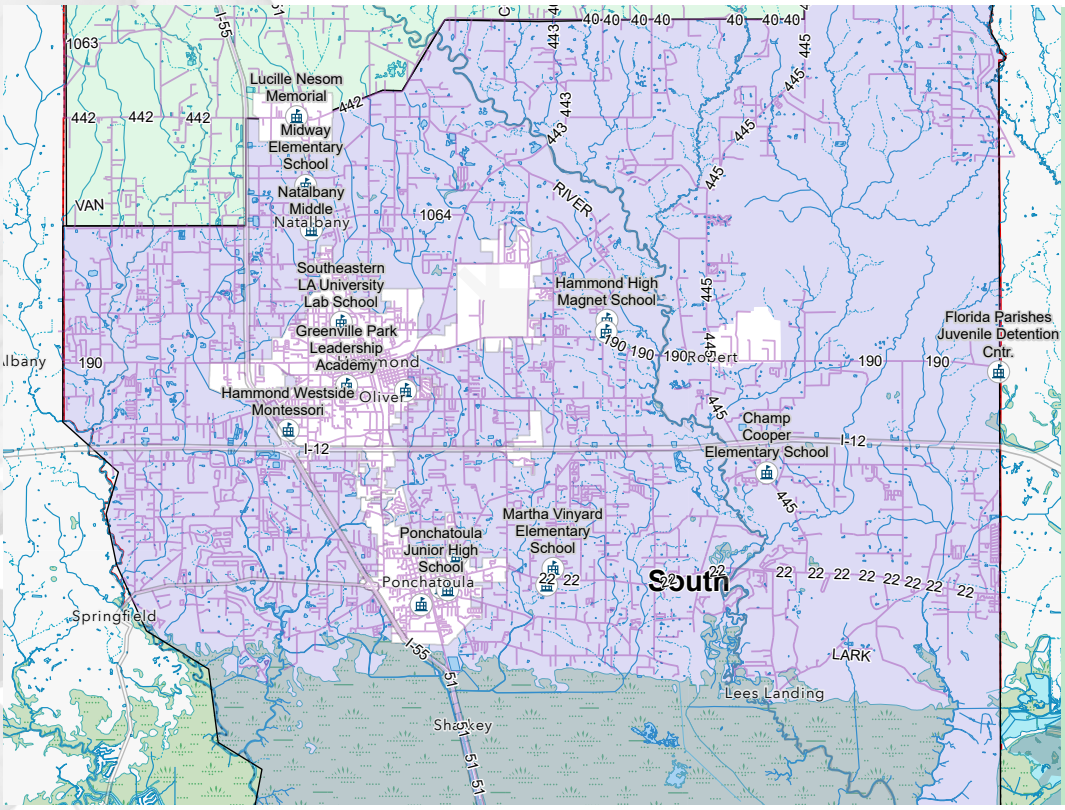


FIGURE 6.3: NATIONAL LAND COVER DATASET (NLCD) 2019 - IMPERVIOUS SURFACE

SOUTH TANGIPAHOA



"I am very upset with the type of growth seen in our parish. There is simply no infrastructure to support the fast pace (drainage, schools, roads). We are losing our wetlands at an alarming rate which will surely cause change not only to our way of life but will increase flooding."

- Survey Respondent

6.4 SOUTH AREA DEVELOPMENT SUMMARY

Municipalities: Hammond, Ponchatoula

Other development/potential centers: Robert area, LA 22 east of Ponchatoula, LA 22 and LA 445, LA 22 near St. Tammany Parish line

General Land Use: Suburban and urban development, with rural areas decreasing

Key Themes: The South Area has a pressing need to manage traffic caused by growth, to have community infrastructure in place for new development, and to mitigate drainage issues and flooding with new development.

Future land use changes: Factors such as fringe growth from Hammond and Ponchatoula, general I-12 corridor growth, regional growth, housing demand, and proximity to existing goods and services are expected to shape land use changes.

Current infrastructure and future infrastructure potential: This region has significant infrastructure in urbanized areas, with new growth driving infrastructure expansion. There is potential for significant future infrastructure investments.

Focus: The South Area faces significant challenges driven by new growth and lack of infrastructure, including flooding and loss of natural areas and natural resources.

Predominant development pattern: High-intensity development is occurring predominantly outside of Hammond and Ponchatoula, along major corridors south of Independence and the St. Tammany Parish border. New commercial pockets off I-12 on Hwy 445 are becoming commonplace, providing services to new residential developments. Also notable is the trend of major small lot subdivisions, as seen in developments like Cypress Reserve on the intersection of Hwy 22 and 445. Hundreds of 0.5-acre lots are transforming the landscape, particularly along major corridors and on the fringe of Hammond and Ponchatoula.

6.5 CENTRAL AREA PROFILE SUMMARY

Municipalities: Roseland, Amite City, Independence

Other development/potential centers: Highway 40 near St. Tammany Parish line, Highway 51 between Amite City, and Independence

General Land Use: Small town centers, larger lot suburban development, rural, agriculture, and forestry

Key Themes: The Central Area emphasizes the need to preserve large lot, rural housing, manage growth coming from the south, and preserve agricultural land.

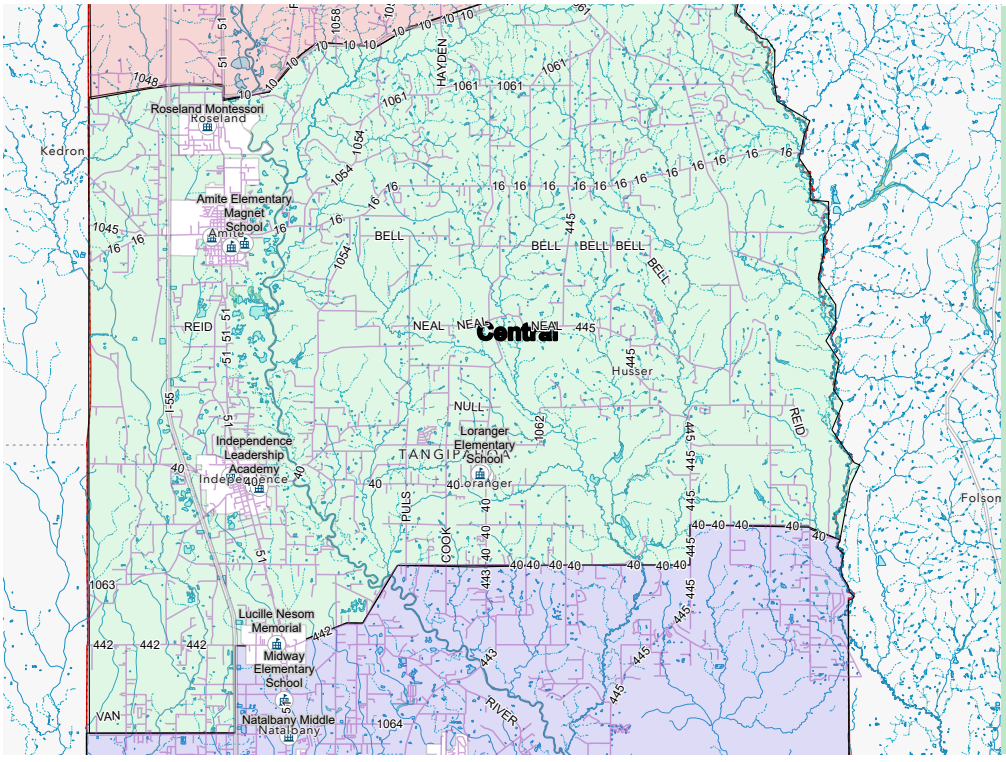
Future land use changes: Driving factors include growth pushing north, housing demand, proximity to existing town centers with goods and services, general agricultural development trends, and rural residential development.

Current infrastructure and future infrastructure potential: Infrastructure is present mainly in municipalities, with moderate potential for significant future investments, especially along highway corridors.

Focus: There's potential for new sustainable development near growth corridors and municipalities, but challenges include flooding and loss of natural areas and natural resources.

Predominant development pattern: Medium intensity development is occurring around the central areas of the parish outside of Independence in Loranger and Husser. In these areas, larger lot subdivisions are emerging, as evidenced by an aerial view of larger lots on School Road. This type of development is predominantly taking place in rural areas that have not historically seen subdivisions. This change in land use often occurs when rural farmland, including dairy farms, is sold to developers, signaling a significant transition in the area's primary economic activities.

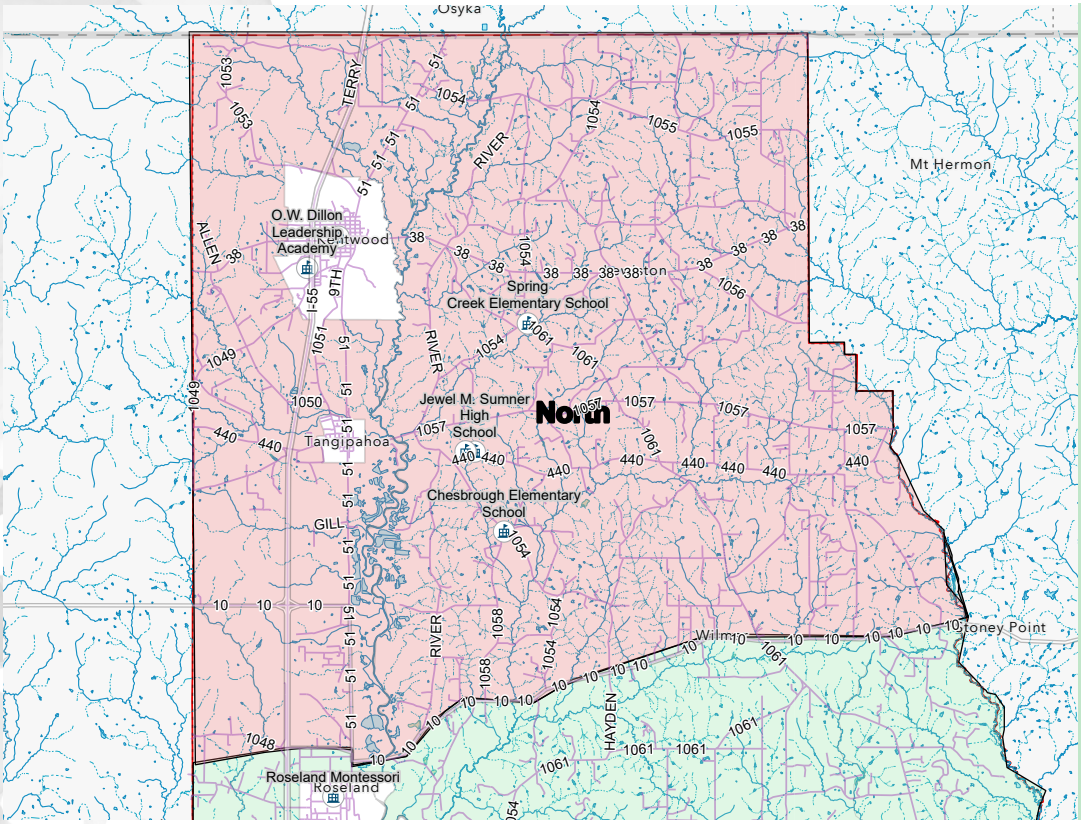
CENTRAL TANGIPAHOA



"Built a Walmart distribution center in creekbed. There is an Entergy substation that now causes my property to flood and a gun range I can hear inside my house"

- Survey Respondent

NORTH TANGIPAHOA



"[the Parish] Should be kept rural as much as possible for agricultural and recreational purposes as well as rural, family life."

- Survey Respondent

6.6 NORTH AREA PROFILE SUMMARY

Municipalities: Tangipahoa (Village), Kentwood

Other development/potential centers: Highway 51 between Roseland and Tangipahoa, Highway 1057/440 intersection

General Land Use: Rural, agriculture, forestry, large lot residential

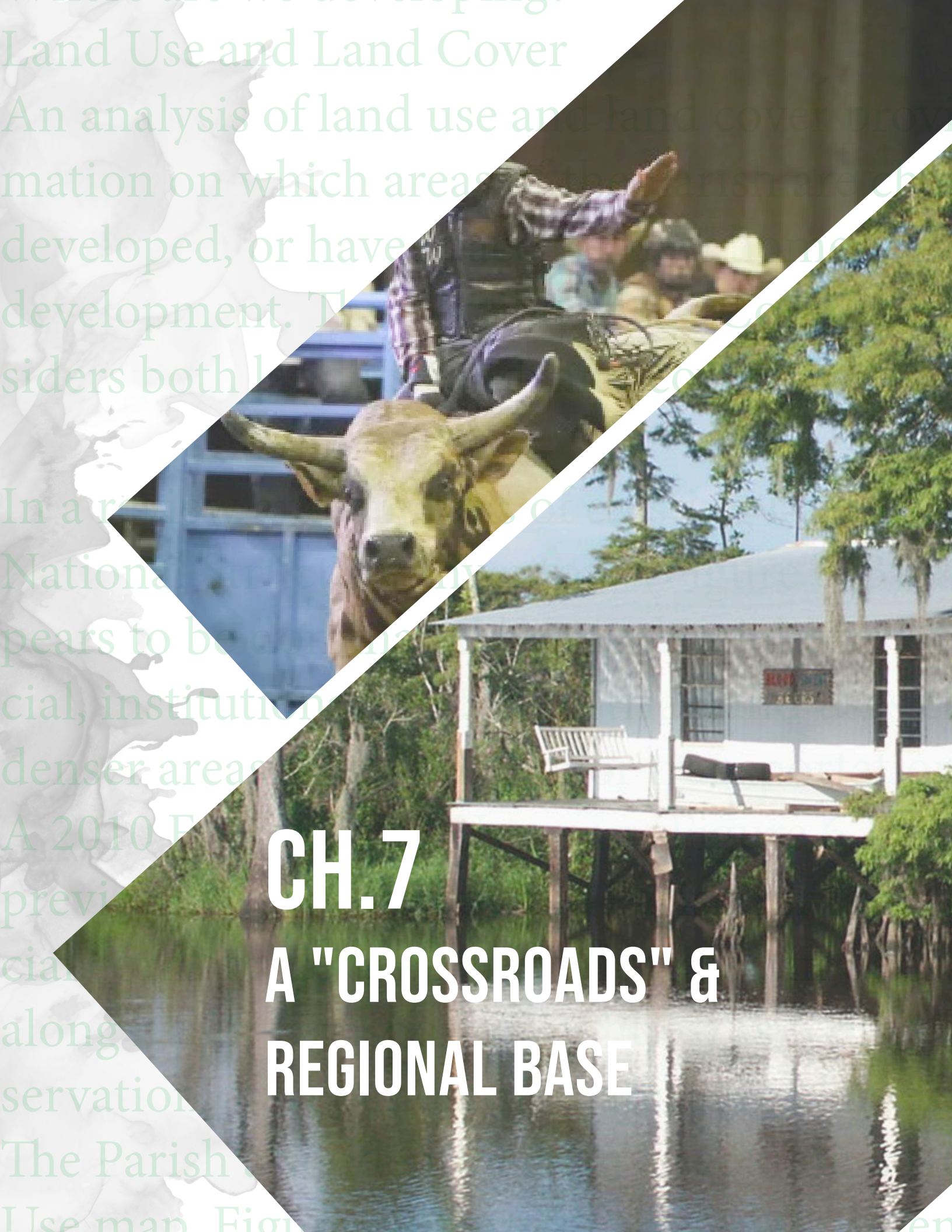
Key Themes: The North Area's themes include the need for more business retail/services, preservation of the rural feeling, and investment in community infrastructure in rural areas before further development.

Future land use changes: Future changes could be driven by general agricultural development trends, rural developments, and the need for local services.

Current infrastructure and future infrastructure potential: Infrastructure is limited to major corridors and developed areas, with very limited potential for new investments.

Focus: Preservation of natural areas and resources.

Predominant development pattern: Low intensity development characterizes the growth in northern areas outside of Kentwood and the Village of Tangipahoa. The construction of new homes on large rural lots, as illustrated in Google Street view, defines this trend. Despite the increase in new builds, these large plots help to maintain the rural character of these regions.



CH.7
A "CROSSROADS" & REGIONAL BASE

IMAGE: FAMILIES ENJOYING RIDES AT THE TANGIPAHOA PARISH FAIR

7.1 "A CROSSROADS" DESTINATION & REGIONAL BASE

As a Crossroads, Tangipahoa Parish is a great place to visit unique destinations and an ideal location to serve as a base for extended visits to see the many attractions in Southeast Louisiana and along the Mississippi Gulf Coast.

Tangipahoa Parish has a number of destinations and events that draw worldwide visitors, vendors and businesses. **The Global Wildlife Center,** located in rural northeast Tangipahoa Parish, is one of the largest free-roaming wildlife preserves in the United States and homethreatened animals from all over the world. The park takes visitors on a safari ride through paddocks of animals allowing them to feed and interact with many of the species.

Tangipahoa Parish is a great destination for those seeking **rural, scenic environments**, especially those who want to boat along its miles of rivers, streams, and creeks; explore its large expanse of coastal wetlands; or find a secluded spot along the remote shorelines of Lakes Pontchartrain and Maurepas that can only be accessed by boat.

The **Tangipahoa River, a State of Louisiana Scenic River**, runs through the parish from its northern border with the State of Mississippi to where it flows into Lake Pontchartrain, passing along the way Tangipahoa Parish' s towns, villages, and cities. For decades, residents and visitors have enjoyed **boating and tubing** down the Tangipahoa to experience nature and escape the summer heat. In addition to the Tangipahoa River, there are also a number of other waterways that can be explored to include the **Natalbany River and Ponchatoula, Chappepeela, and Bedico Creeks**.

The southern part of the Parish consists of a large area of wetlands mostly located in the **Joyce Wildlife Management area**. The wetlands are bisected by U. S. Highway 51, an at grade level two lane road that provides easy access to scenic parking areas, which provide several trails and walking paths that let you explore the wetlands up close. The wetlands are also bisected by a waterway that extends from the Ponchatoula area south to Pass Manchac. This waterway is known for its **waterside camps** that are accessible only by boat and for providing access to southern wetlands. This extended network of waterways is a favorite destination for boaters and fishers and those

looking to experience scenic natural areas.

The Parish needs to secure and facilitate public access to its scenic rivers, creeks, and natural area. Public access the Tangipahoa River is especially important because of its natural beauty, and it wends its way past all the major Parish's towns, villages, and cities. The Tangipahoa River's water quality also must be safeguarded to ensure those enjoying life on the river are safe from harmful contaminants.

US Highway 51's from Manchac to just south of Ponchatoula is a great destination for bicyclists. The highways paved surface, low volume of automobile traffic, and length – nine miles from where Hwy 51 merges with I-55 just south of downtown Ponchatoula to Manchac or up to 24 miles one way if you want to continue your ride of over the Pass Manchac bridge then head south into St. Johnn the Baptist Parish to Fennier then east a mile to a remote spot on the shore of Lake Pontchartrain. Unfortunately, there is currently no safe bicycle route from the I-55/Hwy 55 merge into downtown Ponchatoula and the Pass Manchac Bridge is only suitable for the more experienced bicyclists.

The easy access Tangipahoa's central location provides for day trips to New Orleans, Baton Rouge, the plantations along the Mississippi River, and the beaches along the Mississippi Gulf Coast has made Tangipahoa a great destination for the Recreational Vehicle (RV) Community. To tap into this market, several high-quality RV parks have been built along the I-12 corridor. These parks are part of a larger network of nationwide RV destinations that tap into the growing RV community. In addition to the basics of parking and connection to utilities, these parks are known for their amenities such as club houses, lazy rivers, and scheduled entertainment. Their location along the I-12 corridor makes these parks ideal locations for families to base themselves for extended periods while conducting day trips

WILD!

The Global Wildlife Center, located in rural northeast Tangipahoa Parish, is one of the largest free-roaming wildlife preserves in the United States and home to threatened animals from all over the world.

IMAGE: ROUGH RIDERS SHOW OFF THEIR SKILLS AT THE FLORIDA PARISHES ARENA IN AMITE, LA

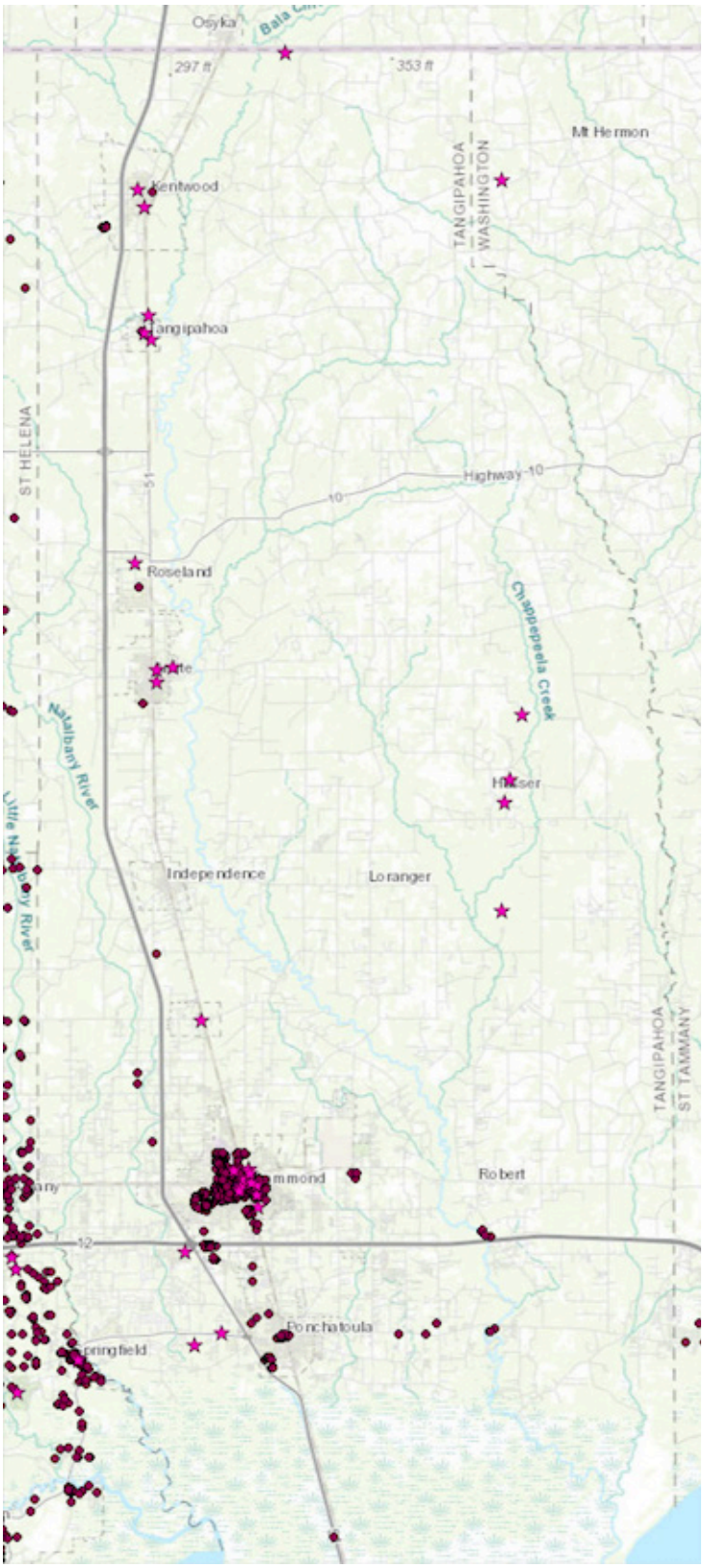


FIGURE 7.1: LHRI STANDING STRUCTURE SURVEY, NRHP LISTINGS, LOCAL HISTORIC DISTRICTS - TANGIPAHOA PARISH

throughout Southeast Louisiana and the Mississippi Gulf Coast.

Creating an environment that supports and encourages these unique destinations and natural areas can be challenging as they also bring road congestion, have attributes that can become nuisances to neighboring properties, have non-standard utility requirements or impacts on existing utilities, and do not fit neatly into standard land use regulations and procedures.

7.2 MAIN STREETS & HISTORIC DISTRICTS

Tangipahoa Parish is home to two Historic Downtowns located in Hammond and Ponchatoula. The Hammond Downtown Development District is devoted to the preservation of Hammond's historic character while promoting business development, diversity, and economic growth. Hammond's Main Street was one of three winners of the 2022 Great American Main Street Award (GAMSA), which recognizes communities for their excellence in comprehensive preservation-based commercial district revitalization.

The Parish's economy benefits from its municipalities having vibrant downtowns. A vibrant downtown encourages businesses to locate and people to visit, shop, dine, seek entertainment, and live. One of the things that can draw visitors to downtown areas is a mix of older, historic structures lining main streets that are pedestrian friendly.

Studies have shown that rehabilitating a run-down building can stimulate revitalization of entire blocks and neighborhoods as neighbors are inspired to undertake their own renovations and improvements.[1]

An example of how older historic structure can be preserved, reused or repurposed, and serve as a catalyst for further preservation and restoration are Tangipahoa Parish's historic train depots:

1. **City of Ponchatoula Train Depot**, which is home to County Market, a retail store.
2. **City of Hammond Train Depot**, which is home to the Tangipahoa Parish Chamber of Commerce, the Clerk of Court, and an AMTRAK station.
3. **Independence Train Depot** which is home to a restaurant.
4. **Amite City Train Depot**, which is home to the Amite Police Department.

1. A Shared Table: A Study of the Impacts of Louisiana Main Street, July 2018, prepared by PlaceEconomics on behalf of the State of. Louisiana, Office of Cultural Development accesses at https://www.crt.state.la.us/Assets/OCD/hp/mainstreet/Resource-Page-Documents/LAMS%20Report%201.1.2019%20pages.pdf on 2023-07-10.

Owning and maintaining older structures can be challenging. The size and interior layout of older buildings may not be suitable for modern business requirements and may require interior alterations, exterior additions, and utility upgrades to make them suitable. Older buildings may also suffer from neglect and require repairs or renovations before they can be returned to commerce. As an added challenge, these repairs, alterations, and additions may need to comply with modern day building, life safety, and fire codes, which can be expensive.

Some of the Parish's larger municipalities have created districts – Historic, Cultural, Downtown Development and/or Main Street – to help identify and preserve their historic structures and to maintain and improve the character of their downtowns (**Figure 7.1** and **Table 7.1**). In addition to providing protection for historic buildings, these districts can provide resources to the community and individual property owners in the form of grants, property tax abatements and state and federal tax credits to help them maintain and improve their properties. Access to these incentives often makes the difference in whether a proposed rehabilitation project is economically feasible.[2] Many smaller communities struggle to establish historic districts and leverage preservation resources due to limited staff and funding constraints. Without dedicated districts, these municipalities face challenges in proactively preserving their historic building stock and downtown areas.

The initial investment required to apply for historic designations and programs can be cost prohibitive for resource-strapped local governments. Application processes demand monetary resources as well as staff time and expertise that smaller communities often lack.

Even if designation is achieved, ongoing district management and maintenance necessitates continued staffing and administrative commitments. Without a dedicated team in place to guide preservation efforts, it can be difficult for smaller municipalities to establish the framework needed to capitalize on tools that could otherwise support their goals. Limited local capacity unfortunately leaves cultural and architectural resources at risk in communities that lack the means to proactively implement protective districts and policies.

Additional assistance may be warranted to help smaller governments overcome initial barriers to establishment and long-term sustainability of historic districts as a means of preserving downtown character for future generations to enjoy.

TABLE 7.1 MUNICIPAL HISTORIC, CULTURAL, DOWNTOWN DEVELOPMENT AND/OR MAIN STREET DESIGNATIONS IN THE PARISH

Municipality	Historic	Cultural	Main St
Ponchatoula	Yes		Yes
Hammond	Yes	Yes	Yes
Tickfaw	-	-	-
Independence	Yes	-	-
Amite	Yes	-	-
Roseland	-	-	-
Tangipahoa	-	-	-
Kentwood	-	-	-
Zemurray Garden	Yes	-	-

Source: State of Louisiana Cultural Resources Map accessed on 2023-07-05

7.3 HISTORIC STRUCTURES (NRHP)

There are 29 properties and districts listed on the National Register of Historic Places in Tangipahoa Parish (**Table 7.2**). The highest concentration of NRHP listings is in Hammond, LA, as shown in **Figure 7.2**: National Register of Historic Places (NRHP) Locations In Tangipahoa Parish, La.

2 Tax incentives Update, State of Louisiana, Office of Cultural Development, Division of Historic Preservation Tax Incentives accessed at https://www.crt.state.la.us/cultural-development/historic-preservation/tax-incentives/index on 2023-07-10.

NATIONAL REGISTER OF HISTORIC PLACES (NRHP) LOCATIONS

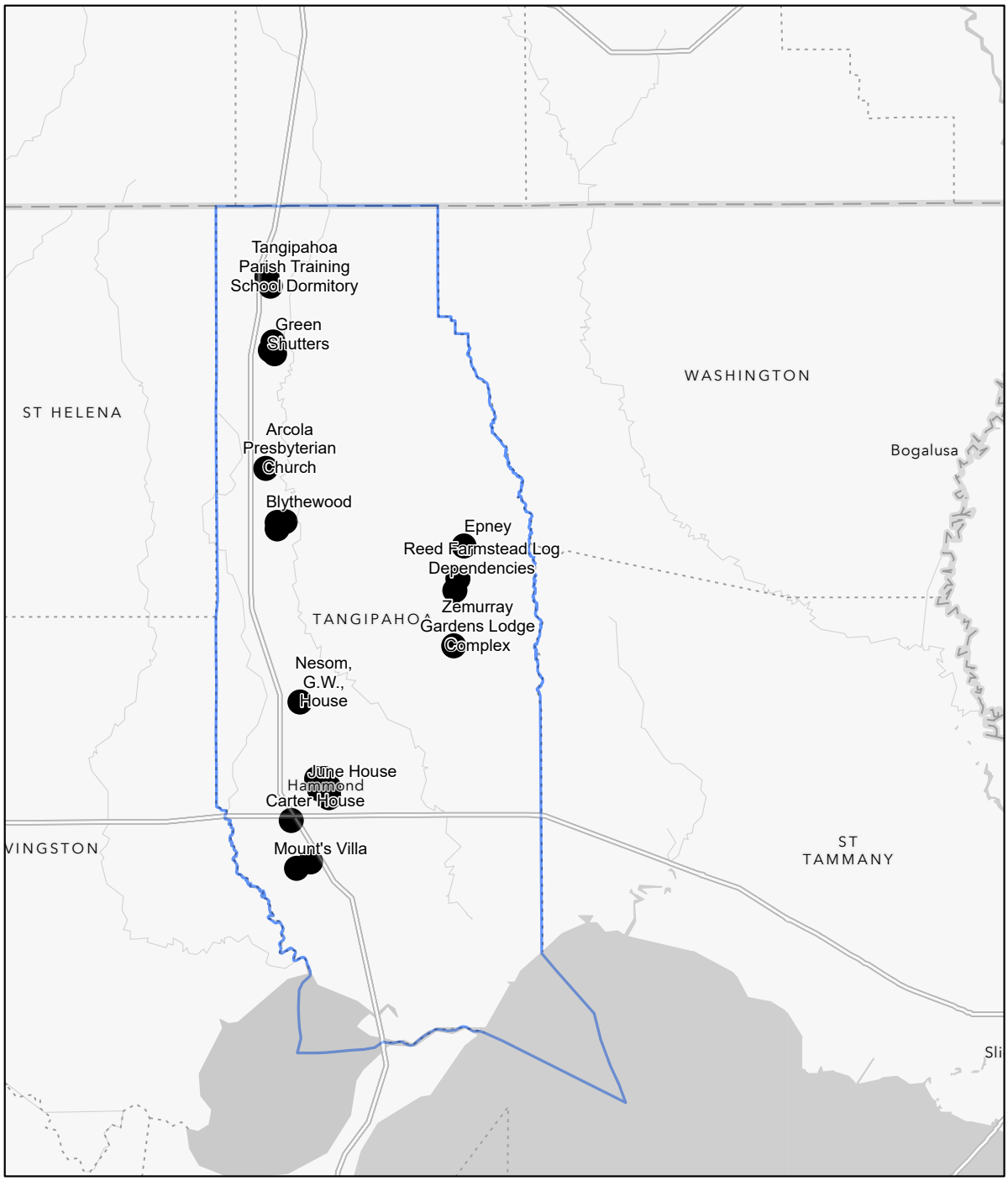


FIGURE 7.2: NATIONAL REGISTER OF HISTORIC PLACES (NRHP) LOCATIONS IN TANGIPAHOA PARISH, LA

NRHP LISTINGS, MAIN STREET BOUNDARY & CULTURAL DISTRICT BOUNDARY (HAMMOND, LA)

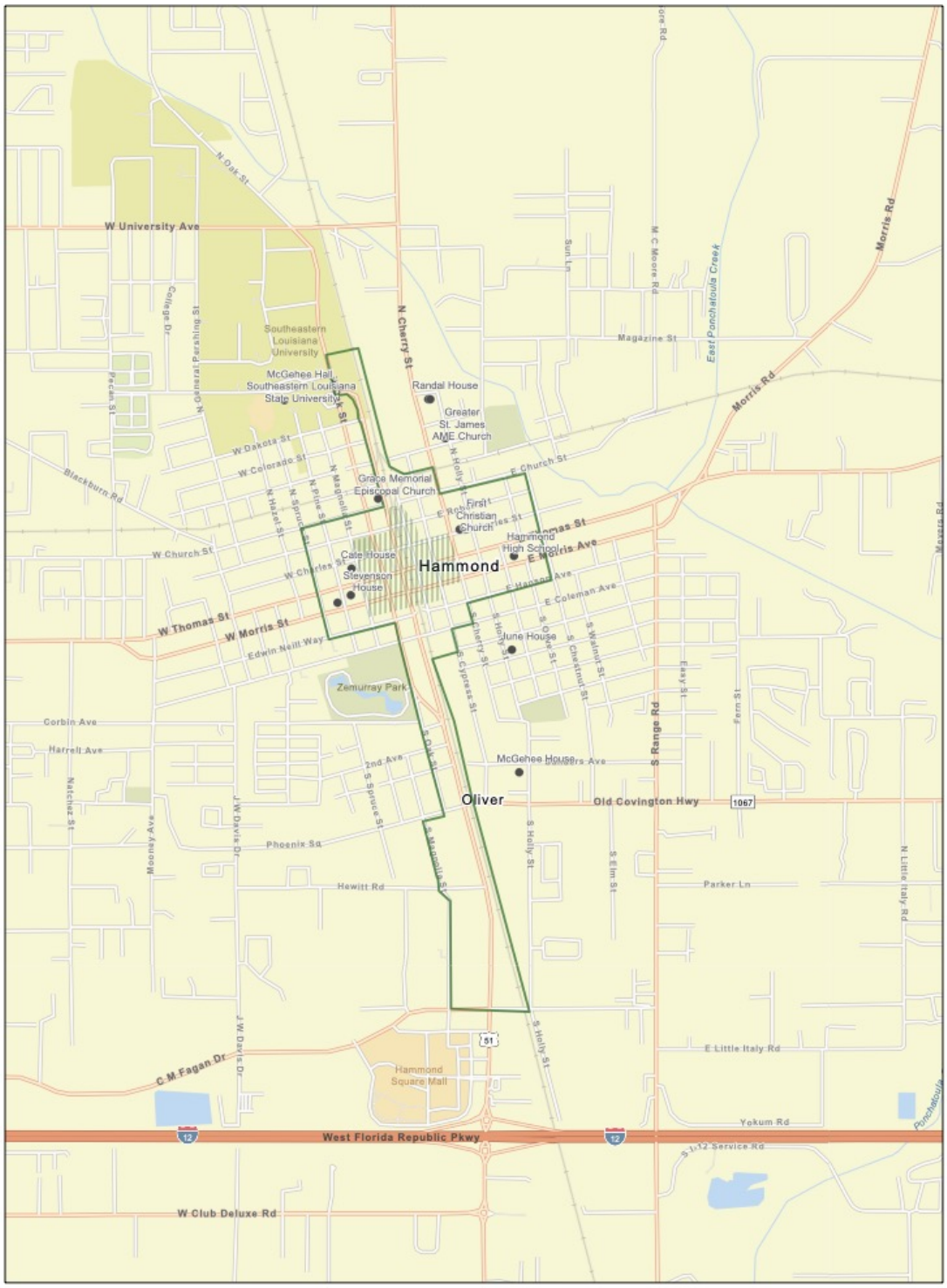


FIGURE 7.3: NRHP LISTINGS, MAIN STREET BOUNDARY, AND CULTURAL DISTRIC BOUNDARY IN HAMMOND, LA

	Name	X	Y
1	Arcola Presbyterian Church	-90.517977401429	30.7763796450202
2	June House	-90.4557436866141	30.5005290521046
3	McGehee House	-90.4553639894968	30.4951098148009
4	Stevenson House	-90.4640138387697	30.5029452230845
5	Epney	-90.3212363350759	30.71032231899
6	Mount's Villa	-90.487218770915	30.4349342680982
7	Zemurray Gardens Lodge Complex	-90.3315146193418	30.6250335213113
8	Blythewood	-90.4987788922234	30.7310934612631
9	Episcopal Church of the Incarnation	-90.5066335939853	30.7301623011832
10	Greenlawn	-90.5065119571194	30.7247482198903

TABLE 7.2 NRHP INVENTORY, TANGIPAHOA PARISH

7.4 CULTURE AND TOURISM

Tangipahoa Parish is known for its cultural and recreational attractions, including the Ponchatoula Strawberry Festival, which is held annually in April and attracts thousands of visitors from all over the state. The **Tangipahoa African American Heritage Museum** in downtown Hammond has been featured as a stop on **Louisiana's African American Heritage Trail** and includes exhibits and artifacts ranging from Louisiana's earlier colonial roots to the Civil Rights movement and beyond.

7.5 CULTURAL EVENTS

Tangipahoa Parish offers an array of quality tourism opportunities for travelers and locals to enjoy. Whether individuals are looking for a cultural experience, outdoor adventures, or culinary delights, they'll find something to enjoy in Tangipahoa Parish. From the **Ponchatoula Antique Trade Days** to the Louisiana Renaissance Festival, there are plenty of events to choose from. The Italian Festival, Amite Oyster Festival, and the Hammond Smokin' BBQ Challenge all offer a unique tasting experience for visitors.

The Hammond **Northshore Regional Airshow** amazes the public with its talented pilots and powerful jet engines. There is also the Tangipahoa Parish Fair, which features more than just carnival rides; there are also pie eating contests and a cook-off to enjoy. Examples of cultural events held in Tangipahoa Parish include:

- **The Tangipahoa Parish Fair**
  Held since 1888, this family-friendly event features live music, pie eating contests, a cook-off, and 4-H exhibits, among other attractions. ***This is the oldest fair in the State of Louisiana!***

- **The Ponchatoula Strawberry Festival**
  This annual event, held in April, celebrates the strawberry harvest and includes live music, carnival rides, a parade, and strawberry-themed food and drink. It was established in 1972, is it held at Memorial Park in downtown Ponchatoula and draws visitors from around the world to participate in three days of entertainment and parades and includes vendors offering a wide array of arts and crafts.

- **The Independence Sicilian Heritage Festival**
  Held in the heart of downtown Independence, this festival features Sicilian cuisine, activities, and live entertainment. The festival draws crowds for a spaghetti cook-off, meatball toss competition, spaghetti eating contest and more!

- **The Italian Festival**
  The Village of Tickfaw welcomes crowds far and wide on the last full weekend of April for Italian food, culture, and music. The festival hosts a Spaghetti Cook-Off, live music, and carnival rides.

- **The Hammond Art Walk**
  This monthly event, held on the first Friday of each month, features local artists, live music, food, and a variety of other activities in downtown Hammond.

- **The Hammond Farmer's Market**
  This local Farmer's market is open every Saturday and offers a variety of produce, plants, flowers, baked goods, honey and

11	Carter House	-90.4926304436503	30.4756278599045
12	Grace Memorial Episcopal Church	-90.4626136541095	30.5072171426262
13	Tangipahoa Parish Training School Dormitory	-90.5131964044445	30.9314224950499
14	Nichols House	-90.4735425055423	30.4405330002471
15	Green Shutters	-90.5091925636987	30.873937058187
16	Kent, Charles Adolph, Sr., House	-90.5165968374001	30.9395151176775
17	McGehee Hall, Southeastern Louisiana State University	-90.4674357498265	30.5115805001387
18	Reed Farmstead Log Dependencies	-90.3274337539879	30.6824010156104
19	Hammond High School	-90.4556357233852	30.5046759859175
20	Nesom, G.W., House	-90.4841352587778	30.5770264068557
21	Cate House	-90.4639834254884	30.5041171901494
22	Tangipahoa School	-90.5131905634525	30.8770354703984
23	Randal House	-90.4600385542416	30.5116168541167
24	Wascom House	-90.4599344340997	30.5116148227764
25	First Christian Church	-90.4584299997199	30.5058560000407
26	Miller Memorial Library	-90.4647069997062	30.5026090003437
27	Greater St. James AME Church	-90.4591669997675	30.5098950000907
28	Camp Moore	-90.5108303383599	30.8842180469661

TABLE 7.2 (CON'T) NRHP INVENTORY, TANGIPAHOA PARISH

other locally produced products. The market also features live music, special events, and activities.

- **The Hammond Smokin' BBQ Challenge**
  This event brings BBQ enthusiasts from around the country to Hammond, Louisiana and is for professionals and backyard BBQ lovers alike.

- **The Louisiana Renaissance Festival**
  This annual event, held in the fall, transports visitors back to the 16th century with period-specific food, drink, music, and entertainment including costume parades, jousting, and hand-to-hand mock battles. The festival annually creates the Sixteenth Century English Village of Albright on weekends in November and December. The Village of Albright is a combination of historic theme park, theater, and holiday shopping destination that includes professional performers, simulated battles, and craft shops.

- **The Amite Oyster Festival**
  This annual 3-day event celebrates the rich history of oyster harvesting in Louisiana and features a variety of activities for all ages. The festival also features a scavenger hunt, parade, chili cook-off, and a much-beloved oyster eating competition. The first Amite Oyster Day was held March 20th, 1973.

IMAGE: REVELERS ENJOY THE PONCHATOULA STRAWBERRY FESTIVAL

- **Ponchatoula Antique Trade Days – Arts and Crafts Fair**
  Since 2006, this biannual event is held the first weekend of March and November in Downtown Ponchatoula with over 200 local and national vendors selling antique and original crafts, collectibles, and works of art.

The Hammond Smokin' BBQ Challenge
This event brings BBQ enthusiasts from around the country to Hammond, Louisiana and is for professionals and backyard BBQ lovers alike.

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CH. 8
EXISTING HOUSING TRENDS

IMAGE: SINGLE FAMILY HOME FOR SALE IN TANGIPAHOA PARISH, SOURCE: ZILLOW.COM

8.1 NATIONAL TRENDS

Characteristics of a housing market can paint a clearer picture of a community's general welfare and economic stability when compared to state and national trends. Nationally, issues with decreased housing affordability have worsened since 2018, largely due to a surge in homebuying spurred by record low mortgage interest rates during the COVID-19 pandemic, incomes that have not kept pace with housing cost increases, and a housing construction slowdown—all of which have led to surging median income home sale prices according to data from the Federal Reserve. [1]

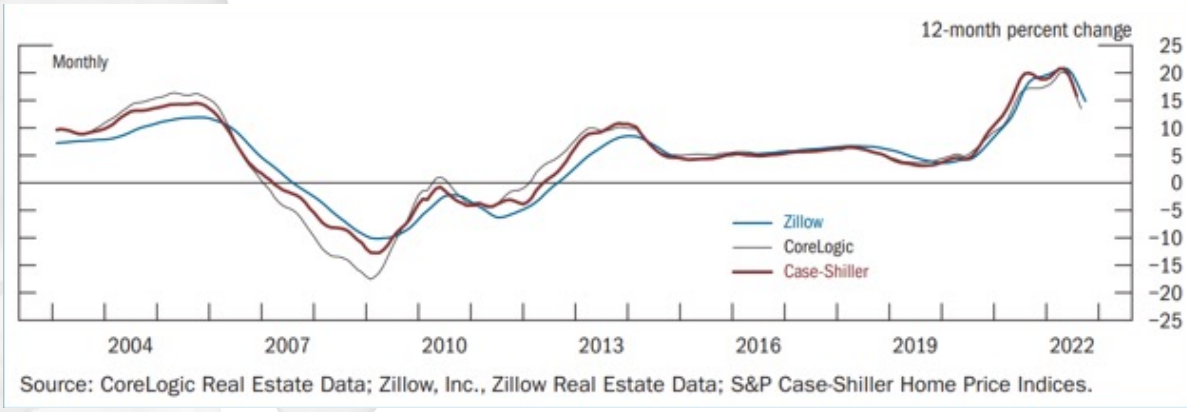
To this effect, in October 2021, about half of Americans (49%) said this was a major problem where they live, up 10% from early 2018. In the same 2021 survey, 70% of Americans said young adults today have a harder time buying a home than their parents' generation did. [2]

More recent data from the Federal Reserve suggests home prices nationally may be reaching a peak in the escalation of prices where, after rising rapidly in recent years, home prices

1 Katherine Schaeffer. "Key facts about housing affordability in the U.S." MARCH 23, 2022

2 Ibid.

FIGURE 8.1: AFTER RISING RAPIDLY IN RECENT YEARS, HOUSE PRICES DECDELERATED

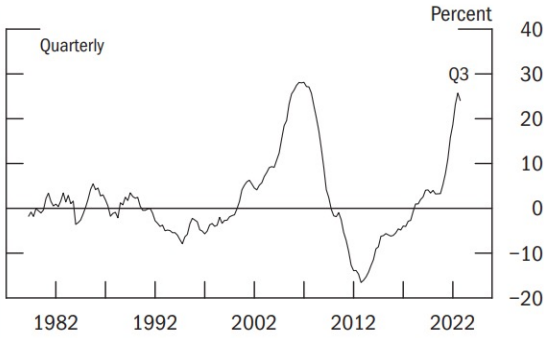


Source: CoreLogic Real Estate Data; Zillow, Inc., Zillow Real Estate Data; S&P Case-Shiller Home Price Indices.

decelerated in 2022 (**Figure 8.1**). While the Federal Reserve suggests deceleration is likely due to rising borrowing costs, they also note that home valuations remain high as of January 2023 (**Figure 8.2**).

How these national trends compare to the state of Louisiana and Tangipahoa Parish housing markets help to inform the development of the long-term vision of the Parish in 2045. National trends and data analyzed as part of the Plan development process indicate the Plan should address how new and existing residents will afford to purchase or rent homes, how the Parish plans future development, and how the housing market may increase or decrease demand to expand public infrastructure and services.

FIGURE 8.2: A MODEL-BASED MEASURE POINTED TO STRETCHED HOUSE PRICE VALUATIONS.



Source: For house prices, Zillow, Inc., Real Estate Data; for rent data, Bureau of Labor Statistics.

8.2 STATE AND LOCAL TRENDS

Between 2017 and 2021, Tangipahoa Parish is estimated to have a total of 58,591 housing units and the average household size was estimated to include 2.67 persons (Source: ACS 2017-2021), suggesting that most homes consist of small, growing families. Compared to state data for the same period (2.59 persons per household, Source: ACS), Tangipahoa Parish households are slightly larger.

8.3 HOUSING TENURE

Housing tenure (**Figure 8.3**) refers to the conditions under which land or buildings are held or occupied. Tangipahoa Parish's homeownership rate (71.4%) is greater than both national (65.8%, 20203) and state (66.7%) rates (Source: ACS 2017-2021). Potential reasons for the higher local homeownership rate are discussed in proceeding sections. Refer to **Section 8.8** for more on renter-occupied housing. Across the nation in the fourth quarter of 2021, the median home sold for $408,100 (Source: PEW Charitable Trusts). In the years between 2017 and 2021, the median home sold for $170,600 in Tangipahoa Parish and $174,000 in Louisiana (Source: ACS 2017-2021).

Figure 8.5 provides a comparison of median home sale prices from 2012 to 2023 (with the US added as a control), where:

1. Drops in median home prices in July 2022 suggest a housing trend, consistent with the U.S., where home prices in the state and Tangipahoa Parish may be reaching a peak in the escalation of prices.
2. Locally lower median home sale prices may be a factor that is increasing the rate of homeownership in Tangipahoa Parish.

3 Katherine Schaeffer. "Key facts about housing affordability in the U.S." MARCH 23, 2022

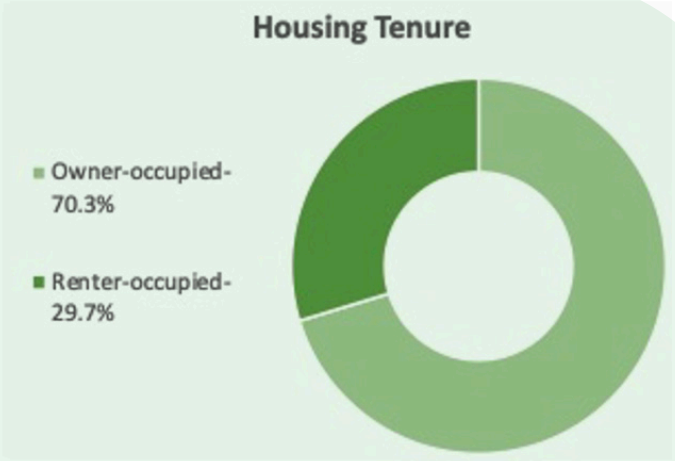


FIGURE 8.3: HOUSING TENURE BY OCCUPANCY IN TANGIPAHOA PARISH

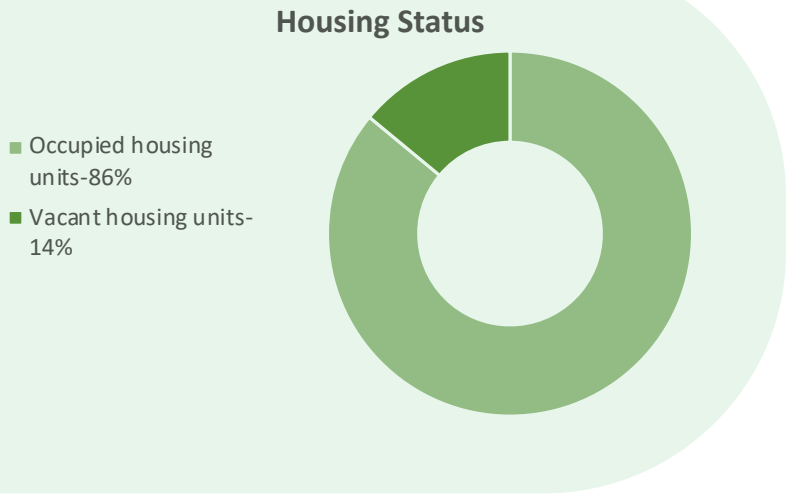


FIGURE 8.4: HOUSING STATUS BY OCCUPANCY IN TANGIPAHOA PARISH

8.4 COST OF LIVING

Figure 8.5 illustrates how national, state and regional housing trends are largely consistent with Tangipahoa Parish. Additional information was collected as part of Plan development to assess the Parish's cost of living when compared to neighboring Parishes in Louisiana, where:

1. Median monthly mortgage costs in Tangipahoa Parish between 2017 and 2021 is estimated to be $1,267; $109 less than the state. (Source: ACS 2017-2021).

2. Median rent in Tangipahoa Parish between 2017 and 2021 is estimated to be is $866 per month; $172 less than Livingston Parish; $728 less than St. Tammany Parish, and $57 less than the state.

Data suggests that Tangipahoa Parish maintains an average lower cost of living when compared to housing (monthly rent/mortgage) costs of neighboring Parishes.

Despite limited evidence of a lower cost of living, the vacancy rate in Tangipahoa Parish (14%, **Figure 8.4**) is higher than both the nation (9.7%, 2020, Source: Decennial Census), and the state of Louisiana (12%).

This could be a factor of structure age (**Figure 8.6**), where over 50% of structures in the Parish were built between 1970 and 1999, followed by period of sustained and slightly more elevated growth between 2000 and 2009. These build periods reflect how the Parish experienced major growth and development in the 70s, 80s, and 90s, followed by a surge in construction from 2000-

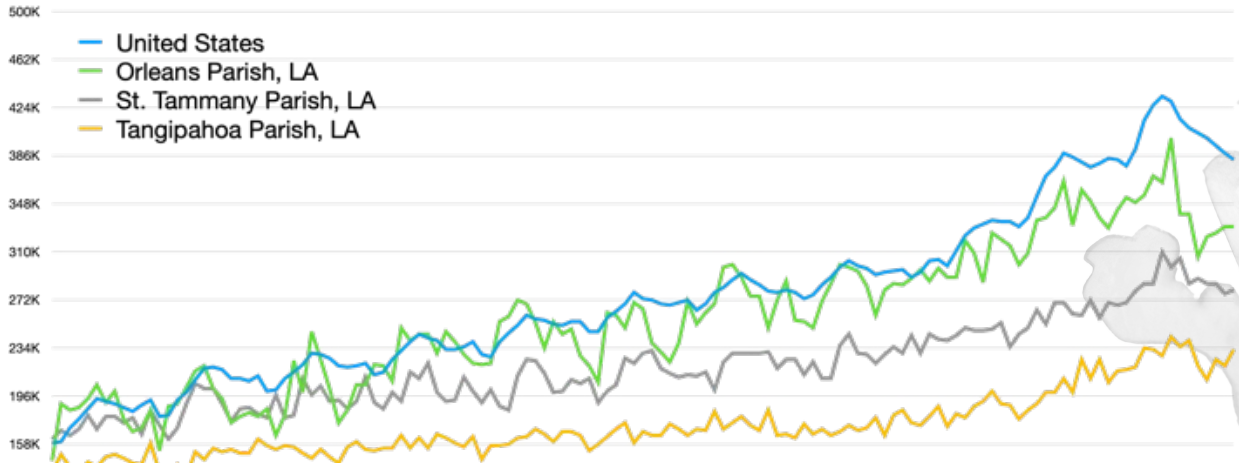


FIGURE 8.5: MEDIAN HOME SALE PRICES FROM 2012-2023 - ZILLOW

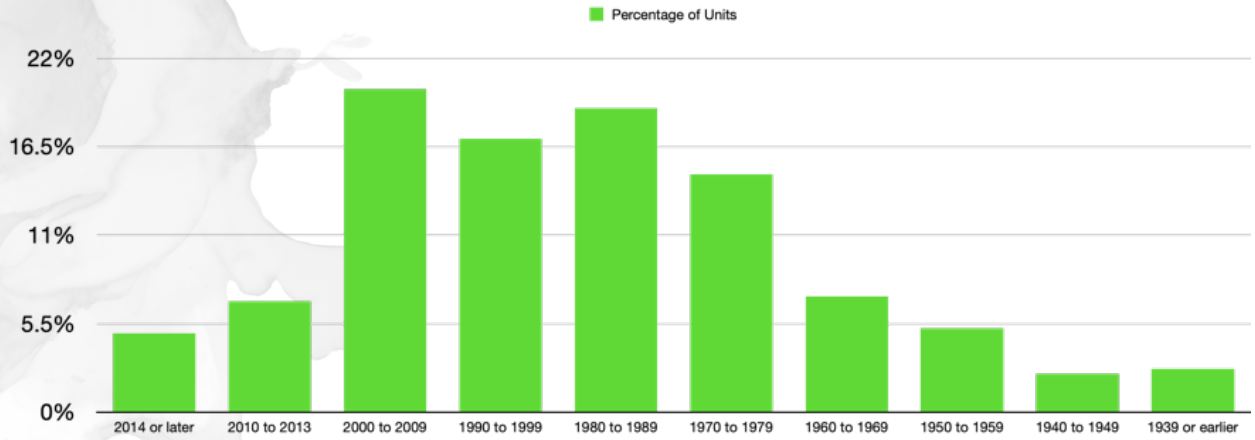


FIGURE 8.6: STRUCTURE AGE AND PERCENTAGE OF UNITS

2009 likely from in-migration of residents from the New Orleans area after hurricanes Katrina and Rita.

Community input from several meetings raised concerns around **blighted and vacant property.** Heightened vacancy rates may be associated with aging structure stock, changing market conditions, age, abandonment, etc. For areas (such as Amite) experiencing concentreated blight and vacancy, a **housing area analysis** can support identification of appropriate policies, strategies, and resources to abate blight, promote resotration of commercial and residential sites and buildings, and improve area residents quaity of life.

8.5 HOUSING TYPE

Single-family units represent the majority (66.7%) of Tangipahoa's housing stock, followed by mobile homes (20.4%), 3 to 9 multi-family housing units (6.9%) and duplexes (3.9%). The least available housing types available to Tangipahoa residents include larger multi-family housing structures having 10 or more units (2.2%), townhomes (0.9%) and boats, RVs, vans or similar non-traditional housing structures (0.2%)[4]

The significant proportion of mobile homes (20.4%) in Tangipahoa indicates a potential demand for affordable, detached housing and rental units. See Figure 8.7.

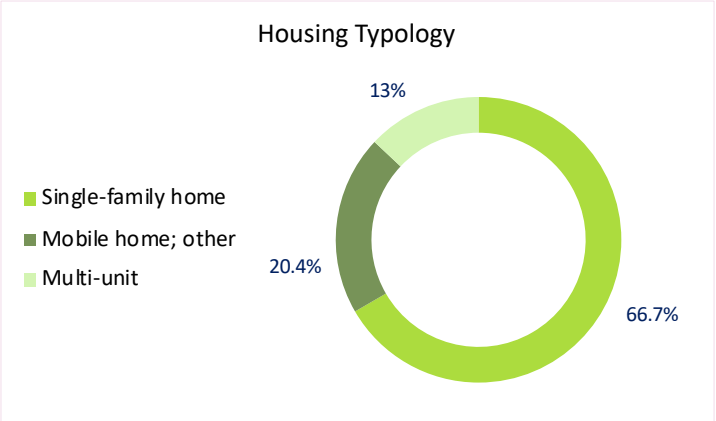


FIGURE 8.7: HOUSING TYPOLOGY

8.6 HOUSING TENURE – RENTER OCCUPIED

According to 2021 ACS micro data, tabulated by the National Multifamily Housing Council, Louisiana ranks 29th of the 50 states in providing adequate apartment stock to meet demand, where 10% (192,424 units of 1,856,755 units) include apartment units. With the median cost of housing rising over the last decade, **increasing housing diversity can support both a stronger housing market and provide more housing options for those under the age of 30, who are more often choosing to rent rather than own a home** (**Figure 8.9**). With limited rental housing options in Tangipahoa Parish, individuals may purchase a home (bolstering Tangipahoa's homeownership rate) but become cost

4 US Decennial Census - 2020

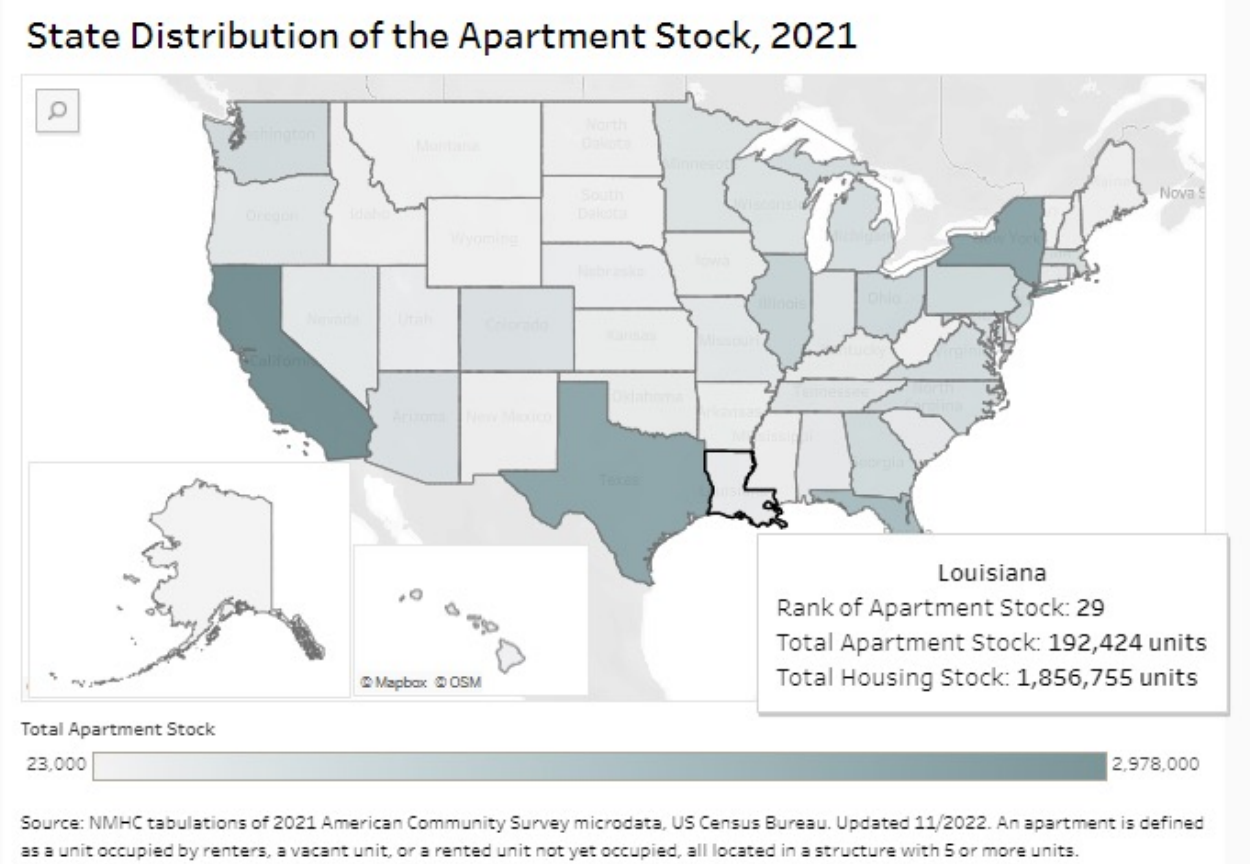


FIGURE 8.7: STATE DISTRIBUTION OF APARTMENT STOCK

burdened (refer to **Section 8.9** re: Cost Burden), straining limited household incomes.

Rental housing stock in the Parish is aging, presenting a compound issue for renters and property owners, wherein even existing rental stock on the market can become unsuitable over time or exposed to natural hazards making structures unsafe. **Figure 8.8** indicates the percentage of rental housing in each census tract built before 1980, and illutrates older rental housing stock is concentrated in areas in Hammond and in northern areas of the Parish.

8.7 FLOODING CHALLENGES

The prevalence of floodplains and wetlands presents unique challenges to construction of new and affordable housing in Tangipahoa Parish. Residential areas located in the southern areas of the Parish and in areas affected by riverine flooding are at increased risk for losses and damages. The presence of these factors increases development risk for new construction, contributing to the lack of availability of affordable housing stock.

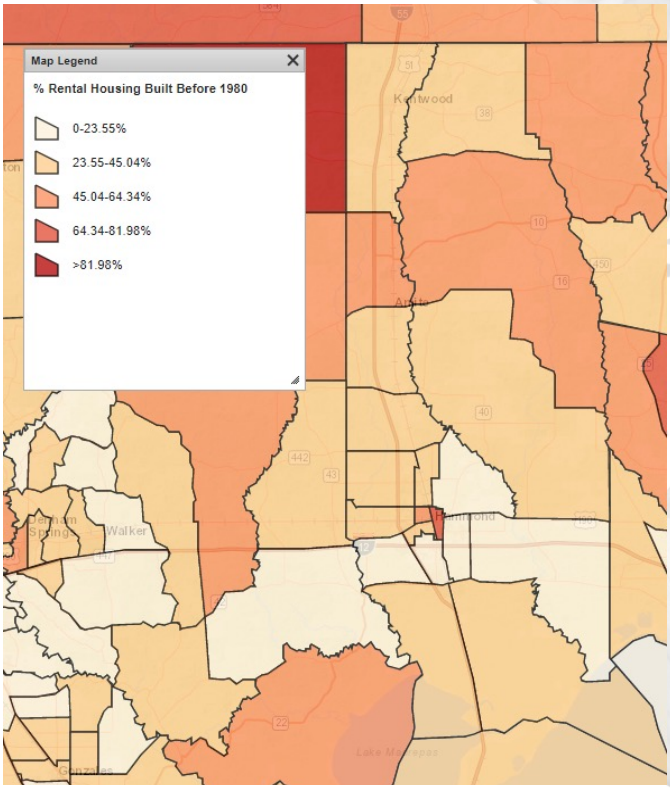
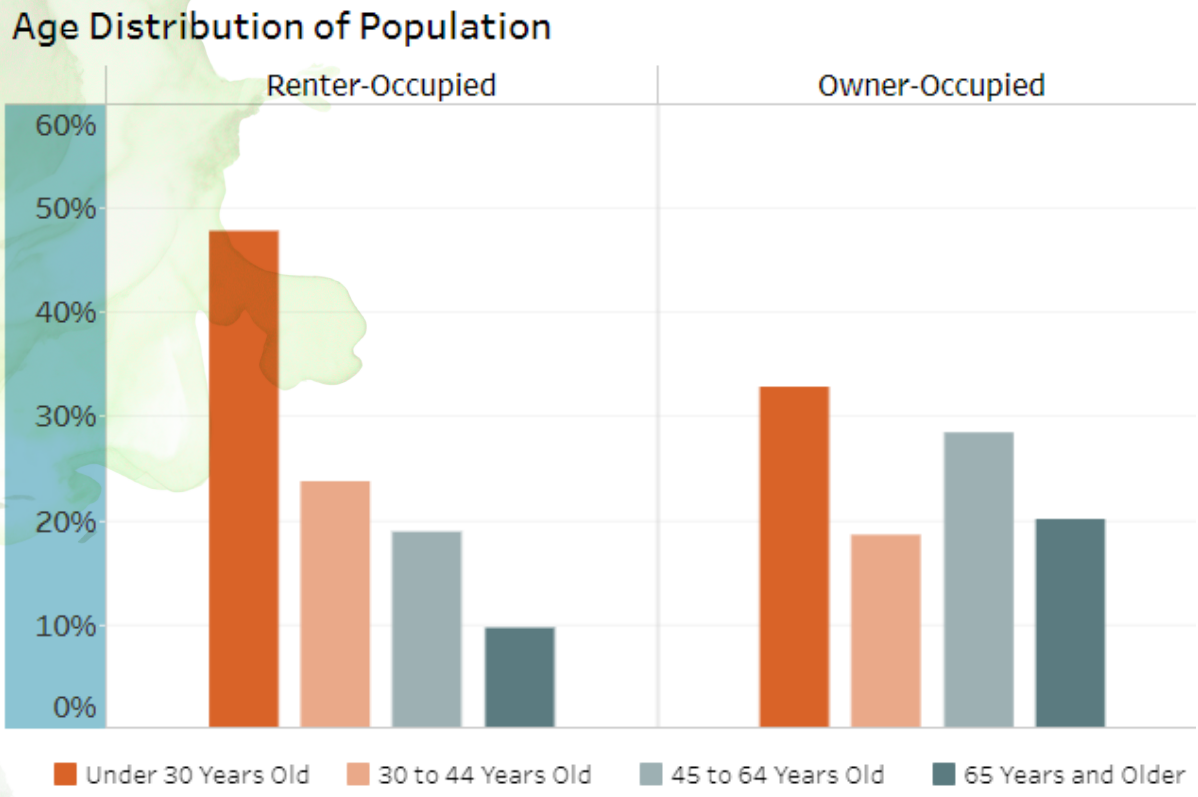


FIGURE 8.8: RENTAL HOUSING BUILT BEFORE 1980 - HUD

FIGURE 8.9: AGE DISTRIBUTION OF RENTER AND OWNER POPULATION (NATIONALLY)



Source: NMHC tabulations of 2021 American Community Survey microdata, US Census Bureau. Updated 11/2022. Note: Does not

HOUSING COST BURDEN refers to households that pay more than 30% of their income on housing. On the other hand, spending less than 30% of a household income on housing expenses is considered **AFFORDABLE HOUSING.**

8.8 HOUSING CONDITION AND LOCATION

Market-based affordable housing and subsidized housing in Tangipahoa Parish is often in poor condition, located far from services and jobs, and in limited supply. These constraints are amplified by the car-dependency inherent in existing development patterns. This presents an opportunity for Tangipahoa Parish to examine housing stock and encourage the pursuit of more sustainable land use and development patterns in the future.

8.9 COST BURDEN

The 2019 Louisiana Housing Needs Assessment found that an estimated 169,000 of the state's rental households — over 28% of the state's 600,000 renter-occupied households — are severely cost-burdened, meaning these household pay more than 50 percent of their household income on rent. More than 44% of renters devote more than 35 % of their household income to gross rent, a threshold considered cost-burdened — the fifth-highest rate of rent stress in the country.

According to the 2020 U.S. Census, 25.9% of renters in Tangipahoa Parish are cost burdened. Not only are these residents facing cost constraints, but many lower-income and cost-burdened households often live in aging or other

HOUSING COST BURDEN VARIABLES - HUD

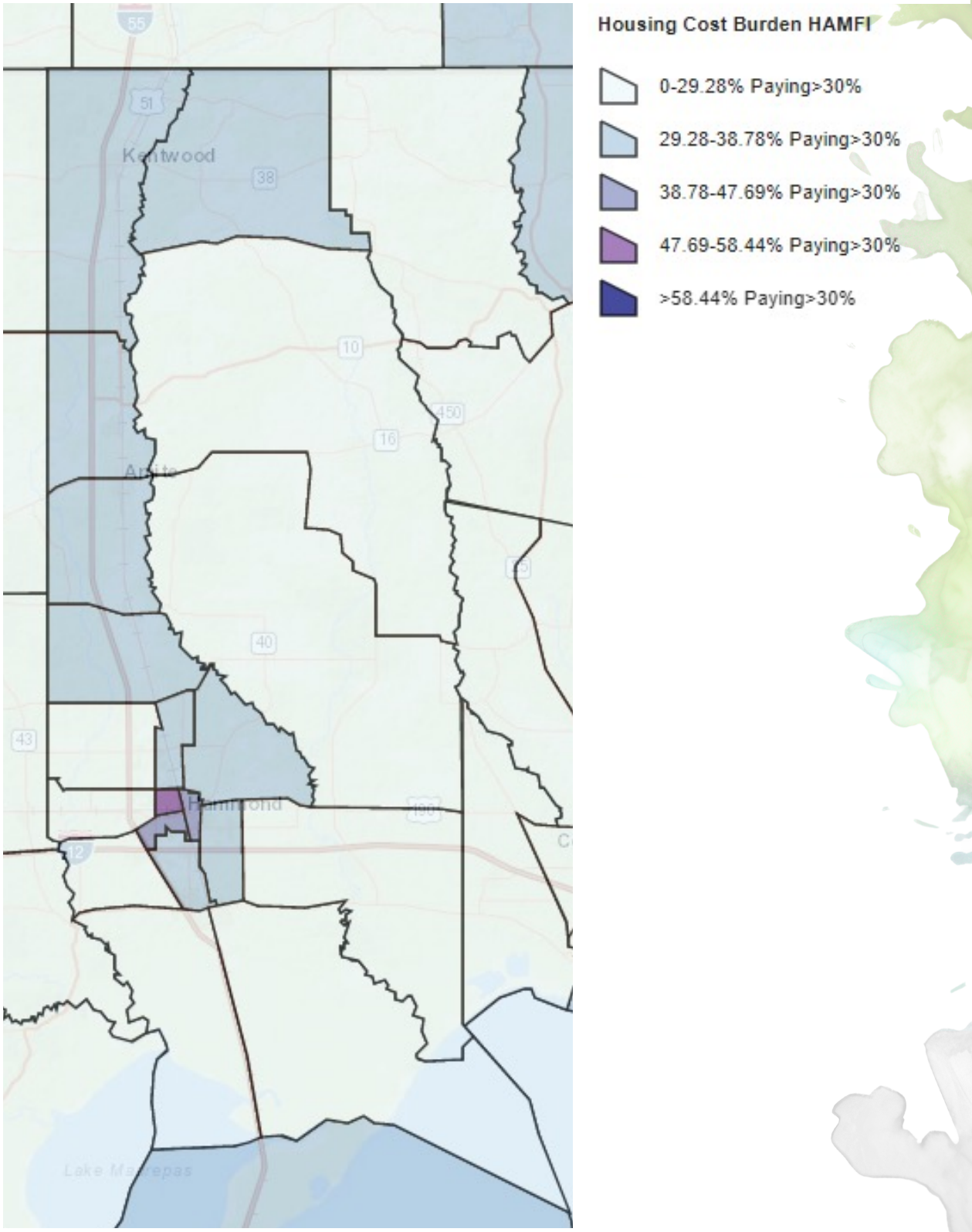


FIGURE 8.10: HOUSING COST BURDEN VARIABLES

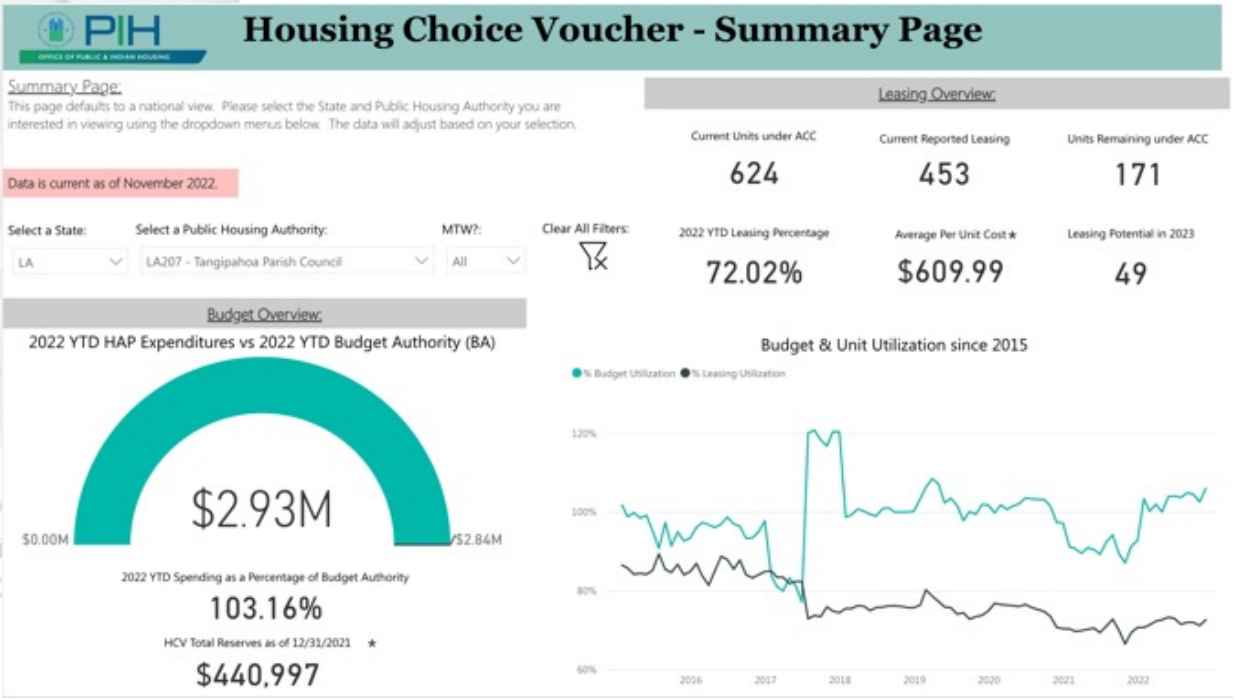


IMAGE: HOUSING CHOICE VOUCHER SUMMARY PAGE

less-desirablehousing stock, including mobile and manufactured homes, which make up 20% of Tangipahoa's housing stock.

Figure 8.10 details housing costs as a percentage of the U.S Department of Housing and Urban Development (or HUD) Area Median Family Income in each census tract across the Parish. **Households in the western and northwestern portions of the Parish are significantly cost burdened, and residents in Hammond are the most cost burdened in the Parish.** In the Hammond area 47.69 to 58.44% of the households are paying more than 30% of their income on housing.

8.10 LOW-INCOME HOUSING

For qualifying low-income households, the Housing Choice Voucher Program (HCVP)—a federal program that provides housing assistance to over 2.93 million American families—is available to residents of Tangipahoa Parish. There are 624 available HCVP units located in Tangipahoa Parish, 453 of which are occupied. Of HCVP voucher holders, 7% reside in a studio or 1 bedroom, 19% with 2 bedrooms, and 71% with 3 or more bedrooms.

23% of voucher recipients are considered "over housed," meaning they occupy a rental unit larger than their family size requires.

This can be partly explained by an overall downward trend in fertility in the United States in the last 30 years, as well as an over-supply of larger homes in Tangipahoa Parish (and in the United States overall).

8.11 SPECIAL POPULATIONS

The Parish participated in the Rapid Re-Housing Program (RRH) to provide direct housing assistance to households affected by the March and August 2016 floods.

Eligibility criteria included:

- Displaced by the March and August 2016 floods
- Earning less than 80% Area Median Income (AMI)

Assistance Provided:

- Rental Assistance – participants pay a portion of their monthly adjusted income towards rent and utilities.

- Case Management – includes developing a budget plan that indicates how the family will meet their monthly rental obligation for each of the 12 months on the program, assistance with education and employment, financial planning, and permanent housing.

8.12 SHELTERS AND ADVOCACY ORGANIZATIONS

There are several Organizations that support the homeless and victims of domestic violence and their children in Tangipahoa Parish. They Include:

Shelter

House of Serenity - Ponchatoula, LA
The House of Serenity is a homeless shelter for men, women, and children. It is located in Ponchatoula, LA and is **the only homeless shelter operating in Tangipahoa Parish that is open to the general population. Understanding whether this facility is providing sufficient support and options for individuals in crisis will be important to supporting a long-term vision for the Parish.** Specifically, whether:

- The shelter has the capacity to house the majority of those in need or is there a strain on resources and increased risk for homeless individuals who may be turned away.

- In a car-dependent Parish, is there support for individuals who may need to travel larger distances to be connected with resources, healthcare, and shelter?

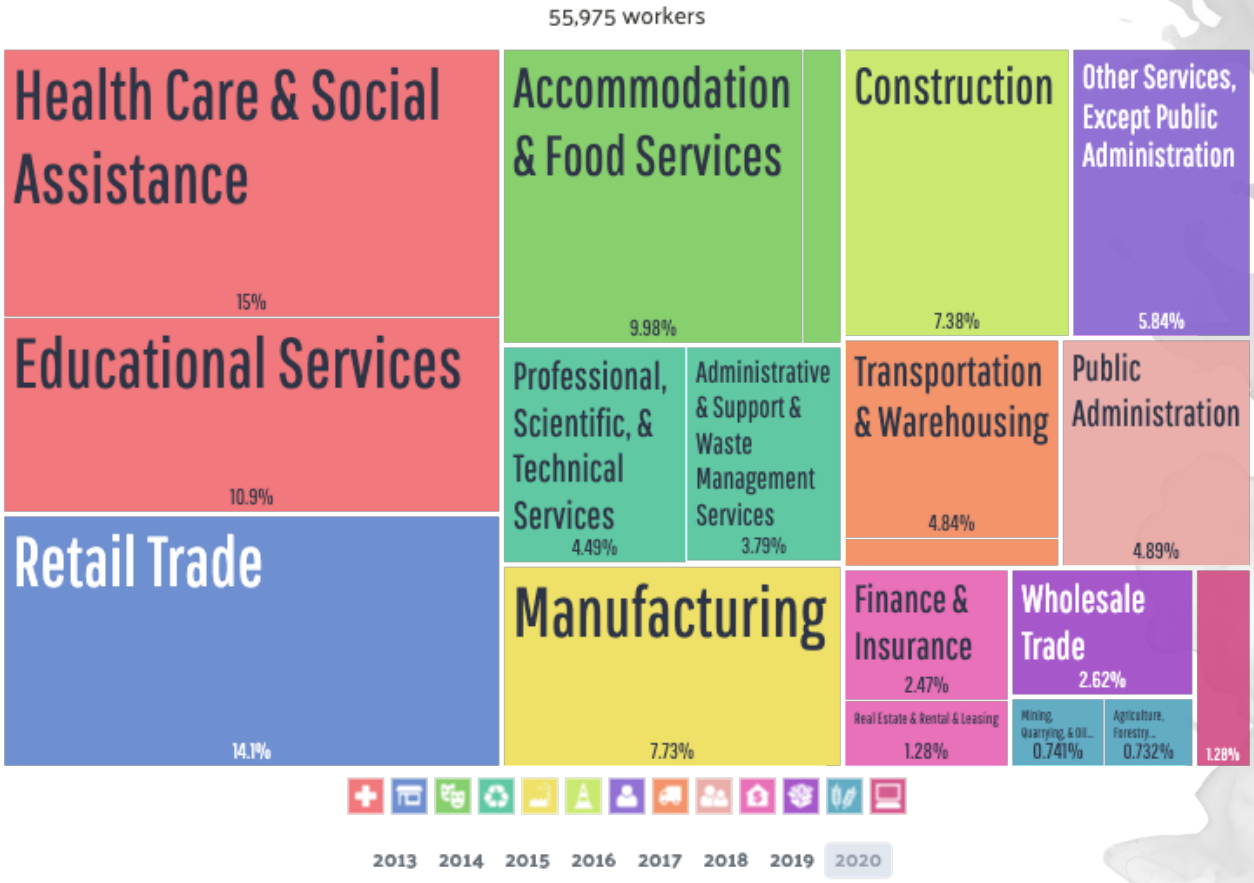
Advocacy Organizations

Southeast Advocates for Family Empowerment or SAFE *(Hammond, LA)*
SAFE is a private, nonprofit organization that assists survivors of domestic violence in Livingston, St. Helena, Tangipahoa, and Washington Parishes. Services Offered are 24 hours a day.

The Northlake Homeless Coalition
The Coalition is an advocacy organization specializing in connecting individuals in need with support, resources and housing. Its region consists of Livingston, St. Helena, St. Tammany, Tangipahoa, and Washington Parishes.

CH. 9
ECONOMIC CONDITIONS

FIGURE 9.1: SHARE BREAKDOWN OF PRIMARY INDUSTRIES, TANGIPAHOA PARISH - US CENSUS, 2020



9.1 OVERVIEW

Economic conditions refer to the methods by which a Parish provides infrastructure, education, housing, and transportation, all of which impact future prospects for residents seeking to earn a living and build generational wealth within the local economy. To frame planning considerations for the Parish some initial questions were considered, including:

1. ***Are people's prosperity dependent upon future growth, supporting current industries, and/or attracting new industries?***

2. ***Is land needed to support continuation or expansion of existing industries, or attract and retain new industries?***

3. ***Are there sufficient childcare and school services that support residents with children and foster generational contributions to economic growth?***

To consider these questions and plan to support, grow, expand, and/or increase business opportunities and the local economy; it is important to understand the existing conditions of Tangipahoa Parish's unique economic environment.

Easily accessible by major highways and rail lines, Tangipahoa Parish is known for its business-friendly environment, low taxes, easy permitting, and regional transportation infrastructure. The high elevation of commercial sites and facilities make it a desirable location for light to heavy commercial development. The Parish is also home to over 15,000 students enrolled in Southeastern Louisiana University. With a homeownership rate of over 70%, available undeveloped land, and a low crime rate; Tangipahoa Parish is an attractive location for commuters with young families, as well as businesses seeking new development opportunities on raw or undeveloped land.

A Shift from the Past

Tangipahoa Parish, like many historically rural Parishes in Louisiana, experienced an economic boom in the 1800s fueled by a rapidly growing timber industry. **Today, Tangipahoa Parish's top industries are education, health care, and social assistance (25%) and retail trade (14.1%)**, where agriculture and forestry-based industries represent less than 2% of the Parish economy (**Figure 9.1**). This shift away from a forestry and agriculture-based economy is consistent with trends in nearby parishes such as Livingston and St. Tammany.

Industries of Today

Tangipahoa Parish's economy employs nearly 56,000 people. The largest industries or most common employment sectors for those residing in the Parish are Health Care & Social Assistance (8,378 people), Retail Trade (7,906 people), and Educational Services (6,081 people) (**Figure 9.1**). The highest paying industries are Mining, Quarrying, & Oil & Gas Extraction ($85,272), Manufacturing ($70,873), and Transportation & Warehousing ($62,284). The share of industries in the Parish include:

1. Educational services, and health care and social assistance (25%)
2. Retail trade (14.1%)
3. Arts, entertainment and recreation, and accommodation and food services (11.2%
4. Professional scientific and management, and administrative and waste management services (8.3%)
5. Manufacturing (7.7%)
6. Construction (7.4%)
7. Other services (except public administration) (5.8%)
8. Transportation and warehousing, and utilities (5.5%)
9. Public Administration (4.9%)
10. Finance and insurance, and real estate and rental and leasing (3.7%)
11. Wholesale trade (2.6%)
12. Agriculture, forestry, fishing and hunting, and mining (1.5%)
13. Information (1.3%)

*Source: 2020 US Decennial Census

The median income in Tangipahoa Parish is $48,745. On average, the common hours worked in Tangipahoa Parish is 39.90 perweek. From 2019 to 2020, employment in the Parish declined at a rate of 3.09%, from 57.8K employees to 56K employees.

IMAGE: BUTTER CHICKEN AT PUNJABI DHABA, AN INDIAN RESTAURANT IN HAMMOND, LA

The top 5 employers in the Parish are:

1. **Tangipahoa Parish School System** – 2,800 full-time employees
2. **North Oaks Medical Center** – 2,700 full-time employees
3. **Southeastern Louisiana University** – 1,403 full-time employees
4. **Wal-Mart Distribution Center** – 850 full-time employees
5. **Sanderson Farms, Inc** – Food processing – 543 full-time employees

*Data from the Tangipahoa Economic Development Foundation

9.2 ECONOMIC GROWTH

Revenues

The majority of the Parish's budget is generated from sales and property tax. Tangipahoa Parish's sales tax rate is 3.5% in addition to the 4.45% Louisiana sales tax. By comparison, nearby City of New Orleans' sales tax rate is 9.45%. Some city and local governments in Tangipahoa Parish collect additional local sales taxes, the highest rate being 2.5%.

The median property tax in Tangipahoa Parish is $477 per year for a home valued at $133,400.

Tangipahoa Parish property's tax rate is on average 0.36% of a property's assessed fair market value, which is *one of the lowest median property tax rates in the country*.

This tax rate is nearly half of neighboring St. Tammany Parish, which collects 0.66% or an average of $1,335 for a home worth $133,400.

Funds from the Tangipahoa Parish Personal Property Tax are used locally to support school districts, roads and bridges, libraries, and other government projects.

Tax Incentives

There are several programs that incentivize private development through tax credits. **New Market Tax Credits (NMTCs) and Qualified Opportunity Zones (OZ)** are both federal tax incentive programs for investment in low-income communities and areas of disinvestment. Census tracts that qualify for these programs are designated by the federal government with input from states, and **Tangipahoa Parish contains areas for each. (see Figure 4-6.2: New Market Tax Credit Qualified And Qualified Opportunity Zones at left)**

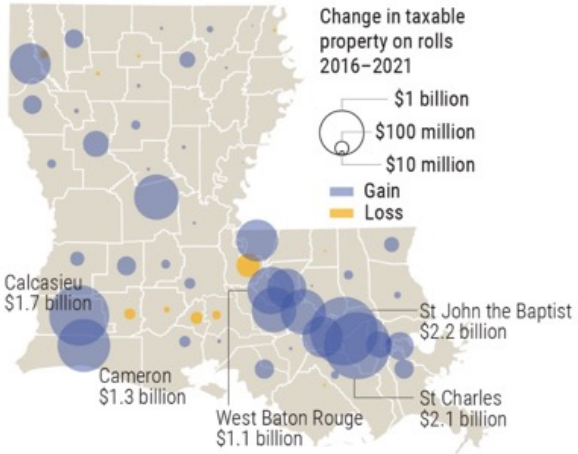
Indutrial Tax Exemptions

From its inception in 1936 to 2016, the Louisiana Industrial Ad Valorem Tax Exemption Program (or ITEP) was one of the largest state industrial subsidy programs in the nation, offering a 100% property tax exemption for up to 10 years on capital investments by industrial manufacturers in return for commitments to jobs and payroll increases in the state.

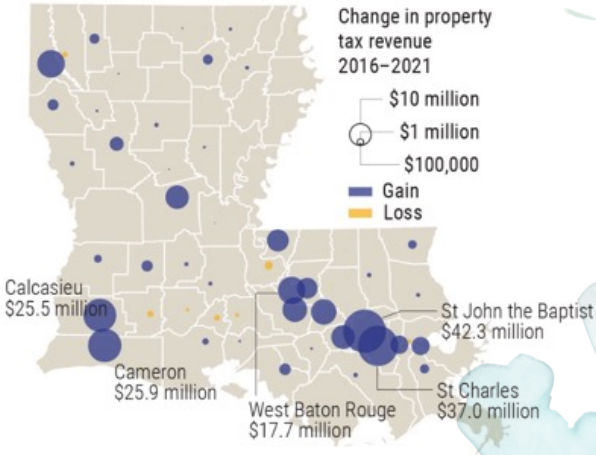
In practice, ITEP's broad authority and purpose resulted in a significant loss of local public revenue in a manner that failed to demonstrate targeted investment decisions or creation of new jobs, where:

- The Board of Commerce and Industry, which has the authority to approve the exemptions, received about 12,000 applications for exemptions from 1998-2016. It approved 99.95% of applications received.
- Between 2000 and 2016, 97% of the projects that

$17 billion in property returned to tax rolls



$282 million in new tax revenue



Because of industrial property added to the tax rolls due to ITEP reform, parish services have gotten $282 million annually in new tax revenue to fund local services.

IMAGE: RESULTS OF ITEP REFORM IN LOUISIANA - TOGETHER LA

NEW MARKET TAX CREDIT QUALIFIED AND QUALIFIED OPPORTUNITY ZONES IN TANGIPAHOA PARISH, LA

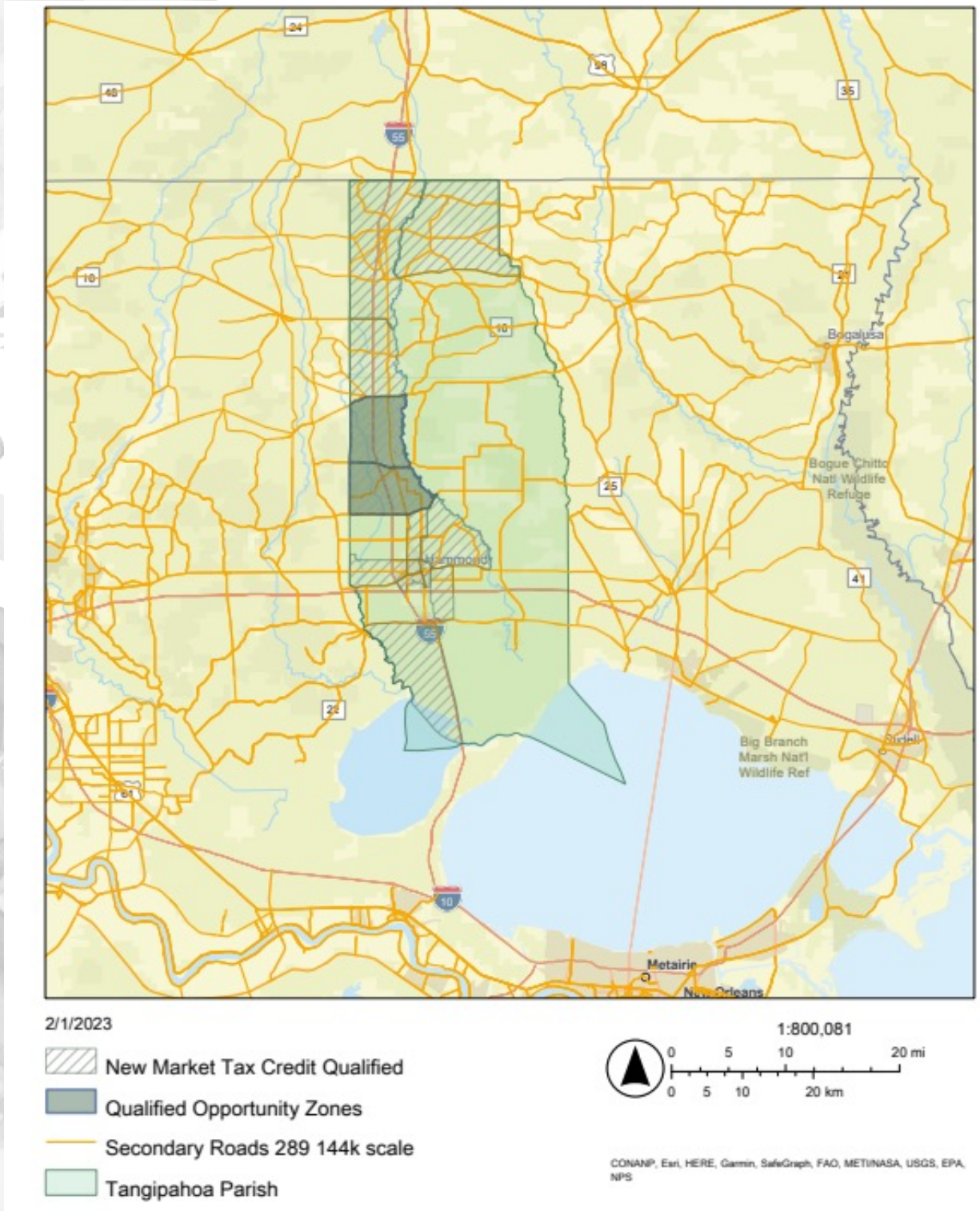


FIGURE9.2: NEW MARKET TAX CREDIT QUALIFIED AND QUALIFIED OPPORTUNITY ZONES

sought property tax exemptions were complete when their requests were filed.
- From 2000 to 2016, only 4% of the exemptions went to new projects and only 3% were given to facility expansions.
- There was no program requirement that the companies in receipt of the exemption create jobs.

ITEP was excessively generous, in part because those most impacted by decisions—local governments whose tax rolls would be negatively impacted by program subsidies for years—were not included in decisions on applications. Decisions were made by a state-appointed Board of Commerce and Industry.

Compared to Texas—Louisiana's main competitor for attracting oil and petrochemical-based manufacturing— the tax exemption program is locally controlled, includes job creation and capital expenditure requirements for eligibility, and does not allow maintenance capital to be eligible for exemption. Louisiana Economic Development concluded in a July 2016 report that, as a result of this structure, Texas counties "remain competitive with Louisiana but forego less in local revenue."

In 2016, Louisiana Gov. John Bel Edwards issued two executive orders to reform ITEP, based on the recognition that the program was costing local governments substantial revenue without helping the state to attract industry. The reforms reduced the total value of the possible tax exemption, introduced a job creation provision and—critically—required that applications be approved by the local government bodies whose tax revenues were affected.

Tangipahoa Parish has an ad valorem tax exemption for active, renewal, and pending contracts totaling $1,379,793.10 in the first year of exemption. The majority of ITEPS in Tangipahoa Parish were issued pre-2016 executive order and are not up for renewal in the near-term.

Four ITEPS were approved totaling $7,882,621.00 in total taxable investment capital after the 2016 executive order in Tangipahoa Parish. These four approved contracts pledged to create a total of 2 permanent new jobs and 11 retained jobs.

Since the executive orders issued in 2016, according to The Institute for Energy Economics and Financial Analysis:

"Annual industrial property tax revenue increased by more than $280 million between 2016 and 2021 in Louisiana. The increase was due almost entirely to the ITEP reforms."

"The reforms have generated additional annual revenues across the state of $113 million for schools, $55 million for law enforcement and $115 million for other Parish services."

*Source Data from the Louisiana Economic Development Fastlane Portal

Foriegn Trade Zone

The entire parish is designated as a Foreign Trade Zone (FTZ). As a FTZ, businesses can delay paying duties and excise taxes on stored imported merchandise until the merchandise is transferred from the FTZ "into" the United States consumption. While stored in a FTZ, the owner can add value to their merchandise by assembling, manufacturing, exhibiting, mixing, manipulating, relabeling, repackaging, repairing, salvaging, sampling, testing, displaying, or destroying the imported merchandise.

This authority makes Tangipahoa Parish and ideal place for national and international companies to locate and add value to their merchandise. **The FTZ's location in Tangipahoa Parish and the ability to add value through a manufacturing or assembly processes encourages companies to hire locals, contract support services from local companies, develop land, and invest in capital improvements of their equipment and facilities, all of which benefit the Parish's economy.** Benefits and considerations for the local community include:

1. **Job creation** - FTZs can attract new companies and support existing businesses, leading to more local employment opportunities. However, job quality/wages would need to be evaluated.

2. **Tax revenue** - While inventory itself may be tax exempt within the zone, the business activity-like operations, payroll, property taxes associated with the FTZ still generate revenue for the community. Increased economic activity boosts tax revenue for communities.

3. **New business development** - A FTZ could encourage manufacturing/warehousing firms to locate or expand in the area, diversifying the local economy. This provides more stable, higher-paying jobs than retail/service sectors.

IMAGE: STUDENTS WORK ON DEWWY- THE 2022 TANGIPAHOA TORBOTICS 2080 TEAM'S ROBOT

4. **Local spending -** More jobs mean more workers living and spending in the community, providing indirect support to other businesses. However, impacts are usually modest for each additional job.

5. **Infrastructure improvements** - New development spurred by the FTZ may require upgrades to roads, utilities, broadband that benefit the wider community.

On the downside, FTZs do not directly create many new local consumer-facing businesses.

In addition, tax exemptions within the zone could reduce some property tax revenues, though Tangipahoa's property taxes are low enough as to reduce the influence of their potential reduction.

Overall, benefits are more economic development oriented than direct gains for residents. ***Careful planning is needed to ensure community benefits are optimized.***

9.3 WORKFORCE PROFILE

Housing and Tenancy

Overall, lower housing costs for workers make Tangipahoa Parish an attractive location for households seeking a lower cost of living and a safe place to raise a family.*

*Refer to **Ch. 8 - Existing Housing Trends Section** for details.

Commute

In 2020, most people (80.2%) in Tangipahoa Parish drove alone to work; the average commute time was 30.5 minutes; and the average car ownership was 2 cars per household.

Educational Attainment

In 2020, most residents in Tangipahoa Parish (37%) received at least a high school diploma. The second highest educational attainment level in Tangipahoa Parish were those who have gone to some college, or received an Associate's degree (28%).

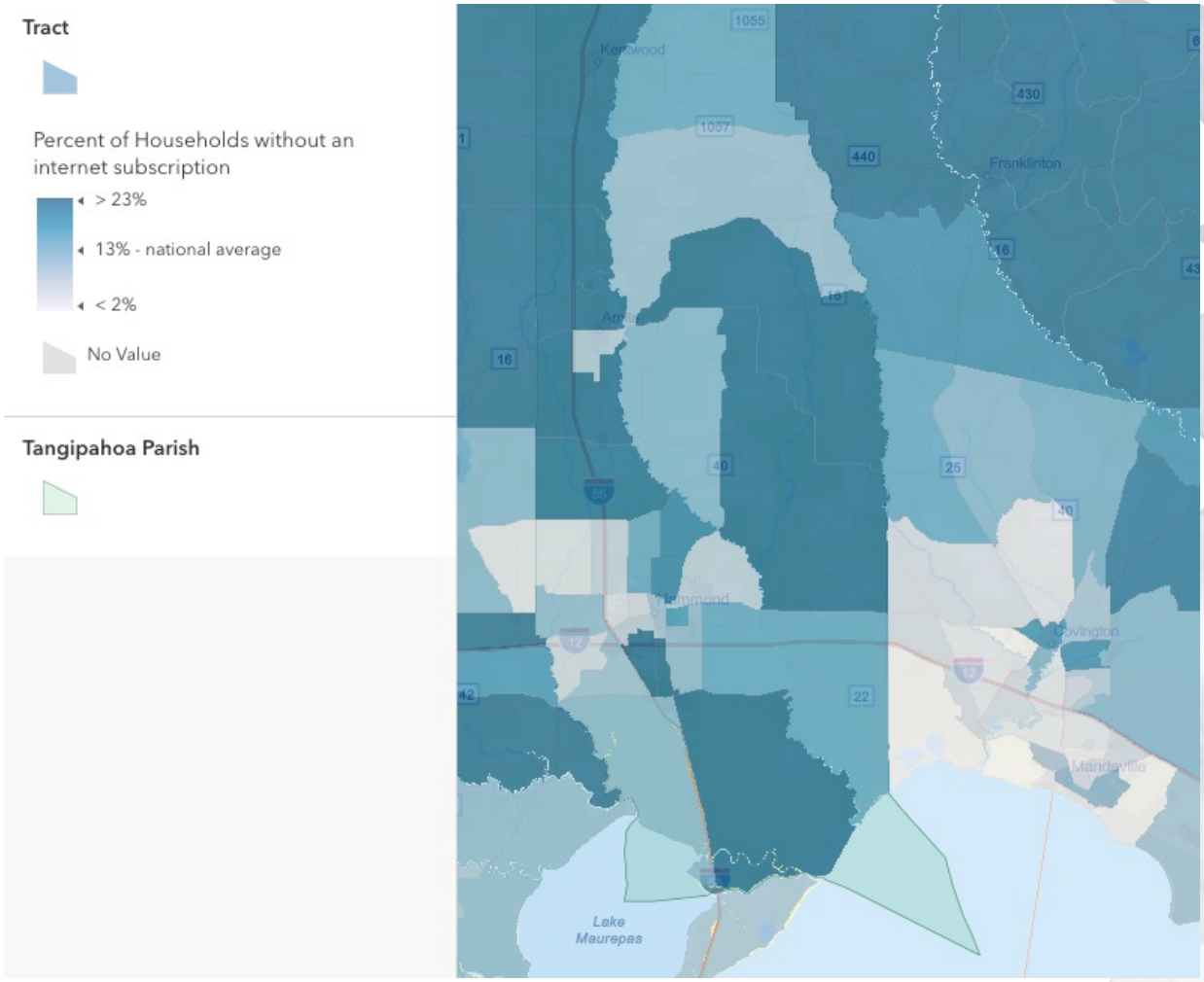


FIGURE 9.3: BROADBAND ADOPTION RATES IN TANGIPAHOA PARISH - DATA FROM THE US DECENNIAL CENSUS

Broadband Adoption Rates

According to 2020 American Community Survey data regarding broadband internet access, **on average 17% of all Tangipahoa residents lack a broadband internet connection.** Up to 35% of some census tracts in Tangipahoa Parish lack broadband internet access, highlighting the digital divide and making access to telemedicine, remote work, commerce, and educational resources more challenging (**Figure 9.3**).

A **LIVING WAGE** is the amount of money a person needs to earn to cover their basic needs (i.e., food, shelter, etc.);

a **THRIVING WAGE** is the amount of money a person needs to thrive (travel, hobbies, family, etc.).

9.4 EDUCATION & WORKFORCE DEVELOPMENT

Primary and Secondary Education

The Tangipahoa Parish Public School System is made of 33 schools, including 14 preschools, 21 elementary schools, 16 middle schools, and 8 high schools. These schools serve 19,549 students, of which the minority enrollment is 70% and 39.2% of students are categorized as economically disadvantaged.

The student-teacher ratio in Tangipahoa Parish is 18:1, which is considered not overcrowded. However, survey respondents (**Figure 9.4**) have cited overcrowding of schools and lack of schools as a concern, which may be due to outlier, inadequate facilities for the number of students, despite having an acceptable number on average of instructors per enrolled student.

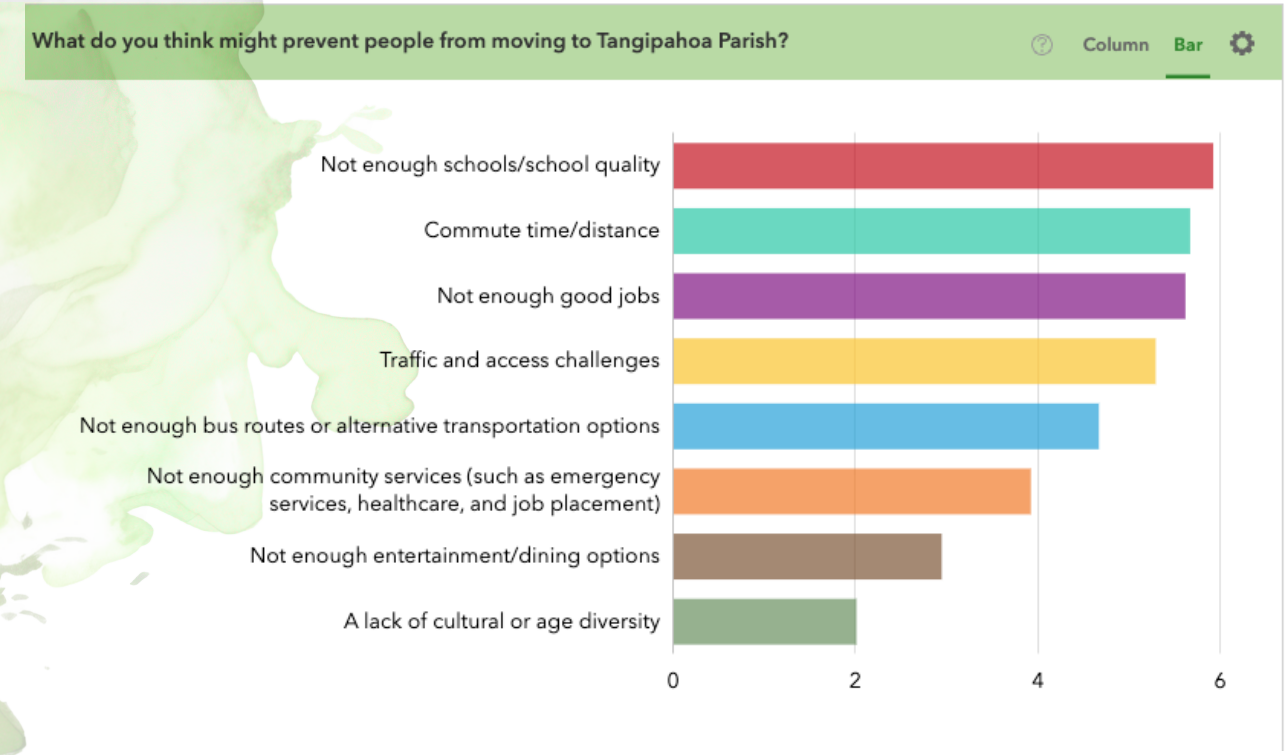


FIGURE 9.4: DATA FROM THE TANGIPAHOA COMPREHENSIVE PLAN SURVEY

Higher Education

Tangipahoa Parish is home to higher education, universities, and workforce development organizations committed to helping individuals find meaningful employment and to equip them with the skills necessary to succeed in their chosen field. Home to Southeastern Louisiana University, Northshore Technical Community College, and Compass Career College, the Parish has a wide variety of options for students. Within an hour's drive, there are a total of 13 universities, colleges, and community colleges.

Southeastern Louisiana University, the state's third-largest public university, provides more than 60 degree programs to its 15,600+ students. Despite its size, Southeastern has a close-knit, homespun charm that makes it feel like a smaller college.

Northshore Technical Community College is dedicated to providing quality training and transfer opportunities, awarding associate degrees, technical diplomas, and certificates.

Compass Career College is an open-admission, state-approved vocational school that specializes in allied health, practical nursing, welding, and cosmetology.

Brain Drain

Brain Drain is described as the emigration of highly trained or skilled workers from a particular area. Louisiana overall has less trouble attracting students than it does in retaining them. According to data compiled by Gary Wagner, Acadiana Business Economist with the University of Louisiana at Lafayette in 2017, among college-educated residents, **Louisiana had the worst net migration, losing almost 30,000 college-educated people to Texas, almost 10,000 to Florida, and over 2,000 to Arkansas between 2000-2017.**

In addition to providing educational resources, it is important to plan and develop strategies to retain highly skilled and trained individuals by encouraging the creation of quality jobs within Tangipahoa Parish. Quality jobs include a **thriving wage**, healthcare, and retirement.

Education Gap Analysis

Residents cited a lack of schools or quality education as the greatest impediment to moving to the Parish, next only to longer drive times for commuters (**Figure 9.4**).

Discussions centered around educational quality elevated issues including: a lack of educational options such as dual enrollment, lack of STEAM (i.e. Science, Techology, Engineering, Art, and Math) classes taught by science and technology professionals, and shortage of engaging after school programs. These types of programs and curricula can enable graduates to more narrowly determine and further their interests before enrolling in college, as well as better prepare them for college in general.

For those unable to graduate, **Quad YouthBuild** is an existing program for 16-24 year olds that have dropped out of school. This organization provides education for passing the HiSet, which is equivalent to a GED, construction training, life skills, and other supportive services. Innovative programs such as this will be critical to supporting educational attainment goals for the Parish.

9.4 LOCAL FLAGSHIP SITES

Industrial Parks

The availability of land, access to multiple modes of transportation, and the foresight of property owners and developers have created several "Industrial Parks" throughout the Parish, especially in the southern areas. One such example is the **Hammond Airport Industrial Park** located east of downtown Hammond on U.S. Highway 51 and just north of and within easy access to I-12. With the City of Hammond's general aviation airport at its center, this area is home to multiple manufacturing, wholesale, warehouse, and transportation establishments; a campus of the Northshore Technical Community College, and an airfield. With a rail spur connecting it to Canadian National (CN)'s Class I rail line, easy access to I-12, and a planned connection enhancement to I-55, this area has quickly become home to several nationwide brand companies to include Walmart, Entergy Louisiana, Medline Industries, Intralox, and Home Depot, as well as to numerous less well-known, influential companies.

Port Manchac

The South Tangipahoa Port Commission owns and operates the Port of Manchac, located on the North Pass of Pass Manchac, which connects Lake Pontchartrain and Lake Maurepas (*top right*). The port is a 140-acre intermodal terminal facility capable of handling bulk, break-bulk, neo-bulk, and containerized cargo by barge, rail, and truck. The facility is located along I-55, has a rail spur connecting it to the adjacent CN Class 1 rail line, and a water route that connects the port

A REGIONAL "CROSSROADS"

Development of manufacturing and regional transportation hubs along major interstates in the Parish has demonstrated the parish's competitive advantage in the manufacturing, wholesale, and warehousing & distribution sectors of the economy.

to the Gulf Intercoastal Waterway and Mississippi River. As an intermodal facility, Port Manchac can transload cargo between barges rail, or truck and can provide enclosed warehouses and open yards suitable for storing goods and materials. The Port's location in the Tangipahoa Parish's foreign trade zone (FTZ) is an added benefit. Merchandise can be imported from overseas; stored; and have value added duty and excise tax free; until the owner chooses to move the merchandise into the United States for consumption.

The Port's Master Plan calls for expansion into an adjacent tract of land to provide additional space for storage and new manufacturing facilities as a priority. The Port would also benefit from a natural gas line that could be used to provide a reliable energy source for manufacturing, climate-controlled storage, equipment, and maritime vessel operations. The Plan identifies maintenance of the North Pass's channel, limited space, vulnerability to storm surge, and isolation during flood events as major threats.

The Florida Parishes Arena

The Florida Parishes Arena is owned and operated by Tangipahoa Parish Government. The facility was a collaborative effort between the State of

Louisiana, Tangipahoa Parish and the City of Amite. Amite donated the land that was once the industrial park for the city. Its purpose is to provide the community with a multi-functional facility designed to hold a variety events and to enhance local economic development.

It is a multi-purpose facility, designed to host agriculture-related activities, horse shows, livestock shows, craft shows, flea markets, car shows, concerts, rodeos, meetings and any other event that would be accommodated in an open air arena. The site is conveniently located off Highway 51 in the center of Tangipahoa Parish in Amite, and is available for uses ranging from monster truck shows to small corporate events.

The site includes a climate controlled event center as well as a large arena with stalls for livestock. The main arena/stadium seating accommodates 1,500+ guests. The barn area includes 84 horse stalls, with wash racks adjacent to the stalls. Electrical outlets are strategically located throughout the barn and arena for use by participants needing this service. RV hookups and service are available on the property. The arena design allows for additional stadium seating in the future.

9.5 CRITICAL INDUSTRY SECTORS

Warehouse & Distribution

The Parish's access to I-55 and I-12/10, a Class I rail line, and the Gulf Intercoastal Waterway; availability of land; intermodal facilities that can transfer cargo between modes of transportation; and proximity to Mississippi River and Gulf Coast ports have made it an ideal location for warehouse and distribution centers. Many national and regional businesses have chosen to locate in Tangipahoa Parish and invested heavily in state-of-the-art facilities to support their logistic operations.

As the Northshore continues to grow, the addition of an air freight capable airport would be a great advantage to the Parish. Hammond Airport with its Class I rail spur, access to I-12/10 and I-55, surrounding industrial park with manufacturing and warehousing facilities, is the only Northshore airfield that could be improved to provide a regional air freight hub.

Currently, Hammond Airport is classified as a general service airport capable of handling up to Class III aircraft - passenger and light freight. The airport's limiting factor is that the runway is not designed or constructed to handle the continuous landing of large heavily loaded cargo aircraft. Upgrading the runways to handle heavy freight aircraft, while feasible, would require continuous long-term investment.

A WAY TO "YES"

Tangipahoa Parish's main competitive advantage is its strong leadership. Parish leaders have prioritized working with manufacturers to find a "Way to Yes". The Parish's leadership meets with prospective manufacturers and assists them in finding sites that meet their needs and in navigating the land use, zoning procedures, and permitting procedures as well as in obtaining the necessary state and parish licenses. The Parish's ability to work with its municipal and state partners and the interested company to craft a solution that benefits everyone has proven successful in recruiting new companies to locate in Tangipahoa and existing companies, such as Smitty's, Elmer Chocolate, and Acadian Cypress and Hardwoods , to remain and expand the manufacturing, storage, and distribution facilities.

Manufacturing

Tangipahoa Parish's economy has a strong base in the manufacturing sector and is home to several specialized manufacturing companies including:

- Smitty's Supply Inc, which manufactures premium lubricants MKS plastics, which fabricates plastic buckets
- Elmer Chocolate, which manufactures specialty seasonal chocolates.
- Kentwood Cooperative, which, amongst many things, manufactures fertilizer and feed.
- Intralox, which produces modular conveyor belts used in food, industrial, and e-commerce industries.
- J&M Industries, which manufactures large custom industrial tarps.

Manufacturing companies have chosen to locate in Tangipahoa Parish because of the availability of land, access to multiple modes of transportation,

the Parish's designation as a Foreign Trade Zone (FTZ), and the presence of workforce development partners.

Much of the land area in the Parish remains undeveloped (see **Chapter 6** for more detail), especially in the north, and is available for commercial and industrial purposes. The available land is located in close proximity to I-12 and I-55 and to a Class I rail line, which provides ready access to the nationwide transportation system. The Parish's location close to but not in the Baton Rouge and New Orleans metropolitan areas as well as to ports along the Mississippi River and Gulf Coast afford companies' multiple paths for shipping their goods throughout North America and to the rest of the world.

The FTZ designation allows manufacturers the ability to import materials and products from overseas then store and add value to them while foregoing tax and duties until they are moved on for U.S. consumption. This provides Tangipahoa a distinct location advantage over many its neighboring parishes and places it in league with major manufacturing hubs throughout the United States.

The presence of North Shore Technical Community College (NTCC) and Southeastern Louisiana University (SELU) provides manufacturers access to institutions of higher learning that are willing to collaborate in creating workforce development training and certification programs specific to industry needs. These institutions have proven adept at crafting and offering a wide range courses and certification programs to meet the manufacturing companies' needs, from basic skills to use of innovative technology.

Tangipahoa Parish has maintained a competitive advantage in manufacturing in its southern region. However, to continue this success and promote balanced growth parish-wide, opportunities must also be expanded in central and northern parts of the parish.

Agriculture

Historically, Tangipahoa Parish has been known for its agriculture and forestry. The 2020 LSU Agriculture Census, the most recent one available, showed Tangipahoa Parish has a gross farm value of $69,450,747, with Plant enterprises including forestry, fruits, and vegetables making up 60%; animals, including cattle and calves, dairy, horses, and poultry making up 39%; and Fisheries and Wildlife, including Marine Fisheries and Hunting leases, making up the remaining 1% (**Table 9.1**).

Fruit and vegetable crops remain a mainstay of

Tangipahoa's agricultural economy representing almost fifteen million dollars in gross farm value in 2020. Strawberries are a particular specialty of the Parish, and the Ponchatoula Strawberry festival remains a significant event in the Parish's annual calendar, drawing people from around the world to visit and experience Tangipahoa Parish). In addition to numerous "truck" farms, the Parish has several large commercial produce farms such as Liuzza Farms, located on over 500 acres in Amite, Louisiana, which is one of the largest producers of strawberries and vegetables in the state.

The Parish's climate and sandy-clay soil make it ideal for growing nursery stock and an economic specialty has developed in wholesale commercial nurseries, which represented over six million in gross farm value in 2020. Two of the leading examples being La Coix and Bracy's which have customers throughout the southern United States.

Over last few years farming has been in a general decline. In the southern part of the parish, land is being converted to other uses, especially residential home development and retail. In the northern part of the parish, farmers are finding the revenues from farming barely cover costs and many of the next generation are choosing non-agricultural careers. Generally, farms put on the market have been purchased by other farmers and retained in agriculture, but as the number of farmers continue to decrease it is likely that agriculture uses will be purchased by non-farm establishments and put to other land uses.

Retail

The retail sector's strength and growth is closely tied to a community's residential population. In recent years, in-migration has driven increased demand for retail in Tangipahoa and all indications show this trend will continue for the next several decades. Tangipahoa Parish' s retail economy has strong competition from retail centers in neighboring St. Tammany, Livingston, and East Baton Rouge parishes which provide similar retail offerings. As a result, the retail establishments draw most of their sales from

AGRICULTURE AS A COMMUNITY CHARACTERISTIC

Despite its decline as an economic driver in recent years, agriculture remains culturally significant to Tangipahoa Parish and a source of in-migration for those wanting to live closer to nature.

Agriculture Enterprises	
Plant	$41,716,483
Fisheries and Wildlife	$441,981
Animals	$27,292,283
All Enterprises	$69,450,747

Source: Louisiana Summary: Agriculture and Natural Resources 2020, LSU AgCenter, accessed at https://www.lsuagcenter.com/~/media/system/4/b/5/b/4b5b808ab9fe0feb3ae8c6d9d77383d4/2020%20ag%20summary_rch_223pdf.pdf on 2023-06.30.

TABLE 9.1: AGRICULTURAL ENTERPRISES (2020 LSU AGRICULTURE CENSUS)

residents augmented by travelers passing through the Parish on I-12 and I-55.

There is a notable disparity in the availability of retail between southern and northern Tangipahoa Parish. Responses to surveys and interviews reflect that residents and business in the southern part of the Parish feel they have access to the retail services they need. The southern part of the parish, with its rapid population growth along the I-12 corridor, has seen a commensurate growth in the quantity, diversity, and quality of retail establishments.

9.6 PLANNED NEW DEVELOPMENT

Niagara Bottling
As of January 11, 2023, Niagara Bottling, one of the nation's leading beverage manufacturers, has announced it plans to invest up to $160 million to establish a state-of-the-art production facility near Hammond. The company will create 70 new direct jobs with an average annual salary of $55,000. Louisiana Economic Development estimates the project will result in an additional 100 new indirect jobs, for a total of 170 new jobs in the Southeast Region. The company expects to begin construction on the 500,000 square-foot facility in the second quarter of 2023.

Amite Solar Project
The Amite Solar Project is being developed by NextEra Energy and is a proposed 100 Megawatt facility encompassing approximately 1,278 acres to produce clean, renewable energy. It is estimated by the developer that the project will create jobs as well as approximately $7.7 million in revenue for Tangipahoa Parish.

9.7 ECONOMIC DEVELOPMENT ORGANIZATIONS

The organizations in Table 9.2, which are located both in Tangipahoa Parish and the New Orleans Metro area more broadly, are dedicated to the expansion of economic growth and opportunity. Despite differences in their focus and location, their goals are aligned. These organizations strive to bring new businesses to the area and provide employment opportunities for those living in the Parish, while maintaining existing businesses and services. To achieve their objectives, they promote quality education, advocate for equitable taxation, and push for the infrastructure development and environment preservation.

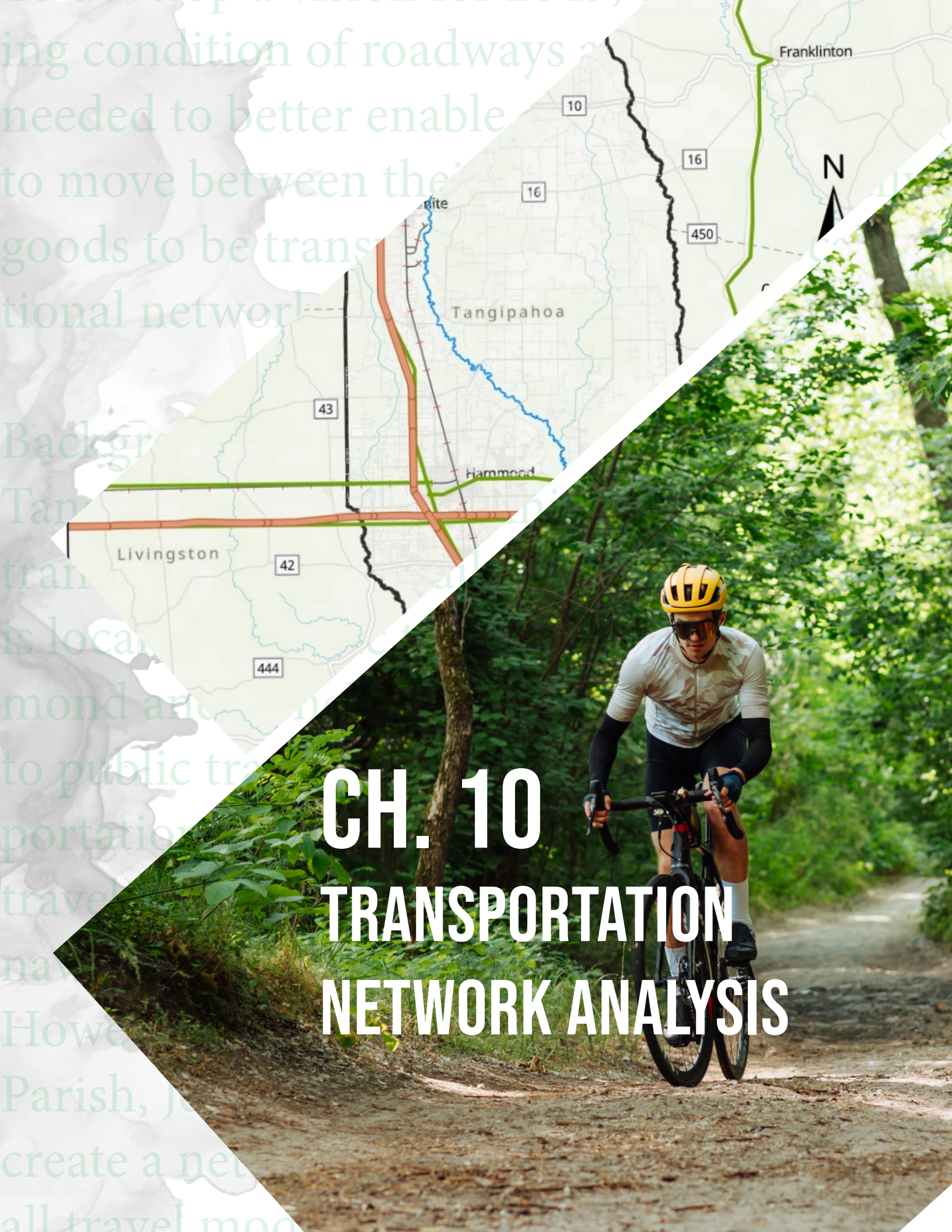
Workforce Development Organizations Include:

Tangipahoa Parish Workforce Center
Located in Hammond, the Tangipahoa Parish Workforce center is a nonprofit organization that provides employment, training, and supportive services such as job listings, job search assistance, career exploration, vocational assessment, labor market information unemployment claims information, eligibility determination for training programs, and services to employers seeking workers.

Northshore Regional STEM Center
The Northshore STEM Coalition is a 501c3 collaborative organization of stakeholders supporting the Northshore Regional STEM Center and dedicated to improving STEM education and workforce opportunities in the Northshore region through collaborative endeavors. The coalition envisions a region that is well-equipped to meet current and future workforce demands and exists as a leader in science and innovation. The coalition's mission is to prepare all youth and young adults in the region for success by facilitating collaborative, inclusive and quality STEM education and workforce development opportunities.

TABLE 9.2: ECONOMIC DEVELOPMENT ORGANIZATIONS

Economic Development Organizations	Area Covered
Tangipahoa Economic Development Foundation	Tangipahoa Parish
North Shore Business Council	St. Tammany, Tangipahoa, and Washington Parishes
Greater New Orleans, Inc.	Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. James, St. John the Baptist, St. Tammany, Tangipahoa, and Washington parishes
New Orleans Regional Planning Commission	Jefferson, Orleans, Plaquemines, St. Charles, St. Bernard, St. John the Baptist, St. Tammany, and Tangipahoa Parishes



CH. 10
TRANSPORTATION NETWORK ANALYSIS

To develop a vision for 2045, understanding the existing condition of roadways and transportation services is needed to better enable current and future (1) residents to move between their home, job and daily habits and (2) goods to be transported within the local, regional, and national network.

10.1 BACKGROUND

Tangipahoa is a community that relies on automobile transportation for daily and regional travel. While there is localized public transportation covering some of Hammond and Ponchatoula, ***much of the Parish lacks access to public transportation***. The current state of active transportation facilities (walking, bicycling, and waterway travel) within Tangipahoa Parish is challenging for those navigating daily life without use of a private automobile. However, lessons learned from neighboring St. Tammany Parish, Jefferson Parish, and Orleans Parish can help to create a network of transportation facilities that allow for all travel modes.

10.2 TRAVEL MODE

Of the approximately 49,915 occupied housing units in Tangipahoa Parish for 2021, there are 48,170 Tangipahoa addresses with access to private automobiles and only around 6.3% of homes do not have access to at least one vehicle. 35.5% of occupied housing units have access to two vehicles, and 23.1% of occupied housing units have access to three or more vehicles (**Figures 10.1 and 10.2**). Public transportation as a means of travel remains low with an estimation of only around 60 people relying on the resource as their primary mode of transportation, with service only available in portions of Hammond and Ponchatoula.

The Covid-19 pandemic affected the conventional workplace forcing many businesses to shift the way they operate daily, converting to a remote or hybrid model including work-from-home

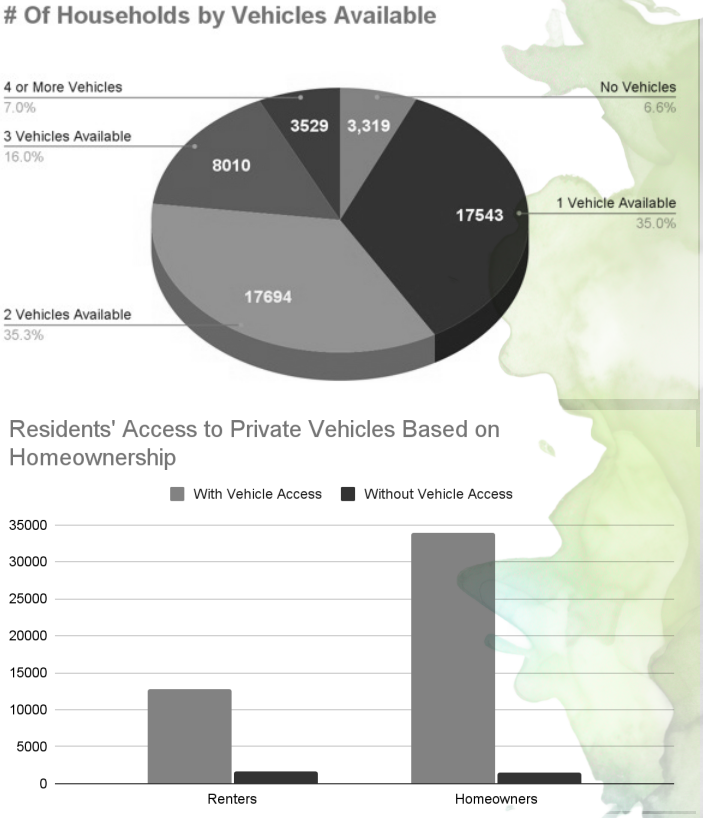


FIGURE 10.2: VEHICLE ACCESS DATA FROM THE US DECENNIAL CENSUS, 2020

Total Vehicles	55,016
Car, Truck, or Van (Alone)	44,590
Car, Truck, or Van (Car-pool)	6,922
Public Transportation	63
Walked	376
Taxi, Motorcycle, Bicycle, or Other Means	451
Worked From Home	2,614

FIGURE 10.1: TOTAL VEHICLES IN TANGIPAHOA PARISH, 2021 - US DECENNIAL CENSUS 2020

options. Many businesses have lowered overhead costs by converting to fully-remote work. Trends in converting traditional offices to remote and hybrid workplaces may account for the 5.2% of Tangipahoa Parish residents who work from home and avoid the daily car commute.

10.3 TRAVEL TIME

Compared to regional commute-time averages, most Tangipahoa residents enjoy a relatively low average commute of 10 to 29 minutes. The less time spent commuting, the more time for families, friends, recreation, or relaxing, which makes Tangipahoa Parish a favorable place to obtain healthy work-life balance. The data illustrates that residents of Tangipahoa Parish have locational flexibility in where they choose to live and that most residents live near their place of work. While 50% of Tangipahoa residents have a 10- to 29-minute commute, 22.1% of residents have a 30– to 59-minute commute, and roughly 13.9% of residents have a commute that is less than 10 minutes. ***Though the majority of Tangipahoa residents enjoy a short commute time, 13.4% of Tangipahoa residents have an average***

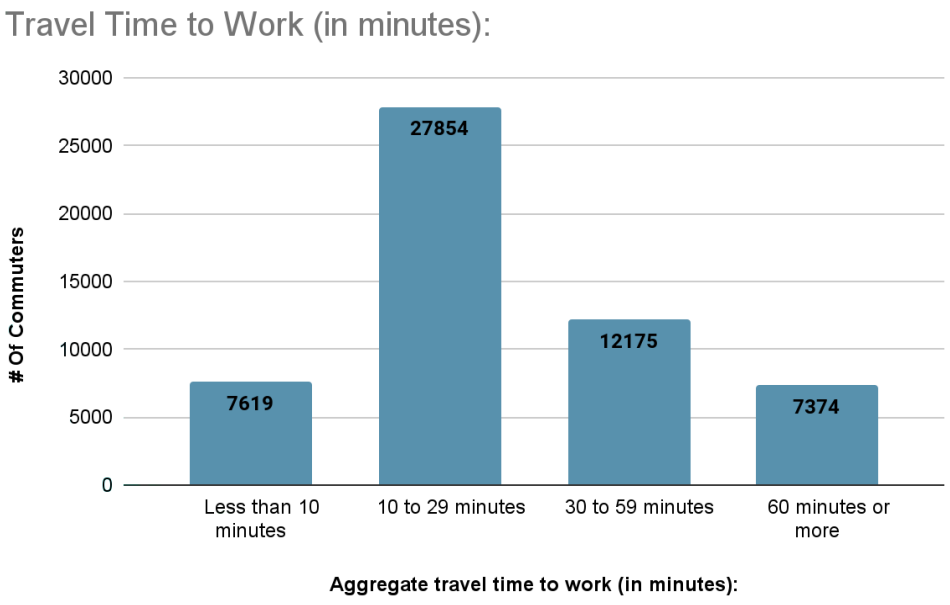


FIGURE 10.3: AGGREGATE TRAVEL TIME TO WORK, IN MINUTES (CENSUS, 2020)

commute time of 60-minutes or more (Figure 10.3). This could reflect individuals that choose to live in a more rural area of the Parish or commute to work in a neighboring parish.

10.4 VEHICLE AVAILABILITY

Most Tangipahoa residents who are in the workforce have access to vehicles, either adequately or in surplus based on the number of workers in a household compared to the number of vehicles available to them.

Unfortunately, according to 2021: ACS 5-Year data, **approximately 74.9% of households that do not have a car are also not employed.** In car-dependent locations, this situation can become cyclical, as the high costs of car ownership can preclude someone with low or no income from maintaining a vehicle, and the lack of access to a vehicle reduces access to choice jobs that are outside the reach of other travel modes such as public transit, walking, and biking. Through targeted investment in support of road safety, as well as increased prioritization of travel modes other than driving, Tangipahoa Parish is well-positioned to improve travel outcomes for all residents.

10.5 VEHICLE AVAILABILITY BY TENANCY

Of the 49,915 occupied housing units in Tangipahoa Parish, only 4.3% of owner-occupied housing units do not have access to any private automobiles, while 11.2% of rental housing units do not have access to a private automobile (**Figure 10.2**). Renters may already be at an economic disadvantage, which is exacerbated by a lower rate of vehicular access when compared to Tangipahoa Parish homeowners.

10.6 FATAL CRASHES

Crashes resulting in fatalities and severe injuries have been on the rise in recent years in most areas of the United States. Across the U.S., crashes resulting in fatalities or severe injuries increased between 2019 and 2020, largely as a result of the Covid-19 pandemic changing patterns of daily driving. Fewer cars on the roads meant that there was greater room for error while driving, which increased risks drivers were willing to take while traveling. Risky driving is exacerbated by a built environment designed to prioritize speed and throughput, and results in a categorical uptick in traffic fatalities. This was true in Tangipahoa Parish as well as the rest of the United States.

*While 2022 data has not yet been confirmed in LSU's annual report, crashes within Tangipahoa Parish that resulted in fatalities and/or severe injuries over the previous six years occurred most often in rural areas of the Parish (**Table 10.3**). Traffic congestion and narrower roadways with more unclear sightlines characteristic of urban areas often cause drivers to slow down. These factors result in lower travel speeds and fewer fatal crashes. With less congestion and wider roads in rural areas, speed is encouraged by design and risks are multiplied.

Crashes resulting in severe injuries in rural areas of the Parish accounted for 89.3% of the total fatal crashes in for all incorporated and unincorporated areas (Table 10.1). Of total fatal crashes for Tangipahoa Parish, rural Tangipahoa accounts for 94.1% of non-alcoholic crashes, and 81.8% of all fatal crashes involving alcohol (**Table 10.2**). Rural Tangipahoa accounts for 46.5% of all crashes that resulted with suspected injury, including 44.7% of all injury resulting crashes without suspected alcohol use, and 85.1% of crashes with suspected alcohol use.

CRASHES RESULTING IN SEVERE INJURY

City	YEAR						
	2016	2017	2018	2019	2020	2021	2022*
AMITE	61	42	49	37	41	60	51
HAMMOND	484	406	377	422	386	416	388
INDEPENDENCE	21	18	21	17	19	27	14
KENTWOOD	22	27	13	18	22	25	10
PONCHATOULA	126	98	94	94	99	101	107
ROSELAND	2	1	1		3	2	
RURAL TANGIPAHOA	681	640	619	567	613	678	502
TANGIPAHOA					2		
TICKFAW	6	6		8	5	8	8
TOTAL:	**1403**	**1238**	**1181**	**1163**	**1190**	**1317**	**1080**

TABLE 10.1: DATA FROM LOUISIANA STATE UNIVERSITY CRASH REPORTS, 2022

TRAFFIC CRASHES RESULTING IN FATALITIES OR SERIOUS INJURY

		FATAL CRASHES			SUSPECTED INJURY CRASHES		
Parish	**City**	**Total**	**Non-Alcohol**	**Alcohol**	**Total**	**Non-Alcohol**	**Alcohol**
Tangipahoa	**Total**	**28**	**17**	**11**	**1080**	**1033**	**47**
	Amite	1	1		51	51	
	Hammond	2		2	388	383	5
	Independence				14	14	
	Kentwood				10	10	
	Ponchatoula				107	105	2
	Rural Tangi	**25**	**16**	**9**	**502**	**462**	**40**
	Tickfaw				8	8	

TABLE 10.2: DATA FROM LOUISIANA STATE UNIVERSITY CRASH REPORTS, 2022

10.7 REGIONAL HIGHWAY SYSTEM

At a strategic crossroads

Tangipahoa Parish benefits from being at the crossroads of major two interstates – the east–west running 1–12/I–10 and the north–south I–55 (**Figure 10.4**). The presence of these two Interstates provides Tangipahoa Parish an advantage over neighboring parishes and counties because it provides businesses quick direct access to the nationwide interstate system while avoiding the congested New Orleans and Baton Rouge urban areas. The interstates also provide a way for residents to live in a more rural/suburban environment while still being within a reasonable commute to jobs available in nearby metropolitan areas.

Access into and throughout the Parish relies on these two interstate highways, supprted by several state highways and roads, including a total of 42,638 miles of State owned & operated roadway or a total of 1,028,450 miles of lanes throughout the Parish.

North-South connections will either be on I-55, or U.S. Route 51. I-55 and U.S. Route 51 are joined along the 22-mile twin-span via-duct along the Manchac Swamp and split again once in Hammond. U.S. Route 51 serves local traffic for Independence, Amite City, and Kentwood. East-West connections offer more options for drivers, with Interstate 55 used for connections to Texas and Southern Mississippi, and Routes 10, 16, 190, and 22 serving local connections. Interstates 55 and 12 are important freight routes for commerce entering and exiting Port Manchac and Port of New Orleans, with I-12 connecting to Texas and I-55 leading towards northern states

Road congestion in the South

The State highway and Parish road system in the southern part of the Parish is not designed to handle the current volume of traffic, which is impeding growth and impacting residents' quality of life. Improvements to existing roads and streets have not kept pace with the rapid growth of residential home development and commercial development. The width of local roads and the design of intersections are not suitable for the large number of commercial freight trucks moving to and from the warehouse and distribution facilities. There is also a lack of suitable arterials and collectors connecting the

FATAL CRASHES IN TANGIPAHOA - 2016-2022*

City	YEAR						
	2016	2017	2018	2019	2020	2021	2022*
AMITE			2			1	1
HAMMOND	6	2	7	3		4	2
INDEPENDENCE			2			1	
KENTWOOD	1	1					
PONCHATOULA	1	1				1	
ROSELAND							
RURAL TANGIPAHOA	28	26	18	12	28	19	25
TANGIPAHOA			1				
TICKFAW							
TOTAL:	**36**	**30**	**30**	**15**	**28**	**26**	**28**
City	**YEAR**						

TABLE 10.3: DATA FROM LOUISIANA STATE UNIVERSITY CRASH REPORTS, 2022

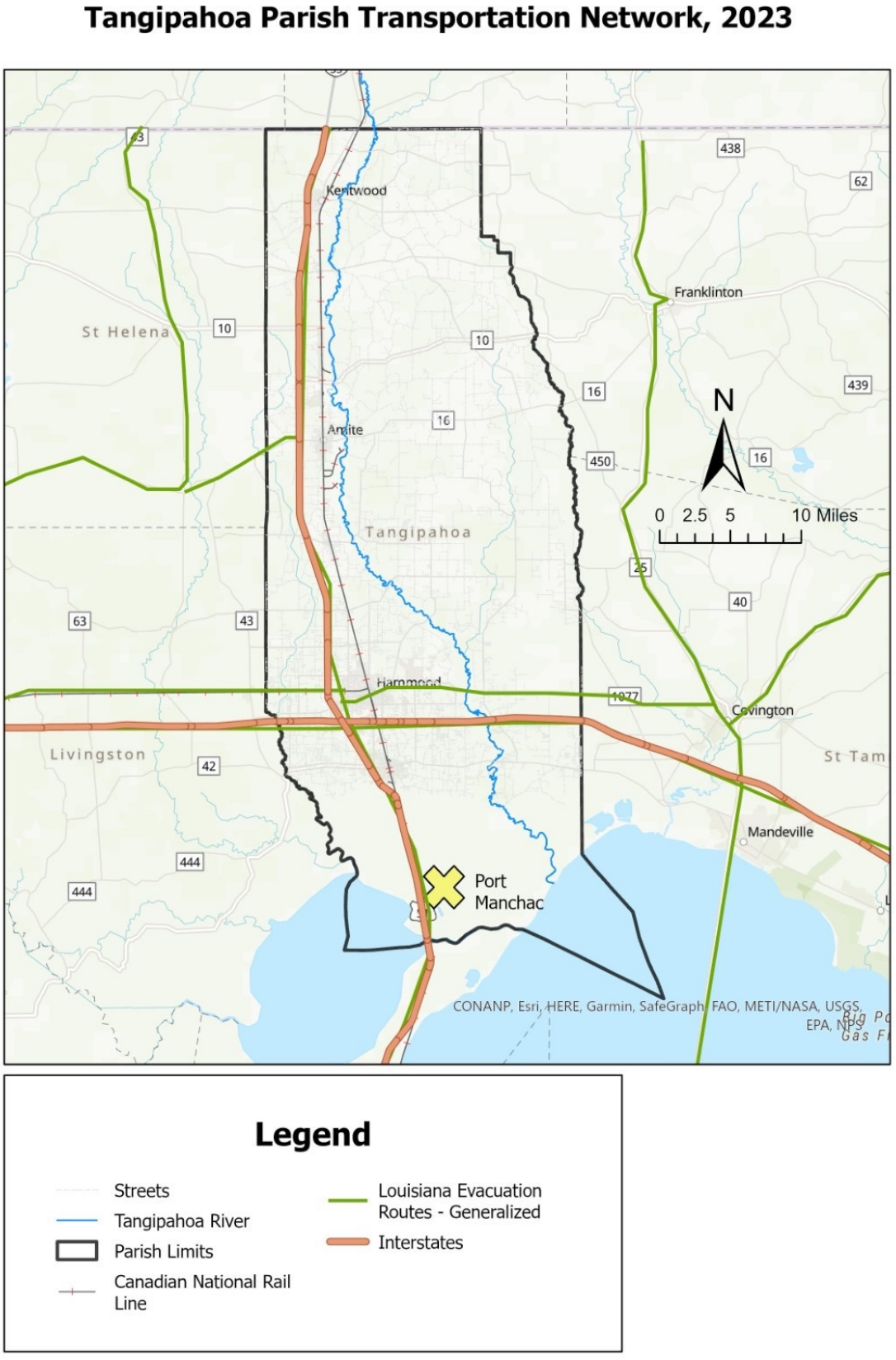


FIGURE 10.4: TANGIPAHOA PARISH TRANSPORTATION NETWORK, 2023

IMAGE: AERIAL VIEW OF THE HAMMOND NORTHSHORE REGIONAL AIRPORT

manufacturing, warehousing, and distribution facilities to the principal highway and interstates that do not pass through residential or downtown areas.

The current Metropolitan Transportation Plan acknowledges the inadequacy of the road network and the need for congestion management improvements such as widening and improving the capacity of existing roads, strengthening of existing bridges, redesign of intersection to handle larger freight trucks, and the extension of existing roads or construction of new roads to provide alternative routes between commercial and industrial centers and the Interstates that do not pass through built up commercial and residential areas.

Lack of suitable roads in the Northeast

The road network in the northeast part of the Parish is not suitable for further development of the area. LA 16, LA 10, and LA 38 provide good east-west arterials between U. S. Hwy 51 / I-12 corridor and the Parish's interior but the lack of suitable north-south collectors between these arterials limits the ability of this area to support commercial and industrial development and isolates residences from retail, food, and entertainment services and uses.

Improving the existing north-south roads between LA 38 and LA 16 would provide the access needed to support commercial and industrial developments and provide better access for residents to shopping, dining, entertainment, and emergency services.

10.8 PROGRAMMED PROJECTS

Louisiana Department of Transportatiopn and Development (La Dotd)

In 2022, the Louisiana Department of Transportation and Development (La DOTD) completed five projects within Tangipahoa Parish. With an estimated cost of just around $6 million spent within Tangipahoa specifically, the Parish saw upgrades to creek bridges, concrete patching and overlay improvements, sidewalk and drainage improvements, and roof repairs

resulting from damage incurred during Hurricane Ida.

Over the course of 2023, La DOTD is expected to begin 9 projects including the installation of additional light fixtures, improving pavement conditions, improving drainage along roadways, and the installation of a roundabout on LA-22. The projects selected by La DOTD aim to improve safety and movement of vehicular traffic.

La DOTD has released the State Transportation Improvement Plan (TIP) projects approved for 2022 – 2026. Over the course of the next several years, LA-22 is expected to receive widening and intersection improvements, U.S. Route-51 will receive widening, and Interstate-12 will receive transportation system management (TSM) improvements. Locally, Minnesota Park Road at Range Road in Hammond is slated for state intervention through TIP funding for intersection improvements.

Regional Planning Commission (RPC)

The Regional Planning Commission, which creates plans per state charter for Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist, St. Tammany, and Tangipahoa Parishes has developed a Metropolitan Transportation Plan including Tangipahoa Parish through 2052. The Plan has 6 priority areas: safety and security, sustainability and resilience, economic opportunity, reliability and connectivity, system preservation and stewardship, and equity.

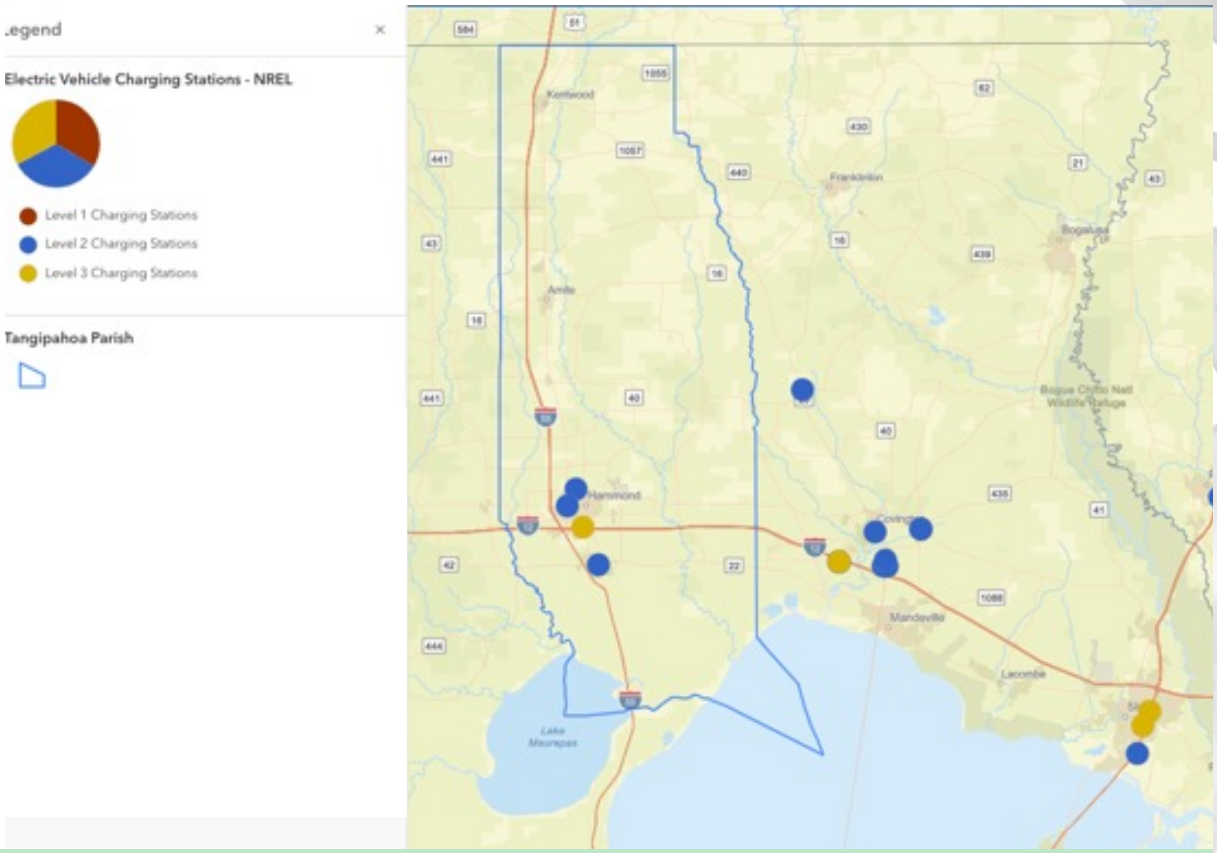
Projects contained with the Metropolitan Transportation Plan for Tangipahoa Parish begin with local, regional, and state planners identifying opportunities for improvement, then studying potential outcomes. Once a need is identified, a project is defined and a fund type and prioritization level is determined. The projects that are currently being planned across all funding types largely include bridge repairs, surface treatment improvements, signal improvements, drainage improvements, and several active transportation projects.

As of August 2023, there is an open Request for Proposals with the RPC to complete a study of the regional transportation network (inlcuding Tangipahoa, St. Tammany, and St. John the Baptist parishes) that will result in a recommended Action Plan of pubic safety improvements. This Comprehensive Plan will aid in this effort and help ensure critical transporatation network improvements are considered.

10.9 TRAFFIC VOLUME & CAPACITY

The La DOTD collects traffic counts throughout the state on interstate roads and highways across Louisiana, with many sites located within Tangipahoa Parish along the I-12 and I-55 corridors. These two highways carry much of the traffic coming in and out of the Parish, as well as travelers going from one part of the Parish to another. While there are La DOTD road widening projects slated to happen in Tangipahoa Parish over the next several years, Parish planners and leadership should remember that ***building infrastructure does not necessarily relieve traffic congestion***, and induced demand occurs when capacity expectations are met with higher volumes of road users.

ELECTRIC VEHICLE (EV) CHARGING STATIONS IN TANGIPAHOA PARISH



FUNDING OPPORTUNITY

While the State allocates certain funding specific to types of construction each year, Tangipahoa Parish can use creative funding available at the federal level to improve locally owned roadways. With the passage of the bipartisan Infrastructure Improvement and Jobs Act (IIJA), the federal government has opened a doorway to millions of dollars in funding available for public transit and active transportation improvements focused on ways to incur mode shift across the county. Additionally, the IIJA has funding to improve access to electric vehicle charging stations across the State of Louisiana. See above map of current public charging stations in Tangipahoa Parish updated by the U.S. Department of Energy Alternative Fuels Data Center, including:

- Level 2 Station at Ponchatoula Public Parking, 170 W Hickory St, Ponchatoula, LA 70454 (2020)
- Level 3 / DC Fast Station at Target T2531 at 2030 Hammond Square Drive, Hammond, LA 70403 (2023)
- Level 2 Station at Southeastern Louisiana University - Sustainability Center, 2101 N Oak St., Hammond, LA 70401 (2020)
- Level 2 Station at Bill Hood Nissan, 318 N Morrison Blvd, Hammond, LA 70401

Source: https://afdc.energy.gov/fuels/electricity_locations.html#/find/nearest?fuel=ELEC&location=tangipahoa%20Parish

IMAGE: HAMMOND CITY BUS

10.10 RAIL TRANSPORT

Canadian National (or CN) owns, operates, and maintains a Class I rail line that transects the Parish from Kentwood in the north to Manchac in the south and provides access to the North American rail network (**Figure 10.4**). The presence of a Class I rail line is an advantage to Tangipahoa Parish because it connects local businesses to markets throughout North America and allows for the movement of large volumes of merchandise over great distance at much lower rates than what is available by truck or air. To take advantage of these efficiencies, many companies have chosen to locate their sites adjacent to the rail line and have paid the cost to construct and maintain a spur connecting their facilities to the rail line.

10.11 AIR TRANSPORT

While Louis Armstrong New Orleans International Airport (Moisant Stock Yards or MSY) is the largest airport accessible to residents of Tangipahoa Parish by Interstate-55, there are small airports and airfields within the Parish. Hammond is home to Hammond Northshore Regional Airport (refer to **Chapter 9** for more detai). It is a city-owned, joint civil and military airport which is home to Louisiana Army National Guard operations. The smaller, private airports and airfields within Tangipahoa Parish are primarily used for agriculture, education, tours, and regional transportation.

10.12 TRANSIT

Currently, the only areas within Tangipahoa Parish that have public transportation are Hammond and Ponchatoula. Both municipalities are served by **Tangi Transit**, a program that has two routes and over 50 stops. Tangi Transit costs $0.50 per ride and operates Monday through Friday from 8am – 4pm. The service offers handicap-accessible features and ramps on every bus.

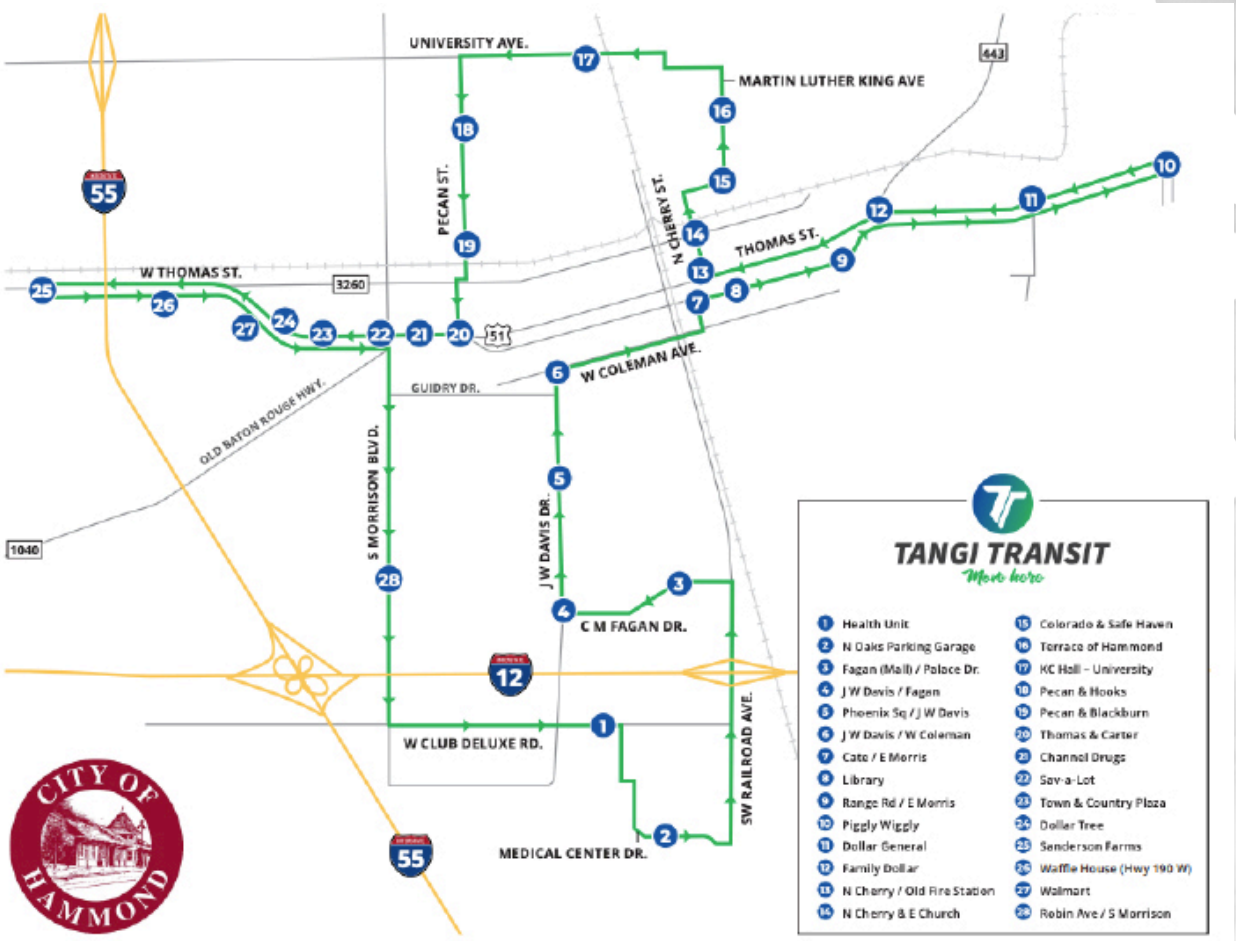


IMAGE: MAP OF HAMMOND'S FIXED-ROUTE TRANSIT NETWORK FROM TANGI TRANSIT

In accordance with best practices, three ways to improve public transportation services for residents include:

1. Expand hours of operation
2. Increase the number of vehicles and frequency
3. Expand the area of service and add new stops

Costs are often the most prohibitive when measured against public transportation expansion, and while increasing the cost from $0.50 to $1 would increase the budget, farebox revenue (or all revenues collected from fare paying passengers either in the form of cash or pass sales revenue) is not the traditional way to expand operation budgets for public transportation programs.

Best practices recommend subsidizing more accessible and farther-reaching public transportation through local, state, and federal funding opportunities.

In addition to bus services, Tangi Transit also operates a **Demand Response Pick-Up** service. Rather than a bus or shuttle, this service is a smaller vehicle that residents can make an appointment with to take them to or from a destination. The service is geared towards residents who do have access to their own private transportation but need rides to go to the doctor's office, the grocery store, or to the senior center. Riders must make an appointment in advance (at least 24 hours in advance, there is no same-day service), and the service is available Monday through Friday from 7am until 5pm.

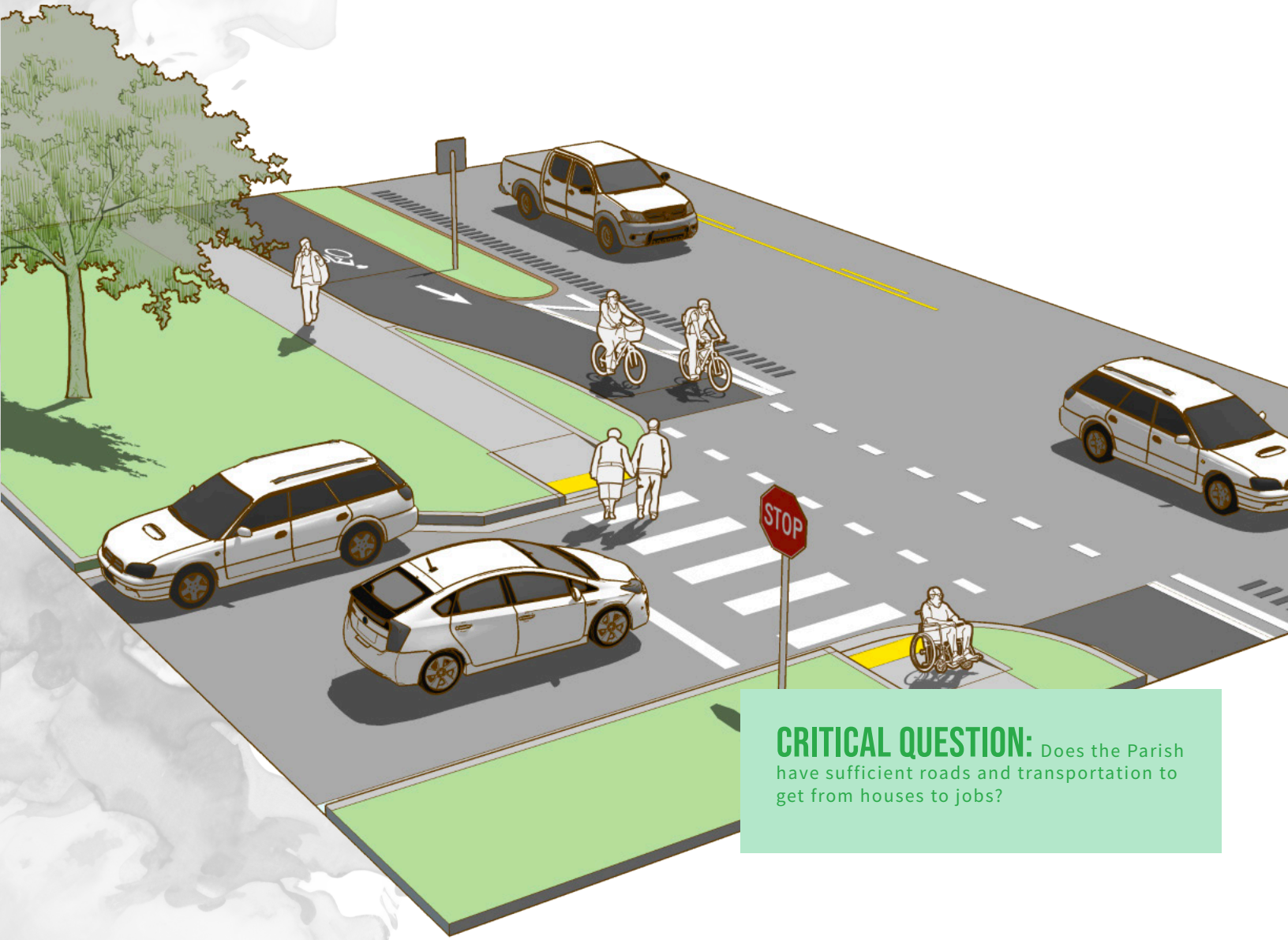
Tangi Transit is operated by the **Tangipahoa Voluntary Council on Aging** (TVCOA). Tangi Transit is partially funded by a grant from La DOTD, the Federal Transit Administration, and by Tangipahoa Parish Government.

10.13 ACTIVE TRANSPORTATION

Bicycle transportation within Tangipahoa Parish occurs without a network of trails and bicycle-dedicated facilities. While Tangipahoa does not currently have a comprehensive bicycle network, there is a proposal circulating regionally about the creation of a 100-mile-long seamless walking and bicycling trail that would primarily be located along facilities separate from motorized vehicles and a Feasibility Study underway with the Regional Planning Commission to consider alternative designs for a Manchac Greenway.

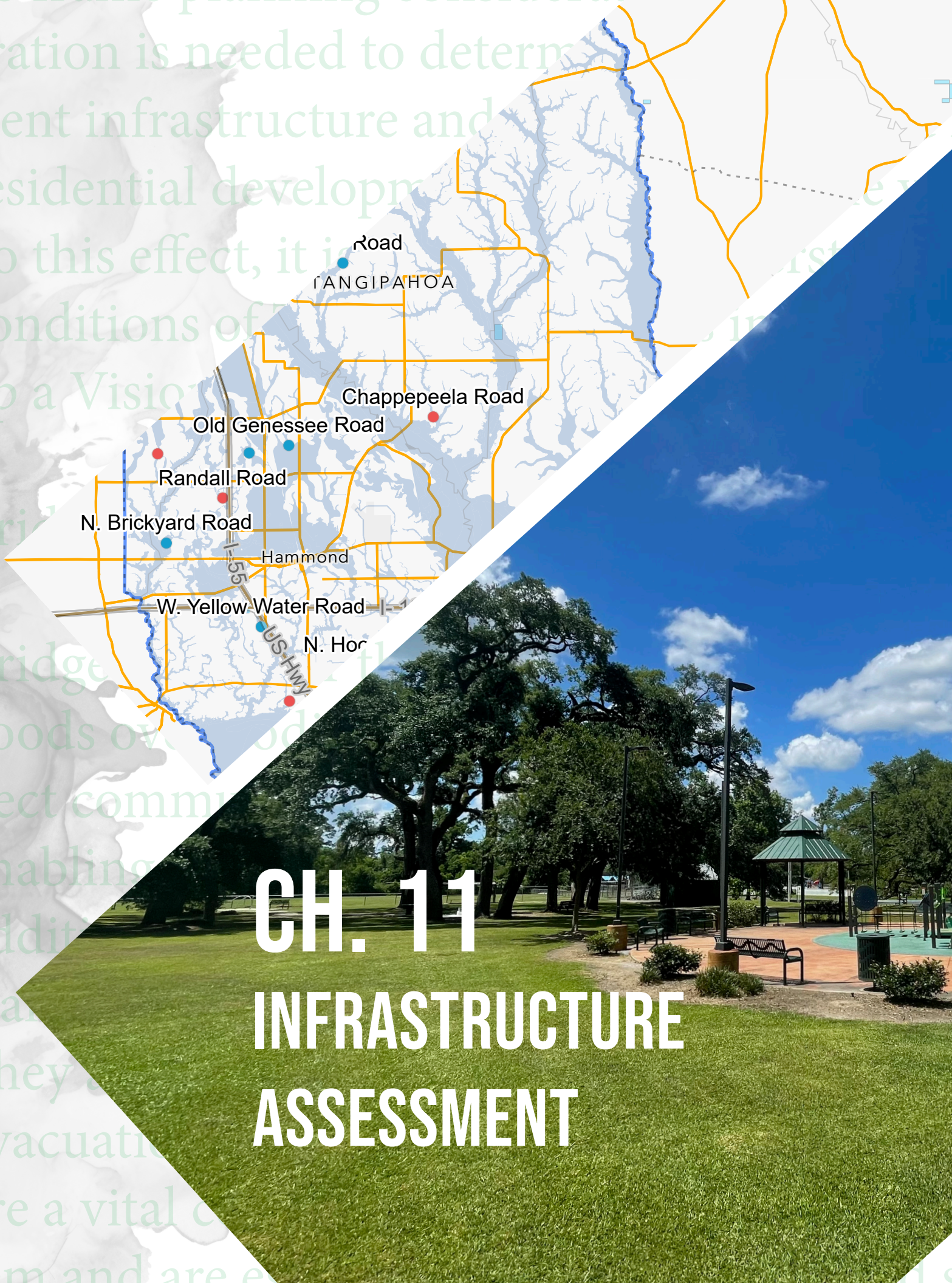
The proposed **'Louisiana Bootlace Trail Network'** would span from Baton Rouge to the Mississippi Gulf Coast, looping around Lake Pontchartrain into Tangipahoa Parish. Regional connectivity along this trail may bring recreational tourism into Tangipahoa Parish, as well as serve as a way for Parish residents to be active and interact with the nature of Southern Louisiana.

In 2022 one person on a bicycle died as a result from a traffic crash, and while a single person is a low statistic, Tangipahoa Parish should continue to strive for zero fatalities across all modes of travel, following the Vision Zero model for traffic fatality reduction. **Vision Zero** is a global movement to end traffic-related fatalities and serious injuries by taking a systemic approach to road safety. The premise of this strategy is that road deaths and injuries are unacceptable and preventable.



CRITICAL QUESTION: Does the Parish have sufficient roads and transportation to get from houses to jobs?

IMAGE: PHYSICALLY SEPARATED BIKE LANE - SMALL TOWN AND RURAL DESIGN GUIDE



CH. 11
INFRASTRUCTURE ASSESSMENT

To frame planning considerations for the Parish, consideration is needed to determine whether there are sufficient infrastructure and services to support industry and residential development today and in the years to come. To this effect, it is important to understand the existing conditions of Tangipahoa Parish's infrastructure to develop a Vision for 2045.

11.1 GENERALLY

Critical infrastructure is concentrated near more densely developed areas along the interstate Highway System and within the Southwestern area of the Parish. As the parish grows, consideration must be given to extend critical services to support future growth in the central and northern parts of the Parish (**Figure 11.2**).

11.2 BRIDGES

Bridges allow for the efficient movement of people and goods over bodies of water or other obstacles. They connect communities and facilitate economic activity by enabling the transportation of goods and services. In addition, bridges provide a safe and reliable means of transportation for vehicles, bicycles, and pedestrians. They also play a crucial role in emergency response and evacuation in case of natural disasters. Overall, bridges are a vital component of a functioning transportation system and are essential for the economic and social well-being of communities.

Tangipahoa Parish Government is responsible for the maintenance and repair of bridges on local roads and streets, and it also conducts regular inspections and maintenance to ensure the safety of the bridges. The La DOTD is responsible for maintaining state-owned bridges and highways, and it conducts regular inspections, maintenance, and repairs on bridges as part of its routine operations. The La DOTD also prioritizes bridges that need repairs or replacement based on their condition and importance to the transportation system.

There are 478 bridges in Tangipahoa Parish, comprising 577,550 square meters of bridge deck[1]. The State of Louisiana is responsible for the operation and maintenance of 307 of the bridges, the majority, while the Parish is responsible for 171, as well as the 23 bridges located within towns and municipalities within the Parish[2].

Maintaining bridges is a critical function of Parish government, as it ensures the safety and reliability of the transportation infrastructure for the communities they serve. Some of the ways a community government may maintain bridges include inspection, cleaning and painting, rehabilitation or replacement, and monitoring and management. In Tangipahoa Parish, all bridges not maintained by the Department of Transportation and Development (DOTD) or the Federal Highway Administration (FHWA) are maintained by the Parish, whether they lie within municipal boundaries or not. This presents a funding and coordination challenge to ensure continued safe movement of people and goods in the Parish. In

MAINTENANCE CHALLENGE

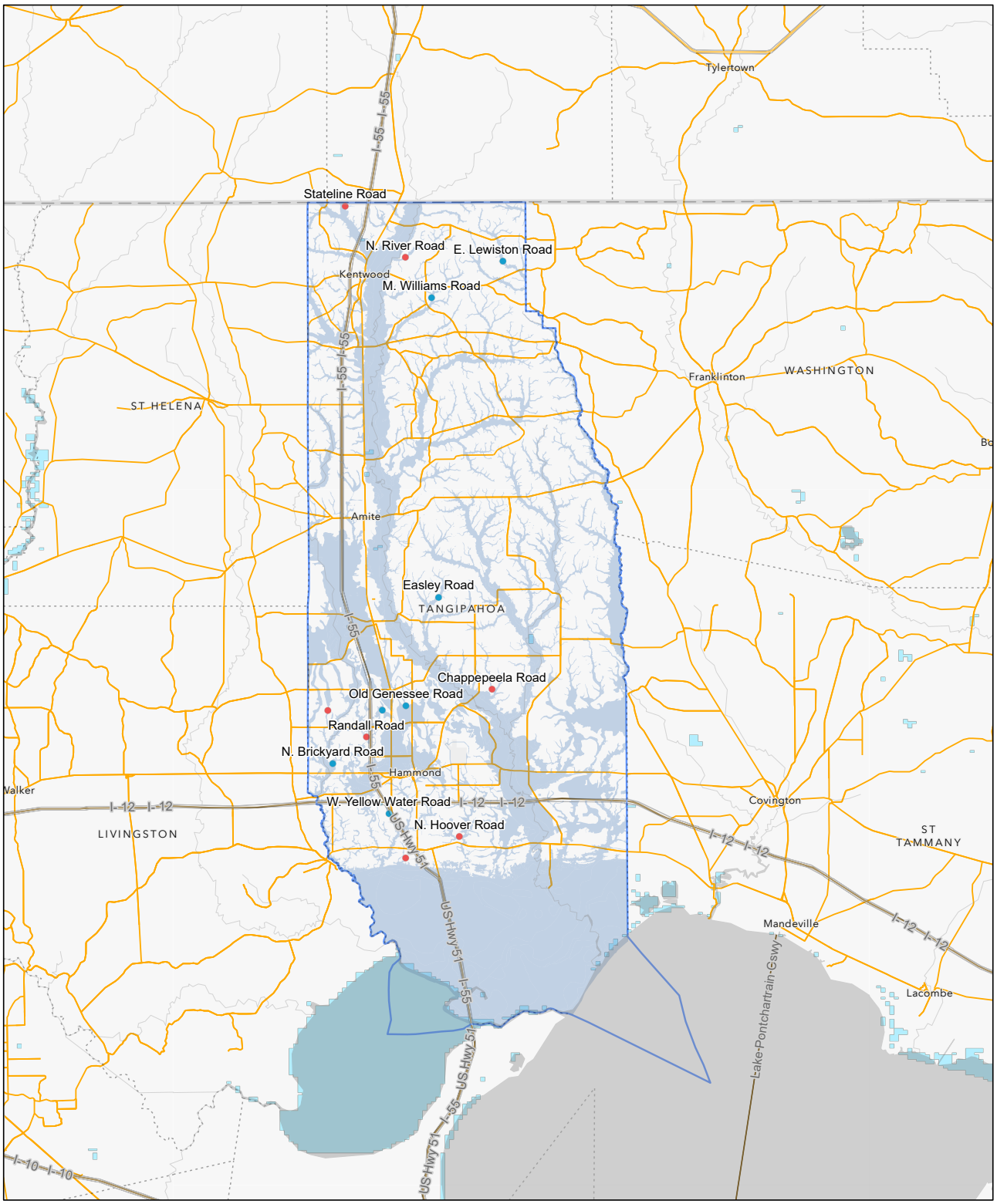
In Tangipahoa Parish, **only bridges that are 20ft wide and more than a single span are considered true bridges by DOTD and FHWA**. This creates a challenge as the Parish struggles to maintain smaller bridges typically located in more rural areas. **TIFIA Rural Project Initiative (RPI)** provides loans for up to 49% of a project's eligible costs compared to 33% under traditional TIFIA.

Eligible projects include:

- Roads, bridges and tunnels,
- Transit systems including infrastructure, bus and train stations, and buses and passenger rail vehicles and facilities
- Intermodal connectors,
- Pedestrian and bicycle infrastructure,
- Freight transfer facilities,
- Sea and inland waterway ports, and even,
- Airports - under certain circumstances.

1 Federal Highway Administration. "National Bridge Inventory: County Listing." U.S. Department of Transportation, www.fhwa.dot.gov/bridge/nbi/no10/county21a.cfm#la.
2 "Selected Bridges. (n.d.). Infobridge. Federal Highway Administration. Retrieved February 3, 2023, from https://infobridge.fhwa.dot.gov/Data/SelectedBridges."

Tangipahoa Parish Bridge Replacements - Funding Sources



10/29/2023

Bridges being designed

- DOTD Off-system Bridge Program
- IIJA Bridge Formula Program

- Tangipahoa Parish
- Primary Roads
- Secondary Roads 289 144k scale

1:401,855

0 4 8 16 mi

0 5 10 20 km

Source: Esri, USGS, ESA, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

FIGURE 11.1: BRIDGES BEING DESIGNED IN TANGIPAHOA PARISH WITH IDENTIFIED FUNDING SOURCES

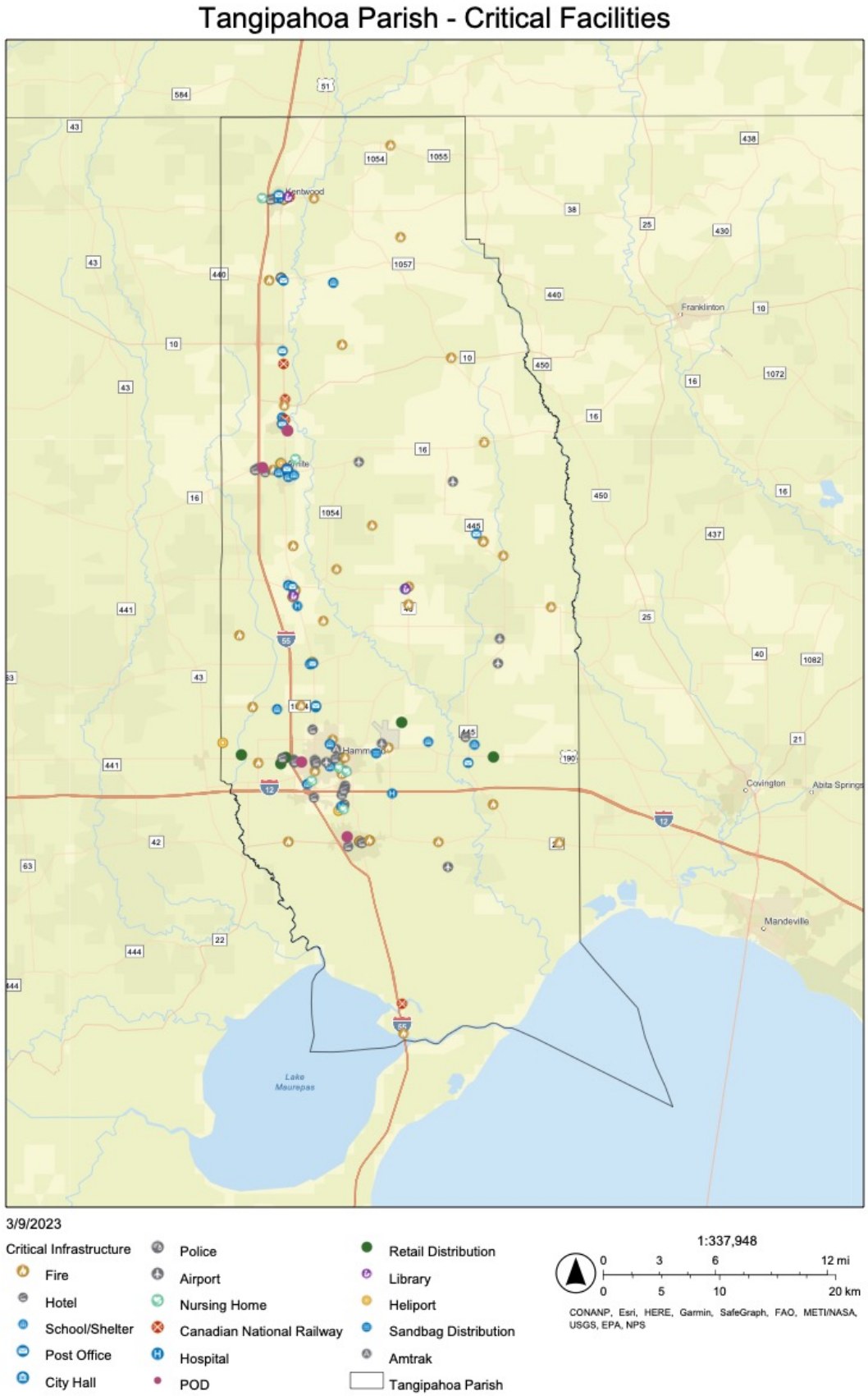


FIGURE 11.2: CRITICAL INFRASTRUCTURE IN TANGIPAHOA PARISH (2023)

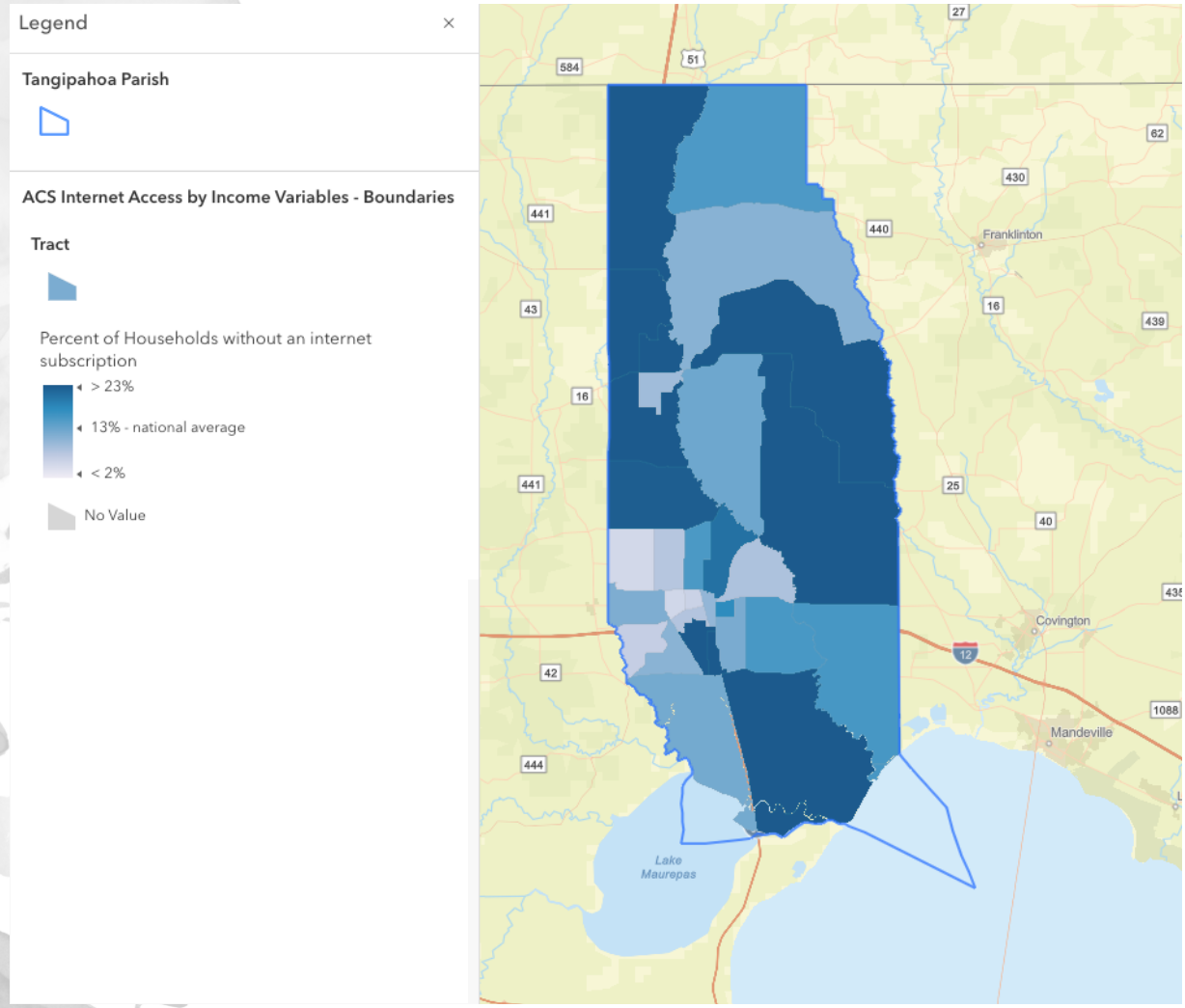


FIGURE 11.3: INTERNET SUBSCRIPTION RATE BY CENSUS TRACT, AMERICAN COMMUNITY SURVEY - 2020

addition, only bridges greater than 20 feet wide and longer than a single span are considered "bridges" by DOTD and FHWA, reducing available resources for replacement of small bridges on local roads in the Parish.

11.3 BROADBAND

Broadband is a critical component of modern infrastructure and is essential for economic growth, public safety, and social well-being. It enables access to information, telemedicine, online learning, and e-commerce. Broadband infrastructure refers to the physical networks, such as cables, routers, and switches, that carry data and enable the delivery of broadband services. Just like roads, bridges, and water systems, broadband infrastructure is a necessary foundation for many aspects of modern life and is an important public good that contributes to the overall health and development of communities .[3]

The goal of U.S. policy on broadband is to promote universal access to high-speed internet, regardless of location, to support economic growth and improve the quality of life for all Americans with a significant emphasis on difficult to reach rural areas.

The Federal Communications Commission (FCC) sets the standard for broadband speed to determine areas that have access to adequate broadband service and to help allocate government funding for broadband deployment in unserved and underserved areas. This definition is periodically reviewed and updated to reflect advancements in technology and changing needs for broadband service. In August 2022 sufficient access to broadband was defined as at least 100 megabits per second (Mbps) downstream and 20 Mbps upstream.

In rural areas, where difficult terrain and long distances between households discourage private broadband

3 NTIA (National Telecommunications and Information Administration). (n.d.). About BroadbandUSA. Retrieved from https://broadbandusa.ntia.gov/about

investment. The FCC is approving billions of new investment dollars to bring more connectivity to consumers in these areas through a Universal Service Fund's high-cost program. To ensure these dollars are properly invested and produce new broadband services, the FCC established the Rural Broadband Accountability Plan in 2022 to track deployment and compliance with program requirements.

Broadband infrastructure is made up of the **"backbone"**, or core network, the **"middle mile"** network, and the **"last mile"** network, where:

1. The **backbone** refers to the high-capacity, long-distance infrastructure that carries data between local broadband networks and the larger internet. It is typically composed of fiber-optic cables and other telecommunications infrastructure, such as switches and routers, and is designed to handle large amounts of data traffic.

2. The **middle mile** refers to the portion of the broadband network that connects local networks to each other and to the larger internet. It is typically owned and operated by telecommunications companies, but in some cases, it may be owned and operated by government entities. The middle mile provides the interconnectivity between local networks, allowing data to flow seamlessly between different regions and countries.

3. The **last mile** refers to the connection between the broadband network and end users, such as homes and businesses. The last mile is typically delivered to end users through coaxial cable, fiber-optic cable, or wireless technology. The quality and capacity of the last mile can have a significant impact on the speed and reliability of internet access for end users.

According to Microsoft's data collected nationally,[4] **the broadband connection rate in Tangipahoa Parish is 39%,** the spread of which is illustrated by ACS data across census blocks in **Figure 11.3**.

In 2021, Tangipahoa Parish government developed a proposal to implement a "middle mile" broadband public network infrastructure within the Parish boundaries to provide affordable broadband availability and enable expanded high-speed internet access to unserved and underserved areas within each Parish district and municipality. The Parish was awarded over $2 million of Louisiana GUMBO grant program from the Louisiana Office of Broadband Development and Connectivity to make the connection of broadband into residents' homes in the rural, northern parts of the Parish.[5]

Based on the Connect America Fund Broadband Map, made available from the FCC website (https://data.usac.org/publicreports/caf-map/), Tangipahoa areas shaded in light green in Figure 11.4 (page 138) include eligible areas for FCC broadband assistance, and purple dots are locations deployed as part of the Connect America Fund Phase II Auction (CAF Phase II Auction). CAF II Auction payments began in 2019 on a rolling basis, with support terms running 10 years. CAF II Auction carriers have until the end of 2025 to complete deployment and must meet interim deployment milestones.

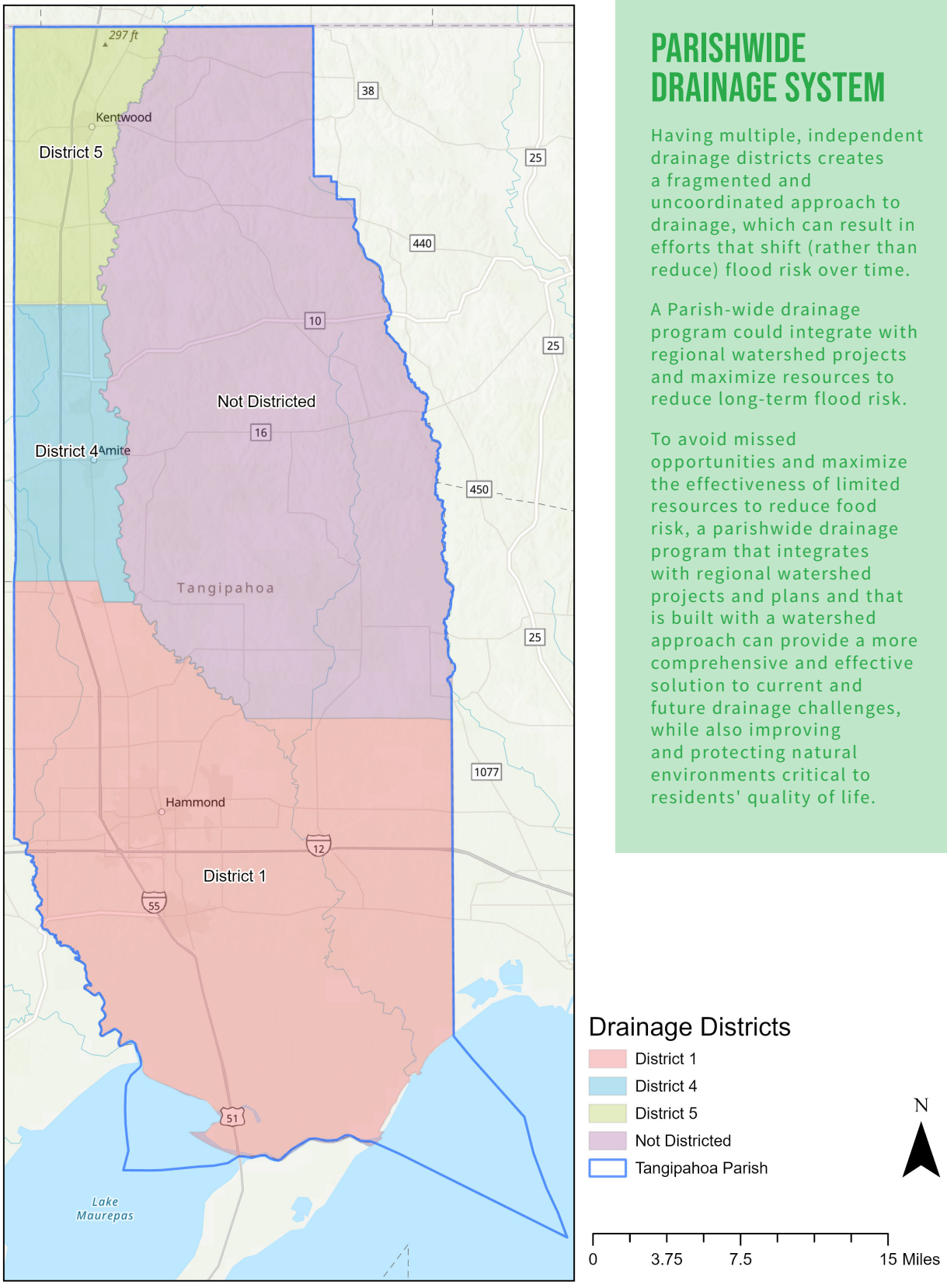
11.4 DRAINAGE

Approximately 11% of Tangipahoa Parish contains frequently flooded soils and floodplains. Most of these conditions are found near the 2 major river systems in the Parish, the Tangipahoa River and the Natalbany River. The terrain elevations within the Parish are generally higher in northern areas, reaching a high of 370 feet, and lower in the southern areas of the Parish, dipping to 0 ft. of elevation in the wetland regions next to Lakes Pontchartrain and Maurepas[6].

The Parish does not currently have a Parish-wide program to manage stormwater drainage. The Parish maintains three drainage districts, while much of the northeastern section of the Parish is not districted **(Figure 11.4**, Drainage Districts). Drainage in Tangipahoa Parish is governed by 3 different drainage districts: Consolidated Gravity Drainage District #1, Gravity Drainage District #4, and Gravity Drainage District #5. Consolidated Gravity Drainage District #1 is the better funded of gravity drainage districts and employs 20 employees that manage approximately 350 miles of drainage canals within the southern areas of the Parish.[7]

Louisiana has a higher precipitation frequency

4 Mayana Pereira1 , Allen Kim1 , Joshua Allen1 , Kevin White1 , Juan Lavista Ferres1 , and Rahul Dodhia1 Microsoft Corp. "U.S. Broadband Coverage Data Set: A Differentially Private Data Release." April 2021. https://arxiv.org/pdf/2103.14035v2.pdf
5 Pellittieri, R. (2021, April 22). Parishwide high-speed internet access. The Daily Star. https://www.hammondstar.com/news/Parishwide-high-speed-internet-access/article_57509a7f-ae20-53f9-b08b-85eaf7482e8f.html
6 Tangipahoa Parish Government. (2020). Tangipahoa Parish Hazard Mitigation Plan. Retrieved from https://tangipahoa.org/Portals/0/PDFs/Hazard-Mitigation-Plan-2020.pdf.
7 Tangipahoa Parish Government Drainage. "About Us." http://www.tangipahoadrainage.org/about-us-.html



PARISHWIDE DRAINAGE SYSTEM

Having multiple, independent drainage districts creates a fragmented and uncoordinated approach to drainage, which can result in efforts that shift (rather than reduce) flood risk over time.

A Parish-wide drainage program could integrate with regional watershed projects and maximize resources to reduce long-term flood risk.

To avoid missed opportunities and maximize the effectiveness of limited resources to reduce food risk, a parishwide drainage program that integrates with regional watershed projects and plans and that is built with a watershed approach can provide a more comprehensive and effective solution to current and future drainage challenges, while also improving and protecting natural environments critical to residents' quality of life.

FIGURE 11.4 DRAINAGE DISTRICTS - TANGIPAHOA PARIS3

compared to the rest of the USA, particularly in the southern parts of the state. The Parish experiences a similar level of precipitation as the state as a whole, with an average of 60-100 inches of rain per year.

The frequency of precipitation is highest in the late spring and early summer months, with occasional tropical storms and hurricanes also contributing to heavy rainfall. Tangipahoa Parish has an extensive history of flooding that is usually due to intense rainfall, which results in riverine flooding, flash flooding, and coastal flooding.[8] In 2016, the Parish experienced 2 historic rainfalls resulting in catastrophic flooding that caused over 15,000 structures to flood. Furthermore, Hurricane Ida damaged the Parish's drainage system in 2021 ripping up thousands of trees and blocking waterways.[9] For more information about inundation caused by the 2016 floods, see **Chapter 12** Flood Zones and Natural Hazards.

> "***The water needs some serious attention.*** The amount of chemicals being used is ridiculous and doesn't really work, still have brown residue on everything. Sad, sad situations here."
>
> -Survey Respondent

11.5 WATER

Following the passage of the Community Drinking Water Infrastructure Sustainability Act, the Louisiana Department of Health (LDH) began publishing water systems grades in 2023.[10] The letter grades are based on federal and state water quality standards, the financial sustainability of the system, operation and maintenance quality, infrastructure health, customer satisfaction, and secondary contaminants (such as iron and manganese).

A low grade does not mean the drinking water is unhealthy or a safety risk. Low grades can indicate the failure of other features of the water system, such as its financial sustainability, that could suggest problems with the long-term viability of current systems or the need for upcoming maintenance or improvements. **Water is safe to drink unless residents are notified either by the water system or by LDH.**[11]

Seven water systems in Tangipahoa Parish received a C or below from the 2022 LDH grades (**Figure 11.5**). The most consistent problems in Tangipahoa water systems observed by LDH are financial sustainability and customer service. Financial sustainability refers to whether the district has implemented an adequate rate, an acceptable auditing system, and/or whether the system is under a fiscal administrator due to poor financial management. Customer service grades refer to whether valid water complaints were reported. Some Tangipahoa water systems did lose points due to federal and state water quality standards. Some of the smallest water systems, such as those for the Tangi Pines Family Campground, Woodside MHP, the Baywood Estates Subdivision, and the Village of Tangipahoa, received the lowest LDH grades. Conversely, water systems with high grades tend to serve the largest numbers of residents. LDH data shows that, overall, the systems receiving the poorest grades in 2022 served the smallest number of residents (**Figure 11.5**). The majority of Parish residents are served by systems receiving A or B grades.

2023 was the first year that LDH assessed letter grades for water systems. It is possible that their methodology will shift over time, and possible that individual water systems may see changes in their letter grades in coming years.

Patchwork of Development

As documented by the U.S. Department of Homeland Security in a 2016 report, critical

8 Tangipahoa Parish Government. (2020). Tangipahoa Parish Hazard Mitigation Plan. Retrieved from https://tangipahoa.org/Portals/0/PDFs/Hazard-Mitigation-Plan-2020.pdf.
9 Lanning, Andrea. "As Hurricane Ida's debris still clogs waterways, a rural Parish anxiously watches the weather." The Advocate, 9 September 2021, https://www.theadvocate.com/baton_rouge/news/communities/livingston_tangipahoa/as-hurricane-idas-debris-still-clogs-waterways-a-rural-Parish-anxiously-watches-the-weather/article_17f29b42-02f9-11ed-9e5b-3392701fabd0.html.
10 Louisiana Department of Health. (2022). Community Drinking Water Accountability Rule. Louisiana State Government. https://ldh.la.gov/page/4815
12 Ibid.

Water District or System	Federal Water Quality	State Water Quality	Financial Sustainability	Operations and Maintenance	Infrastructure	Customer Satisfaction	Secondary Contaminants	Bonus Points	Overall Grade
Town of Amite	- 0	- 0	- 5	- 0	- 0	- 0	- 0	0	95/100 = A
Eastern Heights Waterworks	- 0	- 0	- 10	- 0	- 0	- 10	- 0	0	80/100 = B
Fluker Chapel Waterworks	- 0	- 0	- 5	- 0	- 0	- 10	- 0	+ 5	90/100 = A
Tangipahoa Parish Water District	- 0	- 0	- 5	- 0	- 0	- 10	- 0	+ 10	95/100 = A
City of Hammond	- 0	- 0	- 5	- 0	- 0	- 0	- 0	+ 10	105/100 = A
FSWC - Hammond Heights	- 0	- 2	- 0	- 0	- 0	- 10	- 0	0	88/100 = B
Town of Independence	- 0	- 0	- 10	- 0	- 0	- 10	- 0	0	80/100 = B
Town of Kentwood	- 0	- 0	- 10	- 0	- 0	- 10	- 0	0	80/100 = B
Ponchatoula Water System	- 0	- 1	- 0	- 0	- 0	- 10	- 0	0	89/100 = B
Town of Roseland	- 0	- 1	- 10	- 0	- 0	- 10	- 0	0	79/100 = C
Village of Tangipahoa	- 10	- 2	- 10	- 3	- 0	- 10	- 0	0	65/100 = D
Village of Tickfaw	- 0	- 1	- 10	- 0	- 0	- 10	- 0	0	79/100 = C
Westview Water Works	- 0	- 0	- 5	- 3	- 0	- 10	- 0	0	82/100 = B
FSWC - Bankston	- 0	- 0	- 0	- 0	- 0	- 2	- 0	0	98/100 = A
La Casa, LLC	- 0	- 0	- 10	- 0	- 0	- 10	- 0	0	80/100 = B
Baywood Estates Subdivision	- 0	- 6	- 10	- 3	- 5	- 0	- 0	0	76/100 = C
St. Charles Mobile Home Park	- 0	- 0	- 10	- 6	- 0	- 10	- 0	0	74/100 = C
Tangipahoa (Second Ward) Water District	- 0	- 0	- 5	- 0	- 0	- 10	- 5	+5	85/100 = B
FSWC - Velma	- 0	- 0	- 0	- 0	- 0	- 0	- 0	0	100/100 = A
Florida Parish Juvenile Detention Center	- 0	- 1	- 5	- 0	- 0	- 0	- 0	0	94/100 = A
Blue Crystal MHP	- 0	- 0	- 10	- 0	- 0	- 10	- 0	0	80/100 = B
Woodside MHP	- 0	- 3	- 10	- 0	- 5	- 10	- 0	0	72/100 = C
Tangi Pines Family Campground	- 10	- 5	- 10	- 6	- 10	- 10	- 0	0	49/100 = F
									-

Source: Louisiana Department of Health. (2022). Water System Grades for Tangipahoa Parish. https://ldh.la.gov/assets/oph/Center-EH/drinkingwater/Watergrade/WaterGrade-2022/Tangipahoa/index.htm

FIGURE 11.5: LOUISIANA DEPARTMENT OF HEALTH. (2022) - WATER SYSTEM GRADES FOR TANGIPAHOA PARISH

infrastructure services often face a financial dilemma: rapid population growth frequently increases the strain on critical infrastructure services, while money for improvements is often unavailable until the increase in population provides additional revenue.[12]

In rural and developing areas across the United States, it is common for subdivisions and other developments outside of existing urban and Parish/county water districts to develop their own water supply. While common, this “patchwork” model of infrastructure development can lead to inefficiency and uneven water quality and cost across communities within the same political jurisdiction.

This patchwork also means that not all water system maps are fully digitized, and the Parish lacks a complete dataset on the locations of pipelines, their size, and service area. This information is vital for the Parish to coordinate among various service providers and identify areas that are appropriate for further development.

In spring 2023, Eastern Heights Water Works merged with Tangipahoa Water District following water system problems and an extended boil water advisory at the end of December 2022.[13] The expansion also includes the development of a new well and 6-inch water lines that are expected to be completed sometime in 2024.

12 U.S. Department of Homeland Security National Protection and Programs Directorate. (2016, July 6). Impact of Population Shifts on Critical Infrastructure. https://www.amwa.net/assets/DHS_OCIA_Impact_of_Population_Shifts_July2016.pdf

13 Meek, R. (2023, April 26). Eastern Heights water merger advances. Daily Star. https://www.hammondstar.com/news/eastern-heights-water-merger-advances/article_d020ef24-fde4-5f11-99cc-592f5b4a3a93.html

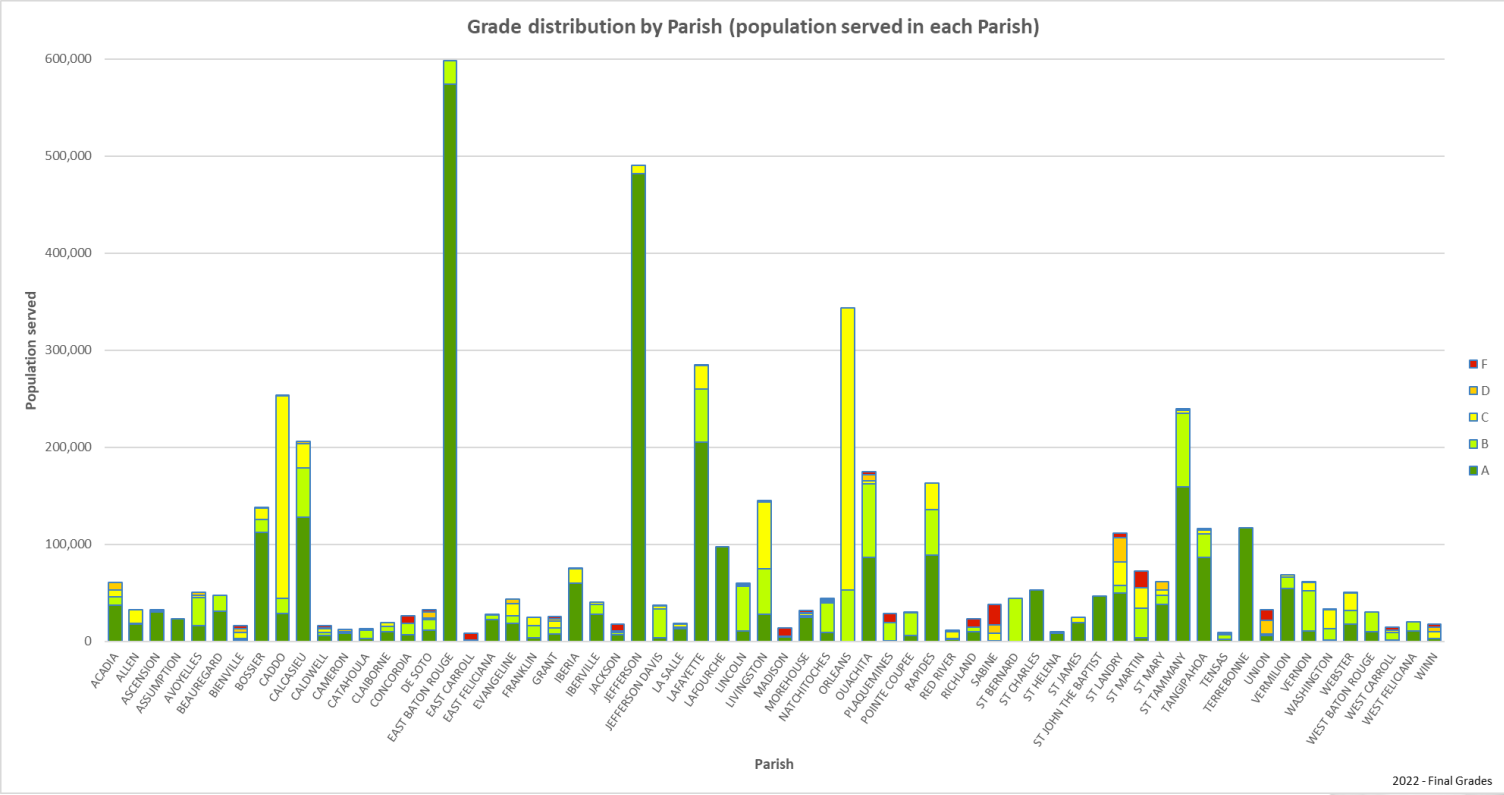


FIGURE 11.6: LOUISIANA DEPARTMENT OF HEALTH. (2022). GRADE DISTRIBUTION BY PARISH (POPULATION SERVED IN EACH PARISH

11.6 FIRE PROTECTION

The 2008 Comprehensive Plan held that that:

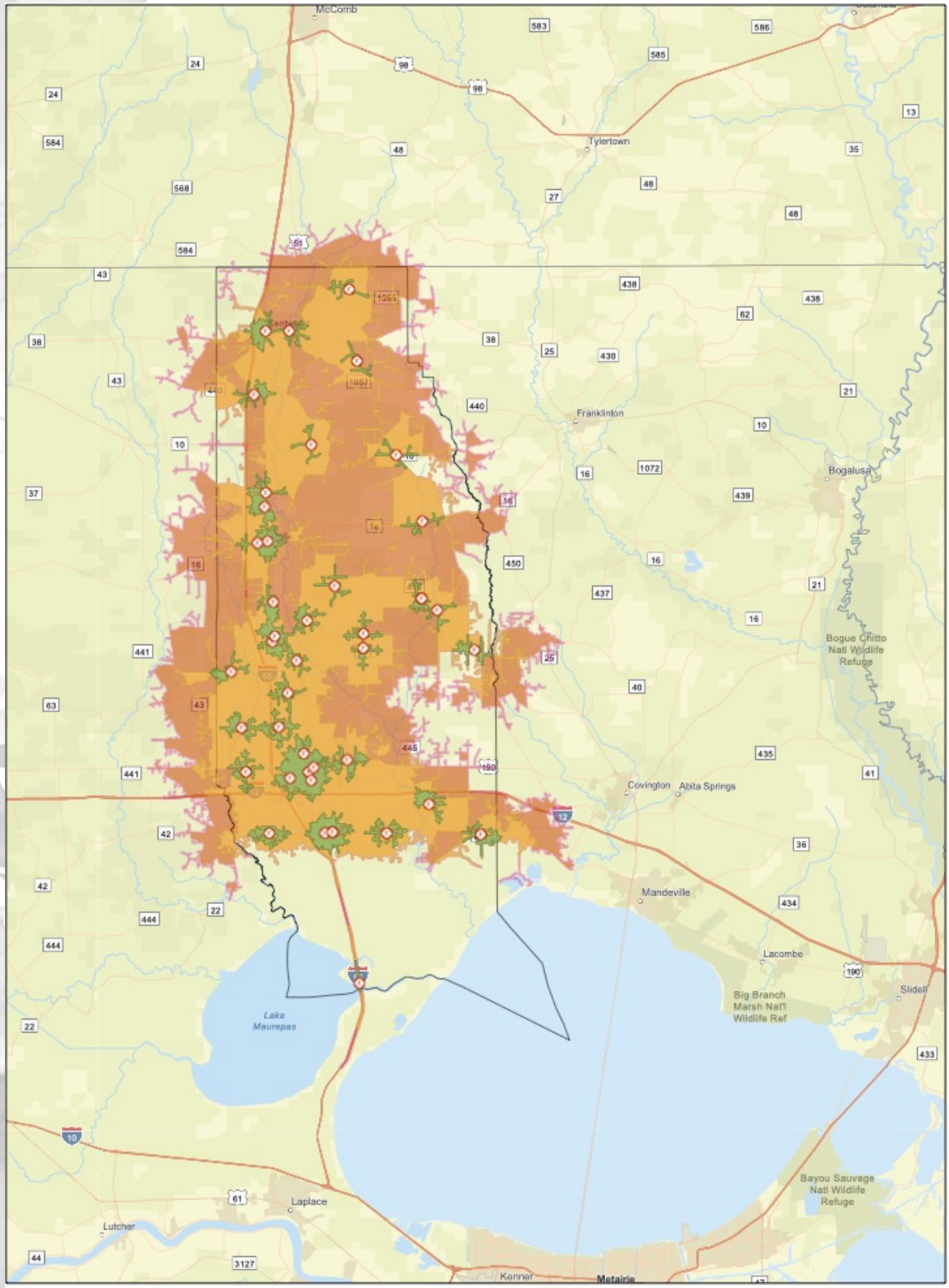
> *"Ideally, every development would be located within* **1.5 miles** *of a fire station, and development should not be located more than seven miles from a fire station…yet this is not the case for many residents of Tangipahoa Parish as development outpaces infrastructure in some areas."*

Access to sufficient water supply for firefighting is a problem in many rural areas, where often hydrants, fire rated pipe, and adequate fire flows are not required for development. Fire protection coverage for Tangipahoa's residents was assessed in this Profile by factoring drive distances of 1.5, 4 and 7 miles from fire stations to determine areas of higher risk where development should be more closely managed.

As shown in Figure 11.7, most of the Parish is not within the ideal 1.5 mile drive distance of a Fire Station (areas shown in green); there are significant service gaps for structures located within the 7-mile, maximum travel distance from the nearest fire station (shown in orange), and some areas are not within 7 miles (no shading). Overall, there remains significant coverage gaps in both the northern and southern ends of the Parish, a condition largely unchanged since completion of the 2008 Comprehensive Plan. This impacts existing, relatively dense residential subdivisions as well as commercial sites in the Parish that appear to not be adequately served by either adequate fire protection infrastructure or adequate roads.

In 2022, geospatial data regarding the location of fire hydrants in Tangipahoa Parish was limited to the 8th ward and notably out of date. Additional infrastructure data is needed to fully assess development risk–including the capacity of water delivery infrastructure to provide pressures sufficient for fire protection and road quality—and consideration be given to requiring adequately-

FIGURE 11. 7: DRIVE DISTANCE FROM FIRE STATIONS - TANGIPAHOA PARISH



CONSIDER: many units in Tangipahoa Parish use aerated treatment units or on-site miniature wastewater treatment systems. Problems with this approach include a lack of oversight, higher risks of environmental contamination, inconsistent treatment levels, higher long-term costs, limited capacity for growth, and challenges with upgrades and maintenance. Centralized wastewater treatment provides more consistent treatment, economies of scale, and the ability to implement advanced treatment technologies.

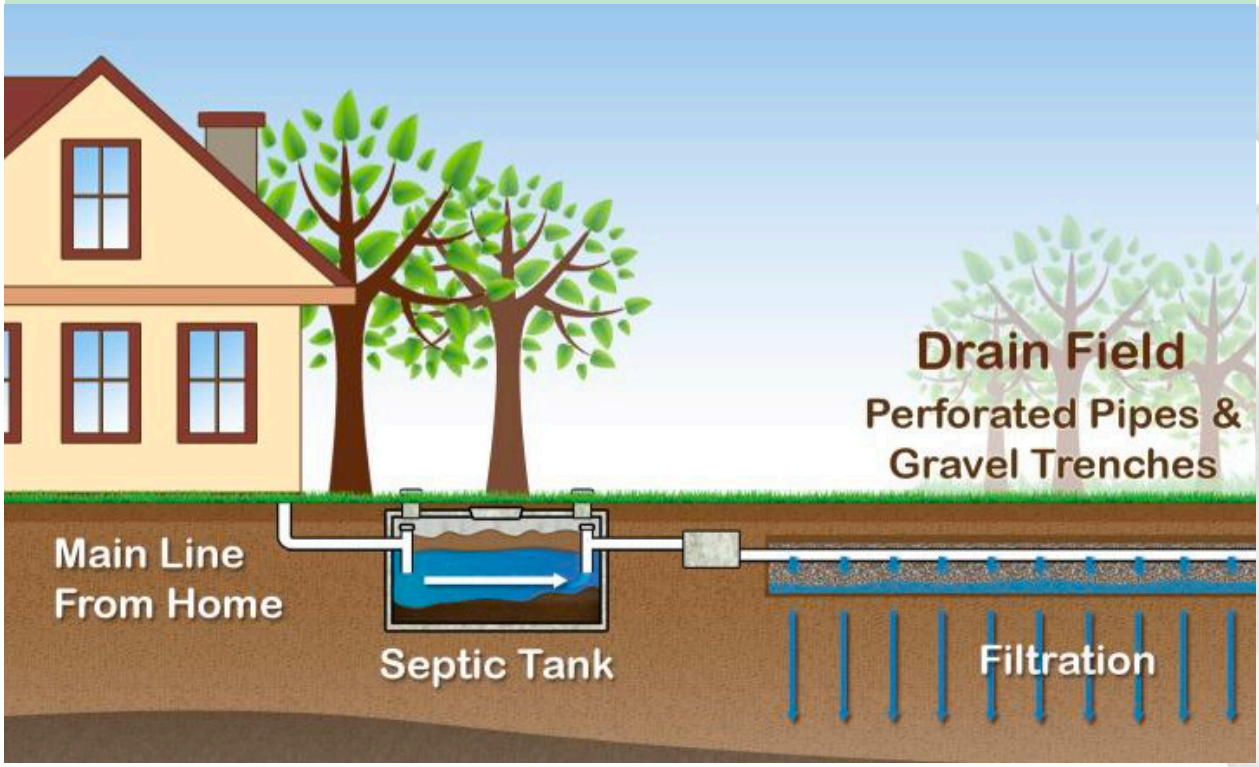


IMAGE: DIAGRAM OF A CONVENTIONAL SEPTIC SYSTEM - UNIVERSITY OF MINNESOTA (2023)

sized, fire-rated water lines as a minimum requirement for new development.

11.7 SOLID WASTE & RECYCLING

Solid waste management is a crucial aspect of maintaining a clean and healthy environment. It involves the collection, transportation, treatment, and disposal of waste generated by households, businesses, and industries. Effective solid waste management helps to reduce negative impacts on public health, the environment, and the economy.

The Tangipahoa Regional Solid Waste Facility is located about 6 miles northwest of Independence, LA and operates under Permit No. P-0127-R2-MB. The landfill accepts residential and commercial solid waste (Type II Waste) and construction and demolition debris (Type III Waste). It does not accept hazardous waste, industrial waste, agricultural waste, Regulated Asbestos Containing Materials (RACM), and burn barrels. A portion of the waste the facility receives is diverted through its recycling program that accepts certain plastics, metals, and papers.[14]

According to the Louisiana Department of Environmental Quality's (LDEQ) 2019 Biennial Solid Waste Capacity Report, the Parish's solid waste facility had 5,013,444 cubic yards of remaining

14 Tangipahoa Parish Government. (n.d.). Landfill. Retrieved from https://tangipahoa.org/government/landfill

capacity. The facility's current maximum waste quantity is 6,000 wet tons per week, and 312,000 tons per year.[15] The Parish recently increased its current capacity with the construction of Cell 13. The Parish is collaborating with LDEQ to update the facility's environmental permit that would increase the daily and maximum waste quantities, as well as increase the facility's service area to include parishes within 100 miles of the facility and some counties in Mississippi.

The Parish does not have mandatory garbage pickup. However, in 2021 the Parish initiated a study to investigate the costs of implementing parishwide mandatory garbage pickup in hopes of reducing illegal waste management activities such as dumping and burning.

11.8 WASTEWATER

Wastewater is water that has been used and is no longer suitable for its original purpose due to the presence of pollutants, such as human waste, food waste, chemicals, and other materials. It is generated from a variety of sources including households, commercial and industrial facilities, and agricultural operations. The goal of wastewater treatment is to remove harmful pollutants from used water so that it can be safely returned to the environment or reused for other purposes. This is typically done through processes such as screening, sedimentation, biological treatment, and disinfection. The result of these processes is water that meets the required quality standards for safe discharge into

15 Louisiana Department of Environmental Quality. (2019). Biennial Solid Waste Capacity Report (Fiscal Year 2018 & Fiscal Year 2019) to the House Natural Resources and Environment Committee and Senate Committee on Environmental Quality.

CONSIDER: In 2022, Tangipahoa's Natalbany and Yellow Water Rivers were off-limits to swimming due to fecal matter contamination. Research by the Ponchartrain Conservancy showed more than 80 unpermitted waste discharges into rivers near Hammond alone.

IMAGE: VIEW OF THE NATALBANY RIVER FROM A KAYAK

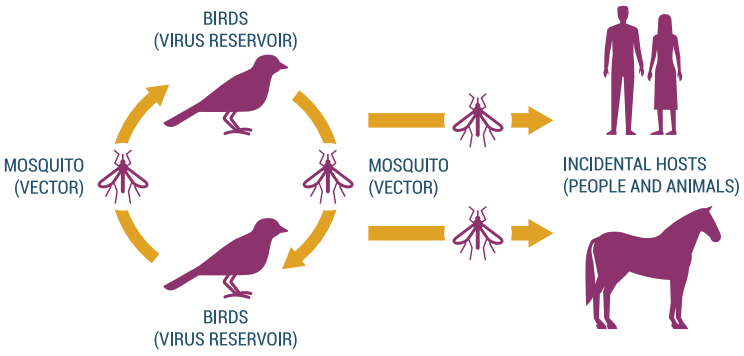


IMAGE: STAFF GRAPHIC - THE WEST NILE VIRUS LIFE CYCLE

the environment or reuse.
In early 2023, the City of Ponchatoula was awarded $4,039,238 in grant funding from the Louisiana Water Sector Commission for sewer improvements. These funds will go toward a $6.1 million dollar project to improve the wastewater treatment facility and the major lift stations so the latter are able to move water more efficiently during heavy rain events–a significant improvement to public safety.

While some Parish residents are serviced by sewer districts, which provide wastewater treatment facilities, many units in Tangipahoa Parish use aerated treatment units or on-site miniature wastewater treatment systems. [16]

Sewer District #1, the largest district in the Parish, operates 6 wastewater treatment facilities, 24 treatment plants, and 100 lift stations[17], servicing 6,157 residential customers and 71 nonresidential customers at the end of 2022.[18] This figure represents a percent increase of +3.3% customers between 2021 and 2022 and a customer increase of +6.4% between 2020 to 2022.[19]

In 2022, a new waste treatment plant was announced in Velma.[20] The plant was funded by $999,300 in CDBG funds, $210,000 from CARES act funds, and $129,000 from the sewer district.

*There are well-documented environmental and public health problems associated with individual households maintaining their own wastewater treatment unit*s. When these systems are not routinely maintained—a financially onerous and complex responsibility to place on the average homeowner—**waste contaminates local waterways**. In 2022, Tangipahoa's Natalbany and Yellow Water Rivers were off-limits to swimming due to fecal matter contamination.[21] Research by the Ponchartrain Conservancy showed more than 80 unpermitted waste discharges into rivers near Hammond alone.

Data collection by the Times-Picayune in 2022 found that Tangipahoa Parish is home to some of the highest numbers of on-site treatment systems in Louisiana, with an approximate 14,000 – 19,000 treatment systems in the Parish.[22] The same research noted that polluted waterways provided an ideal environment for Southern house mosquitos, the primary carrier of the West Nile Virus.

16 Nicholson, L. (2022, June 30). Raw sewage or animal poop? LSU scientists seek cause of Tangipahoa rivers' contamination. The Advocate. https://www.theadvocate.com/baton_rouge/news/communities/livingston_tangipahoa/raw-sewage-or-animal-poop-lsu-scientists-seek-cause-of-tangipahoa-rivers-contamination/article_e67e2b60-f706-11ec-9347-a3572deaba1e.html
17 About Tangipahoa Parish Sewer District No. 1. https://www.tangisewerdistrict.com/about
18 Hannis T. Bourgeois. (2022, December 31). Report on Audit of Component Unit Financial Statements. https://assets.website-files.com/62c8815c52f7f3e486feb744/64b6a600a85423b6a6d32f32_2022%20Audit%20Report.pdf
19 Ibid.
20 Finn, J. (2022, January 4). Sewage poured into ditches in this Louisiana town. It shows a bigger problem in rural areas. The Advocate. https://www.theadvocate.com/baton_rouge/news/sewage-poured-into-ditches-in-this-louisiana-town-it-shows-a-bigger-problem-in-rural/article_92fbdf44-6ce8-11ec-8ae9-d7a65f6afadc.html
21 Ibid.
22 Pagones, S. (2022, June 22). What's in your ditch? In St. Tammany, it might be raw sewage and disease-carrying mosquito larvae. The Times-Picayune. https://www.nola.com/news/northshore/whats-in-your-ditch-in-st-tammany-it-might-be-raw-sewage-and-disease-carrying/article_e923ee2c-0926-11ed-9aeb-db2b886df1cc

CH. 12

FLOOD ZONES AND NATURAL HAZARDS

12.1 HOW ARE WE CONSTRAINED BY HAZARDS?

One major consideration in comprehensive planning is the presence of natural hazards and/or environmentally sensitive areas within a community. Tangipahoa Parish is exposed to flood risk, wind events, and potential environmental threats and loss of habitat and natural functions and – as a community – must plan around hazards.

This may be implemented through land use strategies like limiting density where it is unsafe to build (like in a high-risk flood zone, **Figure 11.1**), incentivizing the construction of more units in safer areas of the Parish, ensuring that commercial development doesn't reduce water quality, and limiting future development to avoid damaging the environment. Finally, **planning for hazards** must include special attention to the development of future housing stock, where homes for future Tangipahoa residents are constructed in energy efficient ways or in locations that are "out of harm's way," thereby avoiding some of the common environmental pitfalls of cumulative development impacts in flood zones or environmentally sensitive areas.

12.2 FLOOD RISK

The **2020 Tangipahoa Parish Hazard Mitigation Plan** recognized hazards including flooding, coastal land loss, subsidence, thunderstorms, tornados, and hurricanes, which are all inter-related and often collectively considered "flood risk." The flood risk profiled in the Hazard Mitigation Plan includes "flooding from rivers and waterways, rainstorms, tropical storms, and hurricanes in the following forms:

1. Riverine
2. Stormwater
3. Surge
4. Backwater flooding (as the result of river flooding and surge)

The Hazard Mitigation Plan also recalls that hurricanes (which typically include flooding and high wind) are the most prevalent and frequent hazard to the Parish. Notably, hurricanes can be both the most frequent and the most catastrophic hazards, and therefore must be prioritized within hazard mitigation planning. Per the Hazard Mitigation Plan in 2020, 13 of the 21 presidential declarations that Tangipahoa received were from tropical hurricanes, including 5 presidential declarations as a result of flooding.

Tangipahoa has extensive exposure to coastal land loss (due to its significant coastline along Lakes Pontchartrain and Maurepas), bears highly functioning wetlands, and does not have a substantial amount of engineered flood infrastructure, however it does include the following attributes within the flood control system:

- 12 low-risk dams
- No federalized levees, however Tangipahoa does have a constitutionally enabled Levee board that is inactive
- A majority gravity drainage system with a consolidated drainage district (District No. 1) operating in the southern portion of the Parish

The Hazard Mitigation Plan estimates that the value of structures subject to flooding may be $11B and over $13B may be subject to hurricane damage. **These figures point to a critical need to prepare for potential flooding and hurricanes for the future success of the Parish.**

12.3 FLOOD MAPS

Ground elevation in the Parish generally drops from north to south, as the land meets Lakes Pontchartrain and Maurepas.

Both the FEMA Flood Insurance Rate Maps (which are the regulatory tool for floodplain management) and local experience and flood claims data (featured in the Hazard Mitigation Plan) generally agree that the following are the flood sources / causes in the Parish:

- Flooding along Natalbany River and Tangipahoa River and Ponchatoula Creek
- Flooding at drainage laterals along Highway 51
- Low lying areas in Manchac
- Localized flooding in repetitive loss cluster areas subject to frequent drainage backups or pooling

12.4 REPETITIVE FLOODING AND THE BUILT ENVIRONMENT

Although Tangipahoa Parish continues to grow and develop, it maintains 516 repetitive loss structures (many resulting from the Great Floods of 2016). These concentrated areas of flooding indicate serious long-term concerns for residents and may be further exacerbated

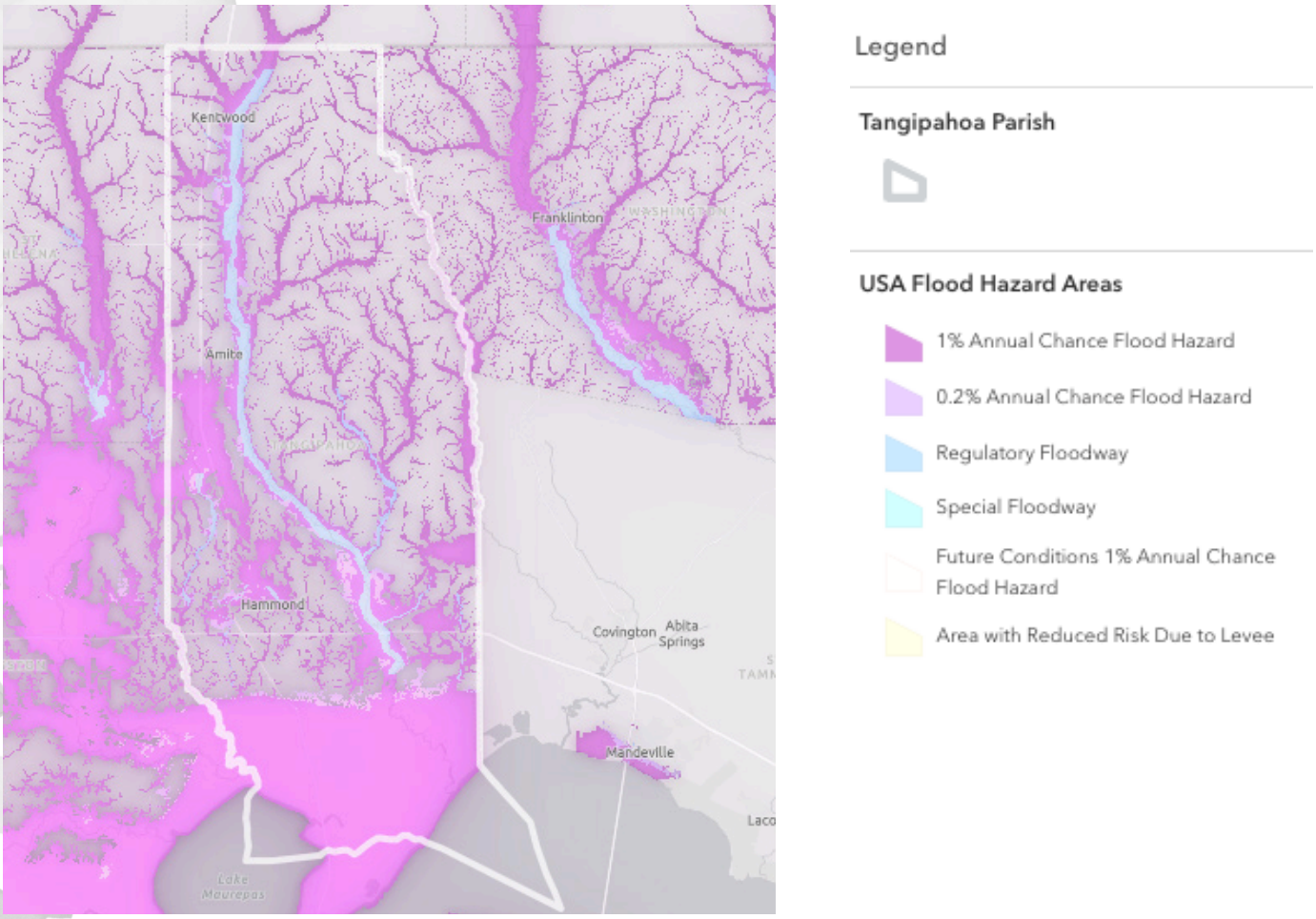


FIGURE 11.1: FLOOD ZONES IN TANGIPAHOA PARISH

by future development. It is critical that the Parish investigate each cluster of repetitive loss structures (as identified by FEMA) and conduct **Repetitive Loss Area Analyses** to investigate the source of repetitive flooding.

12.5 DEVELOPMENT PATTERNS AND HOUSING CONSTRUCTION

Like many Parishes in Louisiana, Tangipahoa features a significant proportion of structures constructed with "slab-on-grade" foundation styles. This approach can prove cost effective when homes are initially constructed[1], but has presented significant resilience issues across coastal Louisiana as repetitive flood events and extensive precipitation flood conveyance channels regularly.

Following disasters, Tangipahoa Parish has aggressively pursued the use of federal and state funding sources to mitigate homes that are subject to consequential flood risk. The Parish has shown great success with programs like the FEMA Hazard Mitigation Grant Program, supporting homeowners whose homes may be located too low and are in need of an elevation grant[2].

1 https://www.fema.gov/sites/default/files/documents/fema_hurricane-sandy-recovery-fact-sheet.pdf
2 https://tangipahoa.org/government/accounting-and-grants/Hazard-Mitigation-Grant

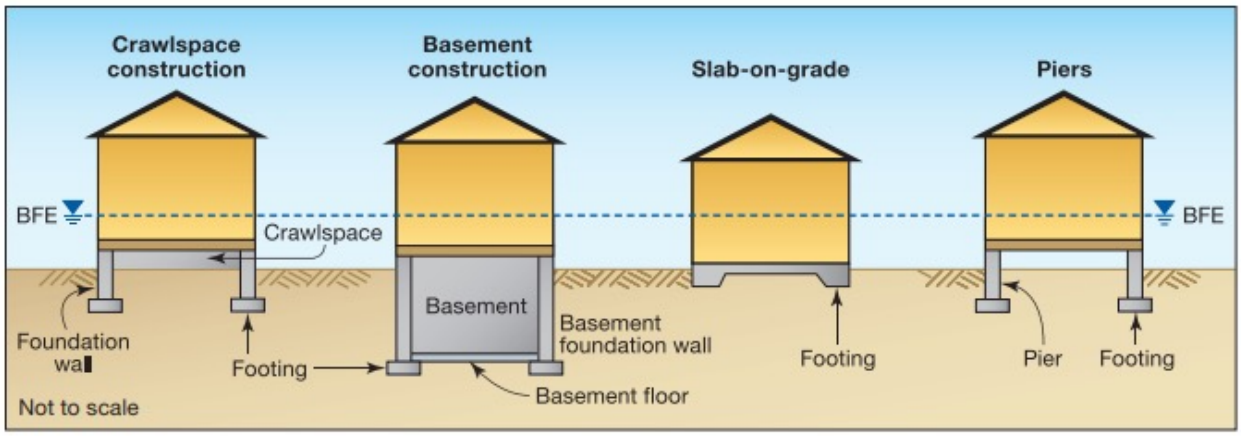
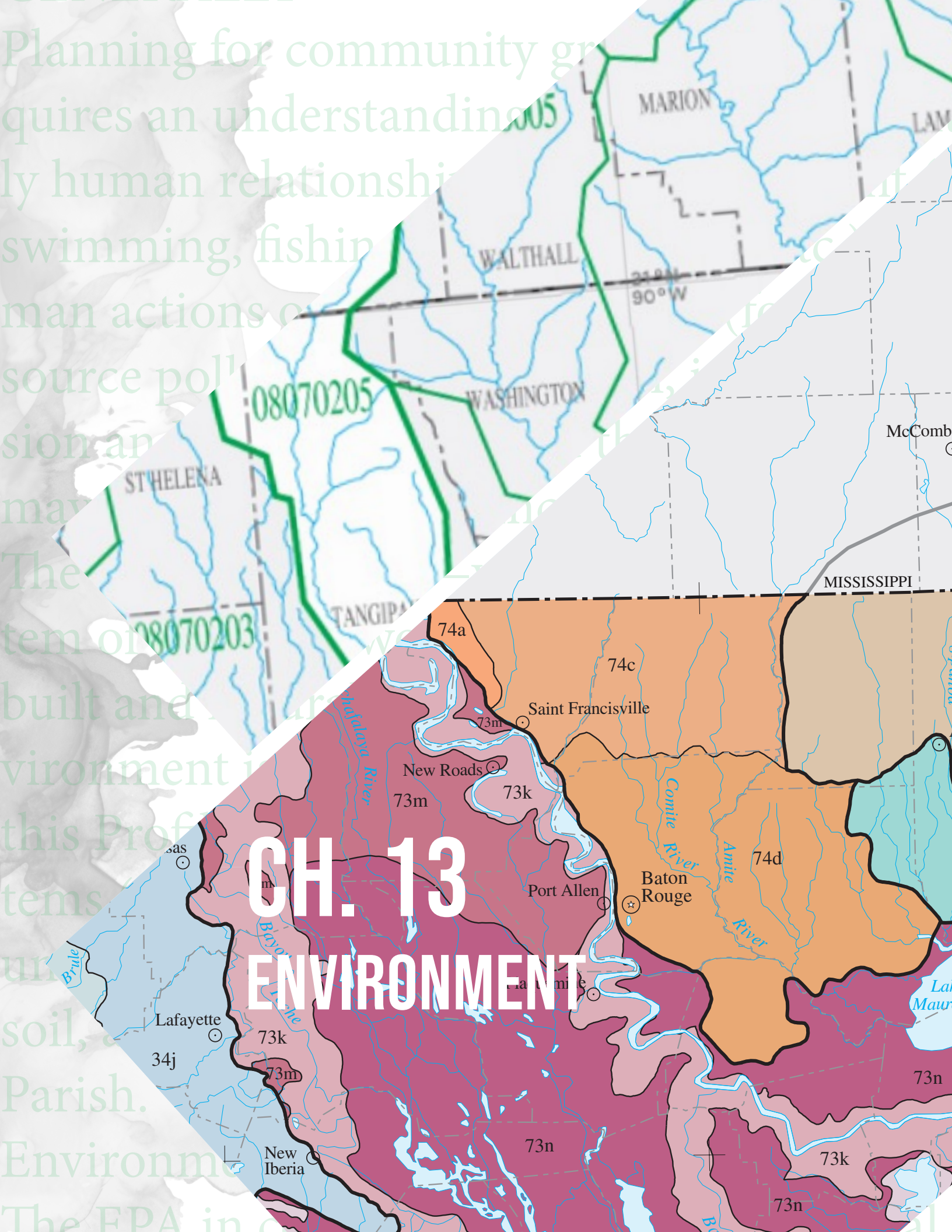


IMAGE: SUCCESSFUL ELEVATION EXAMPLES IN TANGIPAHOA PARISH



CH. 13
ENVIRONMENT

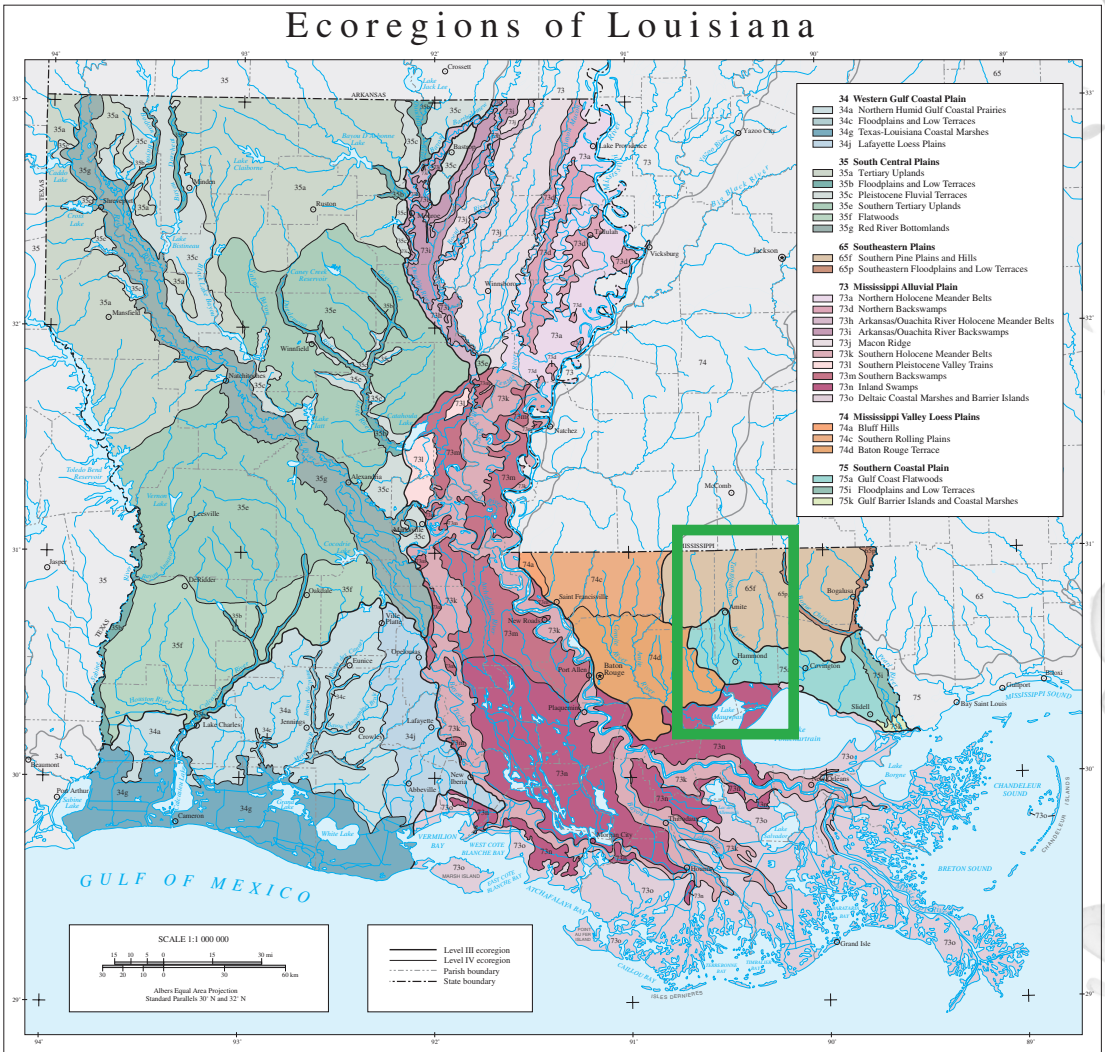


FIGURE 13.1: MAP OF ECOREGIONS: LA_ECO_PGSZ_06FNL.AI (EPA.GOV)

13.1 GENERALLY

Planning for community growth and development requires an understanding of the environment, specifically human relationship to the environment (for example, swimming, fishing, drinking water, etc.), the effects of human actions on the environment (for example non-point source pollution, urban sprawl, increased carbon emission and air pollution) and the effects the environment may have on humans (increased rainfall, drought etc). The environment is—very simply put—a complicated system of elements working together to create and enable the built and natural environments. The natural and built environment is managed by many, and for the purposes of this Plan, the Parish reviewed major management systems (government entities, ecoregions, and hydrologic units) and included a brief assessment of water quality, soil, air quality and species endangerment in Tangipahoa Parish.

13.2 ENVIRONMENTAL MANAGEMENT

13.2.1 GOVERNMENTAL ENTITIES

The EPA in coordination with other federal agencies (for example, Natural Resource Conservation Service or NRCS, Unites States Army Corps of Engineers or USACE, the U.S. Geological Survey or USGS), state agencies (for example, Louisiana Department of Wildlife and Fisheries or LDWF, Louisiana Department of Environmental Quality or LA DEQ, and Louisiana Department of Natural Resources or

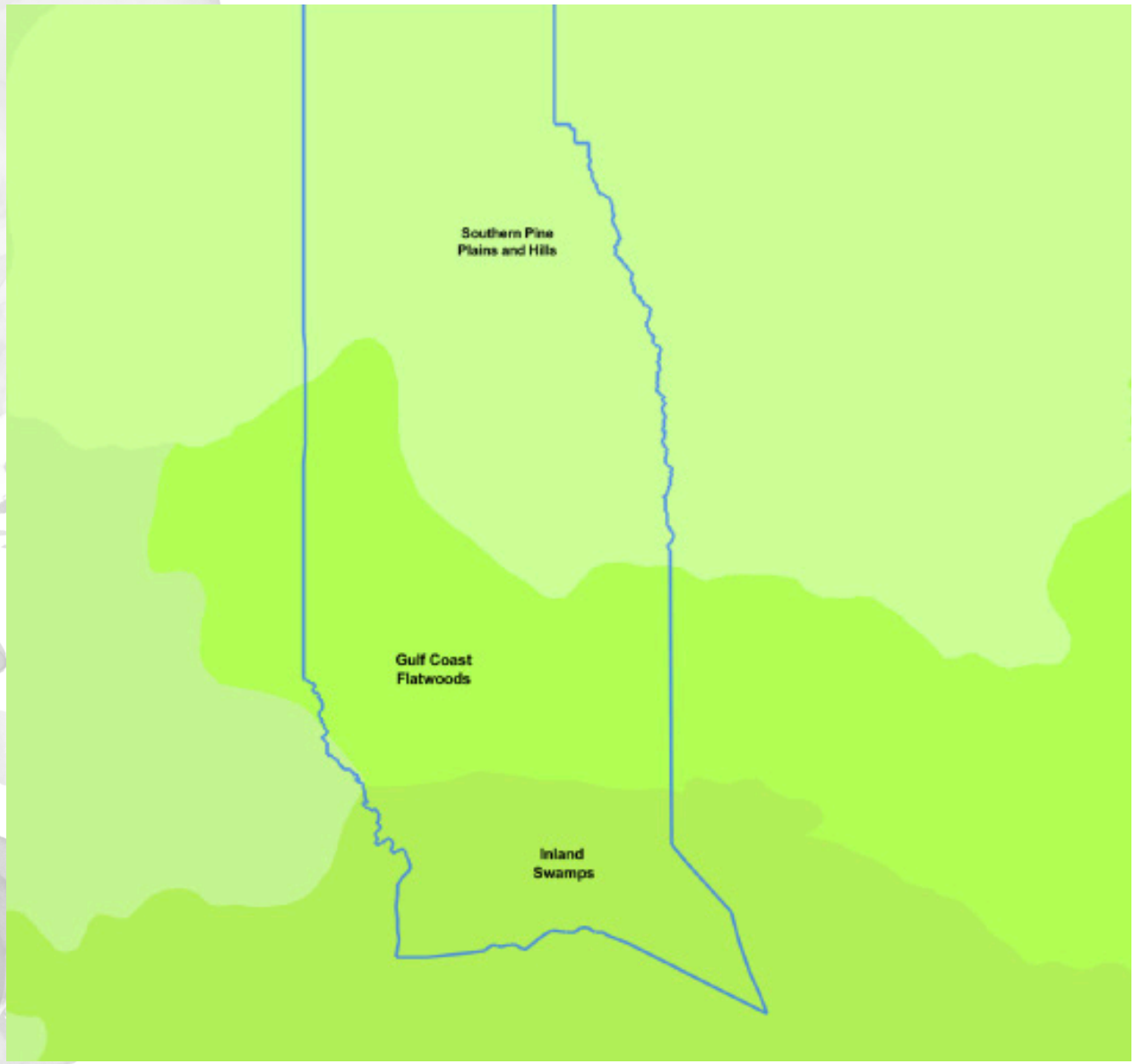


FIGURE 13.2: DIVISION OF ECOREGIONS IN TANGIPAHOA PARISH

La DNR) and local organizations and government entities support environmental management in Tangipahoa Parish.

While federal and state agencies set standards to manage water quality and natural resources in the Parish, it is important to note that existing systems and processes are only as effective as local government agencies adhere to such standards. Further, where there are historic challenges or issues identified as problematic in the near future, local governments are often in the best position to work with local constituents and state and federal agencies towards solutions.[13]

13.2.2 EPA ECOREGIONS

The Environmental Protection Agency (EPA) classifies land in the U.S. into ecoregions to describe areas where the ecosystems are generally similar across a large area of land **(Figures 13.1 and 13.2**). This classification considers geology, soil, vegetation, climate, and wildlife species to group areas into similar regions[1]. Groupings are critical for structuring

1 https://www.epa.gov/eco-research/ecoregions

IMAGE: ECOREGIONS: LA_ECO_PGSZ_06FNL.AI (EPA.GOV)

and implementing ecosystem management strategies across federal agencies, state agencies, and nongovernment organizations that are responsible for different types of resources within the same geographical areas (Omernik and others, 2000).[2]

Tangipahoa Parish is bisected by three ecoregions: (1) the Southern Pine Plains and Hills or 65f (north of the Tangipahoa River and the Sim's Creek northern boundary), (2) the Gulf Coast Flatwoods or 75a (south of the Tangipahoa River) and (3) the Inland Swamps or 73n (southernmost Bedico) [3].

For the purposes of this Plan, each ecoregion is described below and Tangipahoa is shown as part of its larger region to demonstrate how the Parish relates and contributes to the larger regional system.

As shown in **Figure 13.1** and **13.2**, Tangipahoa Parish boundaries span from the southern border of Mississippi state to the northern border of Lake Pontchartrain. From north to south, the area includes significant land and environmental changes, where the northern area of the Parish is composed of predominately pine and pine oak forests, then transitions moving south to mixed forest or pine plantations (where better-drained land has been cleared for pasture or crops and urban development), which then transitions to the inland swamps of Lake Pontchartrain. This changing landscape provides the Parish with unique opportunities and challenges with regards to long-term land development patterns, as well as a diverse transection of flora and fauna.

Southern Pine Plains and Hills

The Southern Pine Plains and Hills ecoregion (**Table 13.1**) extends across southern Mississippi and Alabama and a portion of eastern Louisiana, covering what was once part of the longleaf pine belt. This area in Louisiana was historically rolling longleaf pine woodlands, broken by creek and river bottoms with mixed loblolly pine-hardwood forests. Today, almost all of the longleaf pine forests are gone, replaced mostly by mixed forests of recent incidental origin and slash and loblolly pine plantations.

The longleaf pine forest provided habitat for rare or endangered species such as the red-cockaded woodpecker and gopher tortoise. In Louisiana, subsurface materials of the region are composed mostly of Pliocene or early Pleistocene-age

2 Omernik, J.M., 1995, Ecoregions – a framework for environmental management, in Davis, W.S., and Simon, T.P., editors, Biological assessment and criteria – tools for water resource planning and decision making: Boca Raton, Florida, Lewis Publishers, p. 49-62.
3 https://www.epa.gov/eco-research/ecoregions

Dairy is a major industry in Ecoregion 65f, although it has declined in recent years. The state's dairy industry is concentrated in Washington, Tangipahoa, St. Helena, Livingston, and East Feliciana parishes, with about 400 dairy farms. *Photo: Paul Wallace, NRCS*

The threatened gopher tortoise finds habitat in the longleaf pine forests of ecoregions 65f and 75a. Many different animal species use the gopher tortoise burrows during various stages of their life cycle. *Photo: LNHP*

IMAGE: ECOREGIONS: LA_ECO_PGSZ_06FNL.AI (EPA.GOV)

SOUTHERN PLAINS Southern Pine Plains and Hills (or 65a)	**Land Cover and Land Use:** Forestland, pine plantations, pasture and hayland, cattle and dairy production, some minor cropland.	**Natural Vegetation:** Pine and pine-oak forest. Mostly longleaf pine, some slash pine in wet areas, southern red oak, post oak, mockernut hickory, flowering dogwood, and loblolly pine; some southern floodplain forest with cypress-gum swamp and bottomland hardwoods	**Physiography:** Coastal plains moderately to deeply dissected by streams into low rolling hills and broad gently sloping ridges. Low- to moderate-gradient streams with sand to clay bottoms **Elevation / Local Relief (feet):** 50-360 / 100-250	**Geology:** Quaternary alluvial pebble gravel and sand; Tertiary (Pliocene) gravel, sand, and clay
	SOILS			
	Order (Great Group): Ultisols (Paleudults, Hapludults, Fragiudults), Alfisols (Glossaqualfs), Entisols (Udifluvents), Inceptisols (Dystrudepts)		**Common Soil Series:** Savannah, Ruston, Smithdale, Tangi, Toula, Prentiss, Latonia, Bassfield, Cahaba; on floodplains Guyton, Ouachita, Ochlockonee	**Temperature / Moisture Regimes:** Thermic / Udic, some Aquic
	CLIMATE			
	Precipitation (mean annual, inches): 62-66	**Frost Free (mean annual, days):** 250-260	**Mean Temperature (Jan min/max, July min/max, Degrees F):** 37/61; 71/92	

TABLE 13.1: CHART EXCERPT - LA_BACK.PDF (EPA.GOV)

deposits that are generally sandy, gravelly, and porous. Soils are mostly well to moderately -well drained Ultisols and Alfisols with fine sandy loam or silt loam surface texture. Some cattle, horse, and hay ranches occur, as well as some poultry and dairy production.

Gulf Coast Flatwoods

The Gulf Coast Flatwoods **(Table 13.2**) is a narrow region of nearly level terraces and alluvial and deltaic deposits composed of Quaternary-age sands and clays. Soils are a mix of poorly to moderately-well drained Entisols, Alfisols, and Ultisols with silty and fine sandy loam surfaces. Historically, longleaf pine dominated the broad flats and low ridges, forming more densely-stocked flatwoods and open savannas. A high natural fire frequency was typical, often sparked by lightning and fueled by grasses,

SOUTHERN COASTAL PLAIN Gulf Coast Flatwoods (or 75a)	**Land Cover and Land Use:** Pine plantations, mixed forest, forested wetlands, some pasture and hayland on better drained areas, urban.	**Physiography:** Flat to gently undulating coastal plain commonly exhibiting relict Pleistocene fluvial channels and coastal ridges. Low-gradient streams with sandy and silty bottoms and deposits. **Elevation / Local Relief (feet):** 5-110 / 5-30	**Physiography:** Flat to gently undulating coastal plain commonly exhibiting relict Pleistocene fluvial channels and coastal ridges. Low-gradient streams with sandy and silty bottoms and deposits. **Elevation / Local Relief (feet):** 5-110 / 5-30	**Geology:** Quaternary (late Pleistocene) alluvial and deltaic quartz sand, shell fragments, silt, clay, muck, peat, and some Pleistocene gravel.
	SOILS			
	Order (Great Group): Ultisols (Paleudults, Endoaquults, Fragiudults, Hapludults), Alfisols (Paleudalfs, Hapludalfs, Natraqualfs, Glossaqualfs), Entisols (Udifluvents, Fluvaquents, Hydraquents).		**Common Soil Series:** Myatt, Stough, Abita, Prentiss, Satsuma, Brimstone, Latonia, Cahaba; on floodplains Guyton, Ouachita, Ochlockonee, Bibb, Arat.	**Temperature / Moisture Regimes:** Thermic / Aquic, Udic
	CLIMATE			
	Precipitation (mean annual, inches): 62-65	**Frost Free (mean annual, days):** 245-270	**Mean Temperature (Jan min/max, July min/max, Degrees F):** 38/62; 71/92	

TABLE 13.2: CHART EXCERPT -HTTPS://GAFTP.EPA.GOV/EPADATACOMMONS/ORD/ECOREGIONS/LA/LA_FRONT.PDF

MISSISSIPPI ALLUVIAL PLAIN Inland Swamps (or 73n)	**Land Cover and Land Use:** Forested wetlands, wildlife habitat, recreation, aquaculture, fishing and hunting; oil and gas production	**Natural Vegetation:** Tupelo-cypress swamp forest with sedges, grasses, and rushes in frequently flooded areas. Overcup oak-water hickory forest and oak sweetgum forest in areas flooded less frequently. Live oak and Spanish moss are also common. Other wetland vegetation includes water hyacinths, water lily, cattails, and duckweed.	**Physiography:** Fat alluvial plain with a transition to a deltaic plain. Backswamps, bayous, distributary ridges, and natural levees. Wetlands, low-gradient streams and channelized streams. **Elevation / Local Relief (feet):** 5-35 / 0-10	**Geology:** Quaternary (Holocene) alluvial deposits. Lacustrine deposits, alluvium with organic deposits.
	SOILS			
	Order (Great Group): Vertisols (Epiaquerts), Entisols (Hydraquents), Inceptisols (Endoaquepts), Alfisols,(Endoaqualfs)		**Common Soil Series:** Schriever, Barbary, Fausse, Cancienne, Grammercy, Galvez, Thibaut.	**Temperature / Moisture**
	CLIMATE			
	Precipitation (mean annual, inches): 62-70	**Frost Free (mean annual, days):** 275-295	**Mean Temperature (Jan min/max, July min/max, Degrees F):** 41/63; 72/92	

TABLE 13.3: CHART EXCERPT -HTTPS://GAFTP.EPA.GOV/EPADATACOMMONS/ORD/ECOREGIONS/LA/LA_FRONT.PDF

and maintained the open pine flatwoods and savannas. While most of the longleaf pine savannas have been lost, remnant savannas are centers of biodiversity supporting a variety of grasses, sedges, rushes, and an array of wildflowers: red lilies, orange milkweeds, yellow pitcher plants, white, orange, and pink orchids, lavender butterworts, and purple sundews. Much of the landscape is now in mixed forest or pine plantations, while some better-drained land has been cleared for pasture or crops. Dominant land uses include woodland,wildlife habitat, and urban.

Bald cypress and tupelo are native in the wettest areas of the Northern and Southern Backswamps (Ecoregions 73d and 73m). *Photo: LNHP*

THE INLAND SWAMPS

The Inland Swamps (**Table 13.3**) ecoregion marks a transition, ranging from the fresh waters of the Southern Backswamps (73m) at the northern extent of the intratidal basins to the fresh, brackish, and saline waters of the deltaic marshes of Ecoregion 73o. It includes a large portion of the Atchafalaya Basin. Soils are mostly poorly or very poorly drained, clayey Entisols and Vertisols. Swamp forest communities are dominated by bald cypress and water tupelo, which are generally intolerant of brackish water except for short periods. In areas where freshwater flooding is more prolonged, the vegetative community is dominated by grasses, sedges, and rushes.

This region contains one of the largest bottomland hardwood forest swamps in North America. Deposits include organic clays and peats up to 20 feet thick, and inter-bedded fresh- and brackish-water carbonaceous clays. The levees in place on either side of the Mississippi River have diverted much of the river flow from its natural tendency to flow into the Atchafalaya Basin. Large concrete structures prevent diversion into the Atchafalaya River, and flow from the Red River is also controlled. While this helps control flooding,

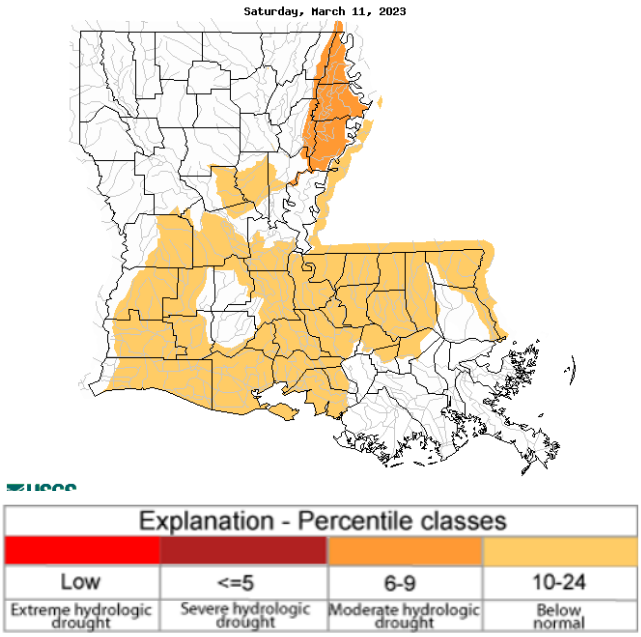


FIGURE 13.3: USGS RAINFALL CLASSIFICATIONS

it has also modified the region and contributed to the loss of wetland habitat.

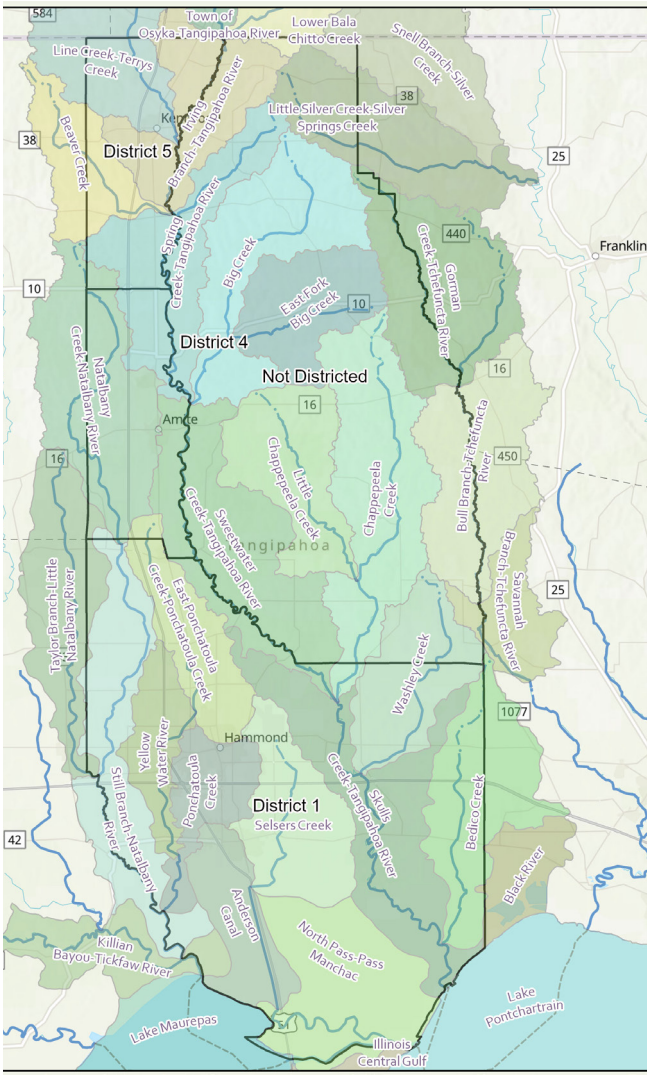


FIGURE 13.4: MAP OF USGS HUCS, MAJOR HUC8 ASSOCIATED WITH TANGIPAHOA RIVER

13.2.3 USGS MONITORING AND HYDROLOGIC UNITS OR WATERSHEDS MONITORING

The US Geological Survey or USGS maintains a system of water quality, rain gage, and water elevation monitors across the country, viewable online as part of an interactive National Water Dashboard (**Figure 13.3**), which provides real-time water, weather, and flood information in one place.

This information is fundamental to local economic well-being, protection of life and property, and effective management of the Nation's water resources. The USGS works with partners to monitor, assess, conduct targeted research, and deliver information on a wide range of water resources and conditions including streamflow, groundwater, water quality, and water use and availability.[4]

Upon review of monitoring stations currently maintained by the USGS in Tangipahoa Parish, there were more than 5 surface water level monitoring stations (shown in **Figure 13.7**), but no consistent water quality or precipitation (rainfall) monitoring stations in the Parish. The presence of stream gages (measuring river stage; shown in green and white dots) and atmospheric monitoring (measuring wind speed; shown with a pink dot) appears to also be limited. Additional water quality monitoring stations could help manage natural resources. Consultation with local water resource managers and department of environmental quality representatives can support long-term planning objectives.

USGS monitors rainfall or precipitation rates daily and provides 7-day average streamflow conditions in hydrologic units to support water management efforts across the country. The map below shows the 7-day average streamflow percentiles across Louisiana based on historical streamflow for the day of the year. Only stations having at least 30 years of record are used.

As the impacts of climate change are better understood, the pattern of more extreme rainfall events and periods of drought has become more established . To this effect, managing and monitoring below normal levels of rainfall (as shown in **Figure 13.3**), as well as planning for extreme rainfall events (discussed in this Profile) will be key to supporting healthy ecosystems and supporting resilient communities well into year 2045.

Management via HUCS

Hydrology and Water Resources
Hydrology is the science that encompasses the occurrence, distribution, movement and properties of the waters of the earth and their relationship with the environment. Water is managed and connected within a community within a local watershed or the land area that drains into a stream or other waterbody.

4(Source: USGS National Water Dashboard, March 12, 2023, USGS | National Water Dashboard).

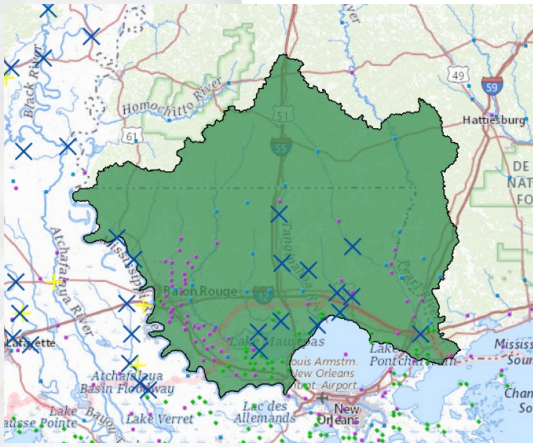


FIGURE 13.5: LWI WATERSHED REGION NO. 7 (IN GREEN) WITH PROPOSED NEW FLOW GAGES (IN BLUE "X"S); EXISTING GAGES SHOWN AS SMALLER DOTS. SOURCE: LWI GAUGE NETWORK DESIGN-TOP 100 (ARCGIS.COM)

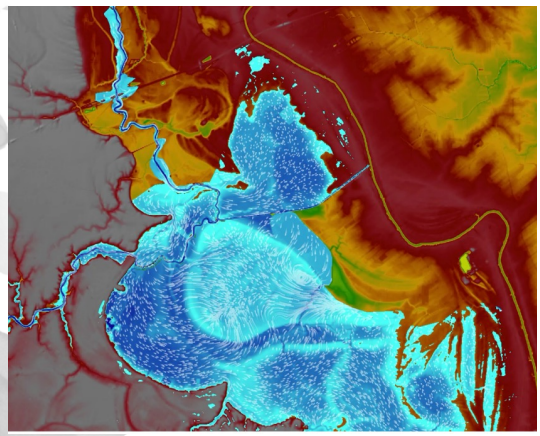


FIGURE 13.6: LWI HYDROLOGIC AND HYDRAULIC MODEL EXAMPLE - SOURCE: LOUISIANA WATERSHED INITIATIVE 2020 (WATERSHED.LA.GOV)

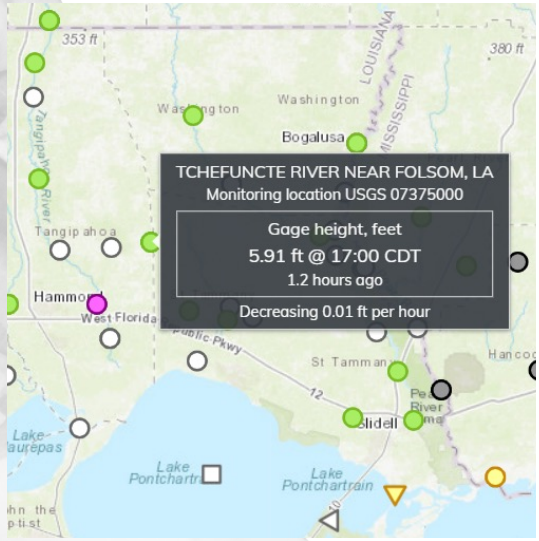


FIGURE 13.7: USGS MONITORING IS UPDATED DAILY

FUNDING OPPORTUNITIES

While planning for a Vision for 2045, understanding significant opportunities to fund challenges addressed in the Comprehensive Plan will be critical to prioritizing improvements and making the Plan Update a reality.

To this effect, on March 9, 2023, the U.S. Environmental Protection Agency (EPA) announced $176,868,000 from President Biden's Bipartisan Infrastructure Law for the states; Arkansas, Louisiana, New Mexico, Oklahoma and Texas for this year's Clean Water State Revolving Fund (CWSRF).

The funding will support communities in upgrading essential water, wastewater, and stormwater infrastructure that protects public health and treasured water bodies across the region.

The CWSRF program is a federal-state partnership that provides for a wide range of water quality infrastructure projects, including municipal wastewater facilities, nonpoint source pollution control, decentralized wastewater treatment systems, stormwater runoff mitigation, green infrastructure, estuary protection, and water reuse.

Nearly half of this funding will be available as grants or principal forgiveness loans helping underserved communities across America invest in water infrastructure, while creating good-paying jobs. This is the second wave of funding made possible by the Bipartisan Infrastructure Law, where Louisiana received $12,848,000 in FY 2022.1

Louisiana will receive $25,506,000 in 2023, and future allocations of a $50 billion federal program will continue through FY 2026.

1 FY 2022 CWSRF Base Allotment Availability.pdf (epa.gov) https://www.epa.gov/system/files/documents/2022-05/FY%202022%20CWSRF%20Base%20Allotment%20Availability.pdf

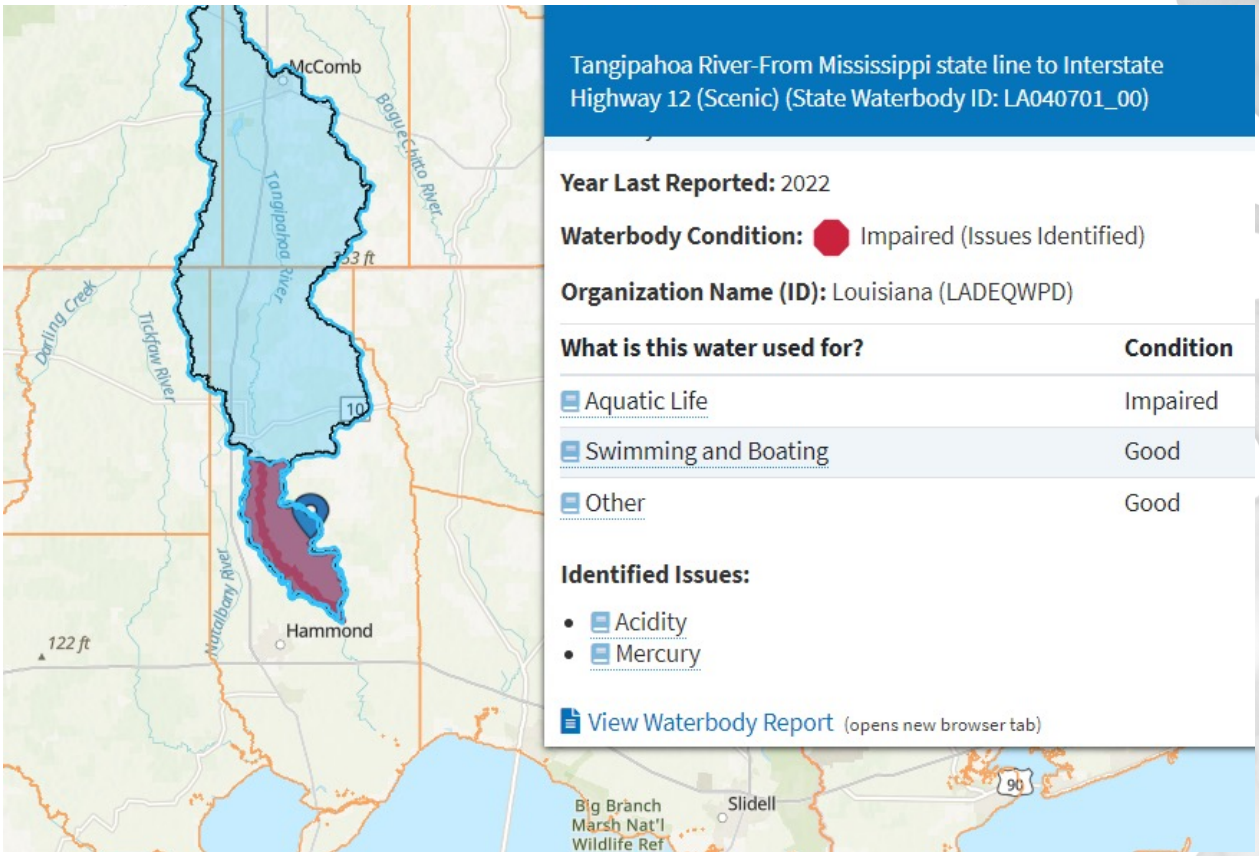


FIGURE 13.8: THE TANGIPAHOA RIVER LISTED AS AN IMPAIRED WATER BODY

Tangipahoa Parish is located in USGS's HUC8 watershed, which is identified as part of the Lower Mississippi Region. This watershed is further broken down into 4 smaller watersheds (**Figure 13. 4)**, two of which cover most of the Parish and include the Tangipahoa River watershed (USGS 08070205) in the east, which covers most of the Parish, and the smaller Natalbany River watershed (08070203) in the western part of the Parish.

In 2018 the State of Louisiana began to organize regions into watershed entities and invest in regional flood risk mitigation. The statewide effort is commonly referred to as the Louisiana Watershed Initiative and includes significant state and federal investment in regional watershed management, watershed modeling and data, workforce development, and funding capital projects and programs. Tangipahoa Parish is located in LWI Watershed Region No. 7 (**Figure 13.5,** in green). State investments in the statewide river and rain network are underway and data will be made available at four new flow gauge locations in Tangipahoa Parish beginning in 2024 (shown in **Figure 13. 5** as blue "X"s). The state is also investing in hydrologic and hydraulic model use software (**Figure 13. 6**) to simulate the flow of rainfall runoff and predict the rise of water levels and flooding, while also assessing impacts to the environment.

Model elements are expected to begin to come online and be more available to Parishes and stakeholders in late 2023 to 2025. These models can support enhanced project development, assess alternative project design impacts on natural functions, and support multiple policy and planning objectives. As monitoring is improved in Tangipahoa Parish, so too will the scientific tools available to support implementing a Vision for 2045.

For this Community Profile, the Parish utilized EPA's tool "How's My Waterway" (**Figure 13.8**) for general reference. As part of the Plan development process, additional local or state real-time water quality reports should be utilized in identifying long-term priorities.

Tangipahoa has a strong history of addressing water quality issues, for example, the Tangipahoa River has been hailed as a nonpoint source program success story by La DEQ based on the long-term reduction in bacteria and increased water quality due to extensive outreach and enforcement program targeted toward dairy farms[5].

It is important to note that water quality management is constant or ever-changing based on the actions of

5 EPA, https://www.epa.gov/sites/default/files/2015-11/documents/la_tang.pdf

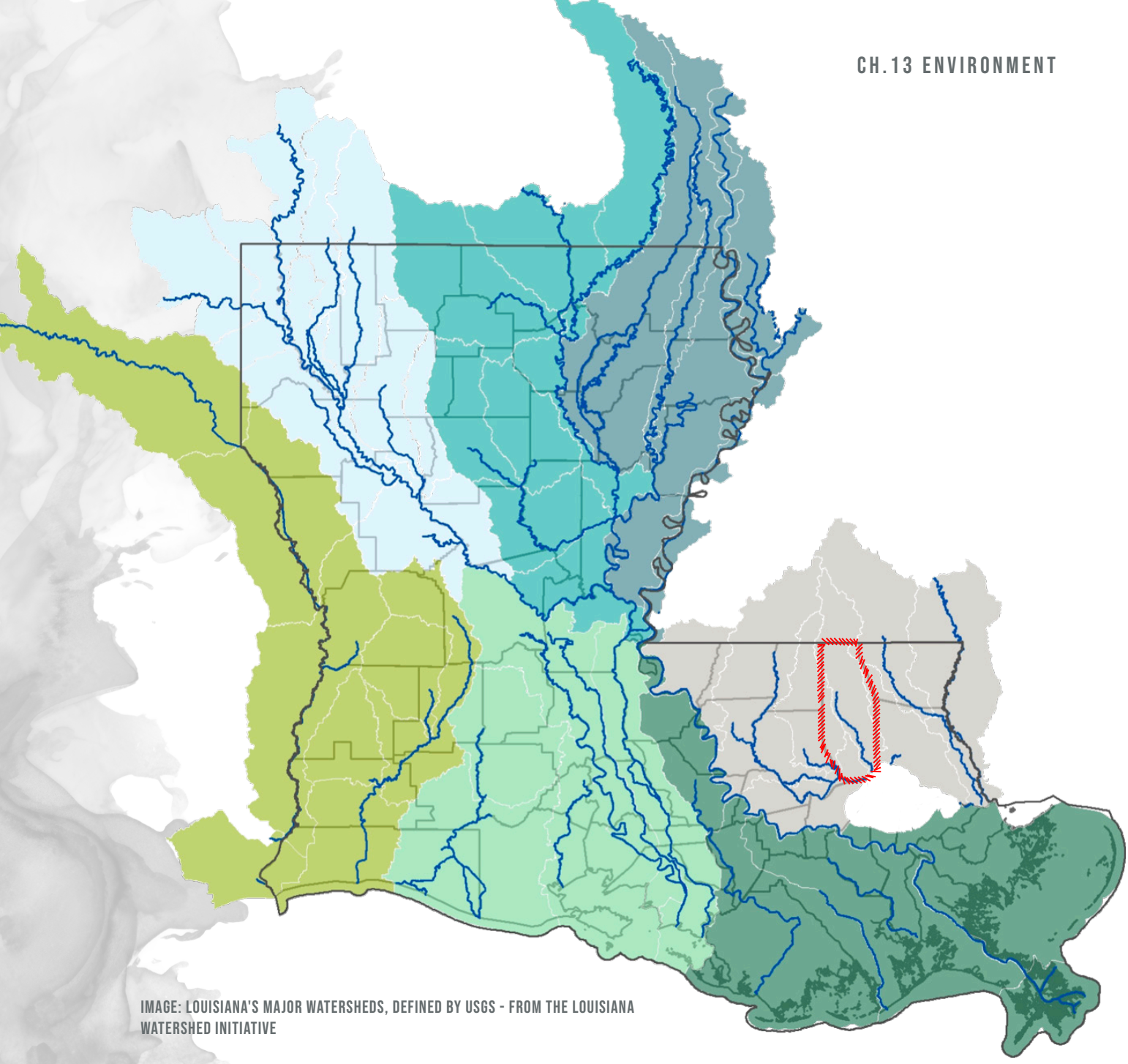


IMAGE: LOUISIANA'S MAJOR WATERSHEDS, DEFINED BY USGS - FROM THE LOUISIANA WATERSHED INITIATIVE

those in an area (i.e., not fixed). As shown in **Figure 13.8** the watershed shown in red (part of the Tangipahoa River watershed (in light blue) from the Mississippi State line to Interstate 12) was identified as impaired due to two identified issues (acidity and mercury) which impacts the quality of aquatic life or fish and wildlife population, specifically resulting in a revised Mercury Fish Consumption Advisory in 2021, which recommended:

> *"Women of childbearing age and children less than seven years of age should consume no more than ONE MEAL PER MONTH of bowfin (choupique, grinnel), flathead catfish, freshwater drum (gaspergou), largemouth bass and spotted bass; OR should consume no more than TWO MEALS PER MONTH of all other species from the advisory area. Other adults and children seven years of age and older should consume no more than THREE MEALS PER MONTH of largemouth bass from the advisory area."*

Most municipal wastewater treatment plants within the Parish discharge into the Tangipahoa River. Additionally, some business, subdivisions, and trailer parks treat their sewage with small package plants and individual septic systems that run into ditches and eventually make their way to the river (**Chapter 11, Section 11.8 Wastewater**). These discharges, along with discharges from dairy farms, are the main source of fecal pollution in the river. The Tangipahoa River was included in the Clean Water Act Section 303(d) list of impaired water bodies

in the 1980s due to high levels of fecal coliform levels. However, the river was taken off the list in 2008 after the Parish worked with the Pontchartrain Conservancy and National Resource Conservation Service to put programs in motion that lowered the contaminant levels. The Natalbany River and its two major tributaries, Yellow Water River and Ponchatoula Creek remain on the Section 303(d) list since 2022 due to high levels of fecal coliform bacteria.

Illegal garbage dumping causes large volumes of waste to enter Parish waterways, degrading water quality and blocking passages necessary for stormwater drainage. The Parish is currently partnering with the Pontchartrain Conservancy and the Osprey Initiative to operate a grant funded program that deploys "Litter Gitter" devices in waterways. The "Litter Gitter" is an aluminum floating device that uses booms to trap litter in area rivers and creeks. After the debris is captured, it is safely removed from the waterways. The Parish currently has 3 of these devices deployed and is pursuing a grant to acquire a fourth.

To reduce or eliminate boil water advisories, wastewater system failures, and impaired water bodies that limit the ability to enjoy natural resources that make Tangipahoa unique, all aspects of water management should be carefully and comprehensively managed to support the health of valuable natural resources and sustain new and existing development to best ensure a high quality of life in 2045.

13.3 WATER QUALITY

EPA and other state and federal entities monitor water quality for physical, chemical and biological factors. The monitoring results are assessed against EPA approved water quality standards or thresholds. Water can be impaired, meaning it is not able to be used for certain purposes. Impaired water bodies can impact the ability to swim, aquatic creatures to survive, or humans to consume fish or other wildlife caught from local rivers, lakes, and streams. Natural resources can become impaired from non-point source pollution , from extreme water flows (low/slow or fast/high), and other factors that compromise the functions of natural ecosystems.

Conversely, man-made systems designed to manage local utilities (drinking water and wastewater) support a community's ability to provide safe drinking water and dispose of wastewater with limited impacts to the natural environment.

13.4 SOIL AND SOIL MANAGEMENT

Soil is a mixture of minerals, dead and living organisms (organic materials), air, and water. Soils everywhere are used for agriculture (growing fibers, fuels, and foods for people and animals); support engineering (roads, buildings, tunnels); recreation (ball fields, playgrounds, and camping areas); natural ecosystems (wetlands); and more.

Soil management concerns in Louisiana focus on reducing water erosion, and on having adequate moisture for crop production, and reducing the occurrence of subsidence. [6]

Soil Types

A ***soil classification system*** is used to identify, understand, and manage soil; where the most general level of classification in the United States system is the soil order, of which there are 12. Upon review, it appears the last detailed soil survey of Tangipahoa Parish was conducted in 1905 (**Figure 13. 9**), but more recent (less detailed, but useful for planning purposes) data is available to help inform this Profile shown in **Figure 13. 10.** The 4 most prevalent soils mapped in Tangipahoa Parish are described below:

Ultisols are the most common soil type in Tangipahoa Parish and the state of Louisiana (shown in yellow in **Figure 13. 10)**. These soils are characterized as being formed in humid areas and are intensely weathered. Utilsols typically contain a subsoil horizon that has an appreciable amount of translocated clay, and are relatively acidic. Most nutrients are held in the upper centimeters of Ultisol soils, and these soils are generally of low fertility although they can become productive with additions of fertilizer and lime.

The state's soil (like the state bird or dog) is **Rustin soil,** which is a type of Ultisol soil. Ruston soil is found predominantly in the northern areas of the Parish. Ruston is ideal for the production of southern pines such as loblolly, slash, and longleaf pine common in these areas. There are very few limitations that restrict the use of Ruston for woodland crop production; urban development, such as houses, buildings, and roads; and most wildlife habitats and recreational uses including parks, trails, and golfing facilities.

Alfisols (shown in light green in **Figure 13.10**) are similar to Ultisols but are less intensively weathered and less acidic. They tend to be more inherently fertile than Ultisols and are located in similar climatic regions, typically under forest vegetation.

Inceptisols (shown in orange in **Figure 13.10**) exhibit

6(Source: 2023 Soil Science Society of America, www.soils.org)

a moderate degree of soil development and lack significant clay accumulation in the subsoil. They occur over a wide range of parent materials and climatic conditions, and thus have a wide range of characteristics.

To further narrow characteristics of the soil within Tangipahoa, the most common suborder of Inceptisols is **Udepts,** which are mainly freely drained soils where water moves down through the soil at some time in most years (i..e udic soil moisture regime) or water moves through the soil in all months due to extremely wet soil moisture (perudic soil moisture regime). Based on **Figures 13.9 and 13.10**, these soils are often found on riverbanks throughout the Parish in natural floodplains. Most of the soils currently support or formerly supported forest vegetation, or have been cleared and are used as cropland or pasture.[7]

Histosols (shown in dark green in **Figure 13. 10**) are mainly composed of organic material in their upper portion. The Histosol order mostly contains soils commonly called bogs, moors, peatlands, muskegs, fens, or peats and mucks. These soils form when organic matter, such as leaves, mosses, or grasses, decomposes more slowly than it accumulates due to a decrease in microbial decay rates. This most often occurs in extremely wet areas or underwater; thus, most of these soils are saturated year-round. Histosols can be highly productive farmland when drained; however, draining these soils can cause them to decompose rapidly and subside dramatically. They are also not stable for foundations or roadways and may be highly acidic. [8]

Key Take-A-Ways

In general, soil types shift from more weathered to less weathered, more acidic to less acidic, less fertile to more fertile, and more advantageous to development to less advantageous to development (specifically with regards to inland swamps having Histosols soils) when reviewing the Parish landscape from

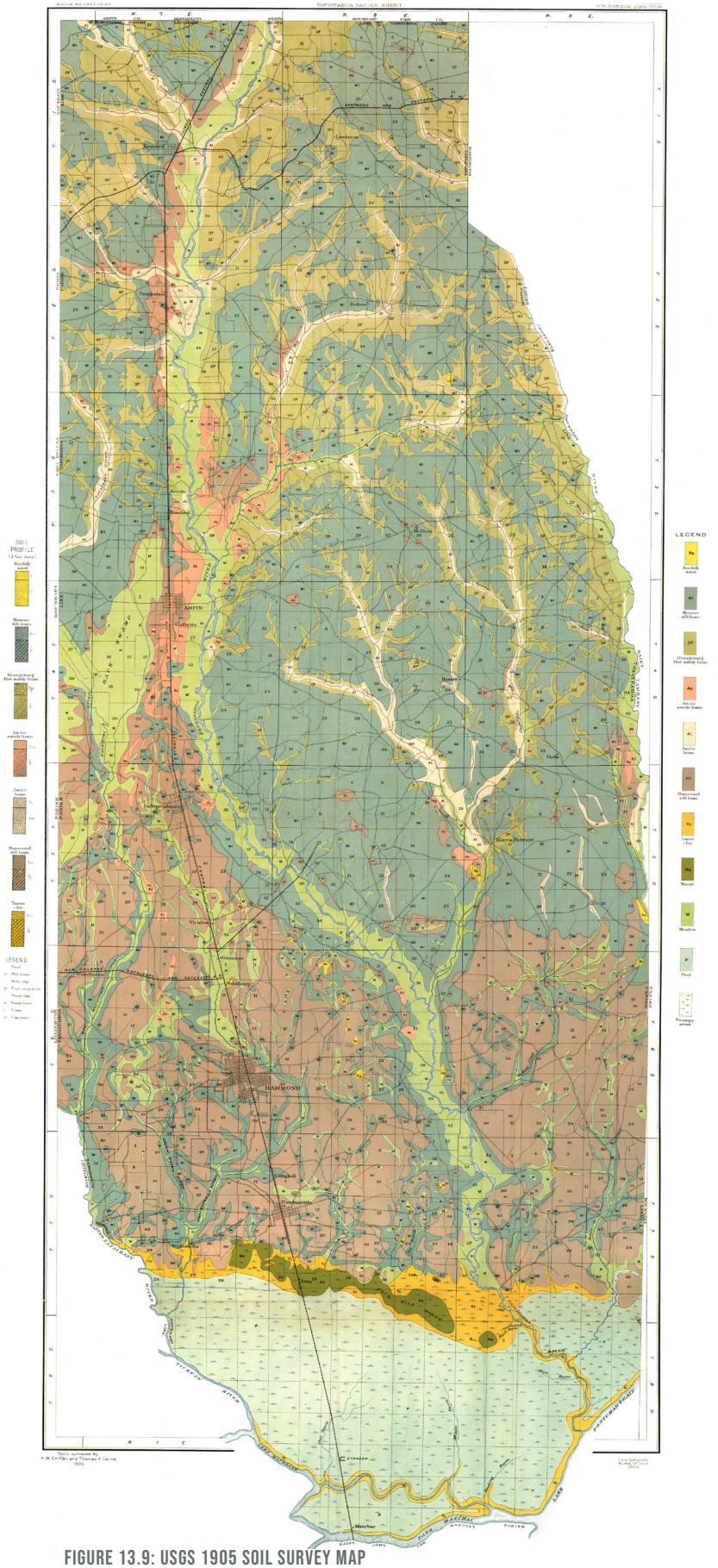


FIGURE 13.9: USGS 1905 SOIL SURVEY MAP

7 Soil Survey Staff. 2022. Keys to Soil Taxonomy, 13th ed. USDA-Natural Resources Conservation Service.

8Sources: Soil Science Society of America, 2023 https://www.soils.org/about-soils/basics/types/

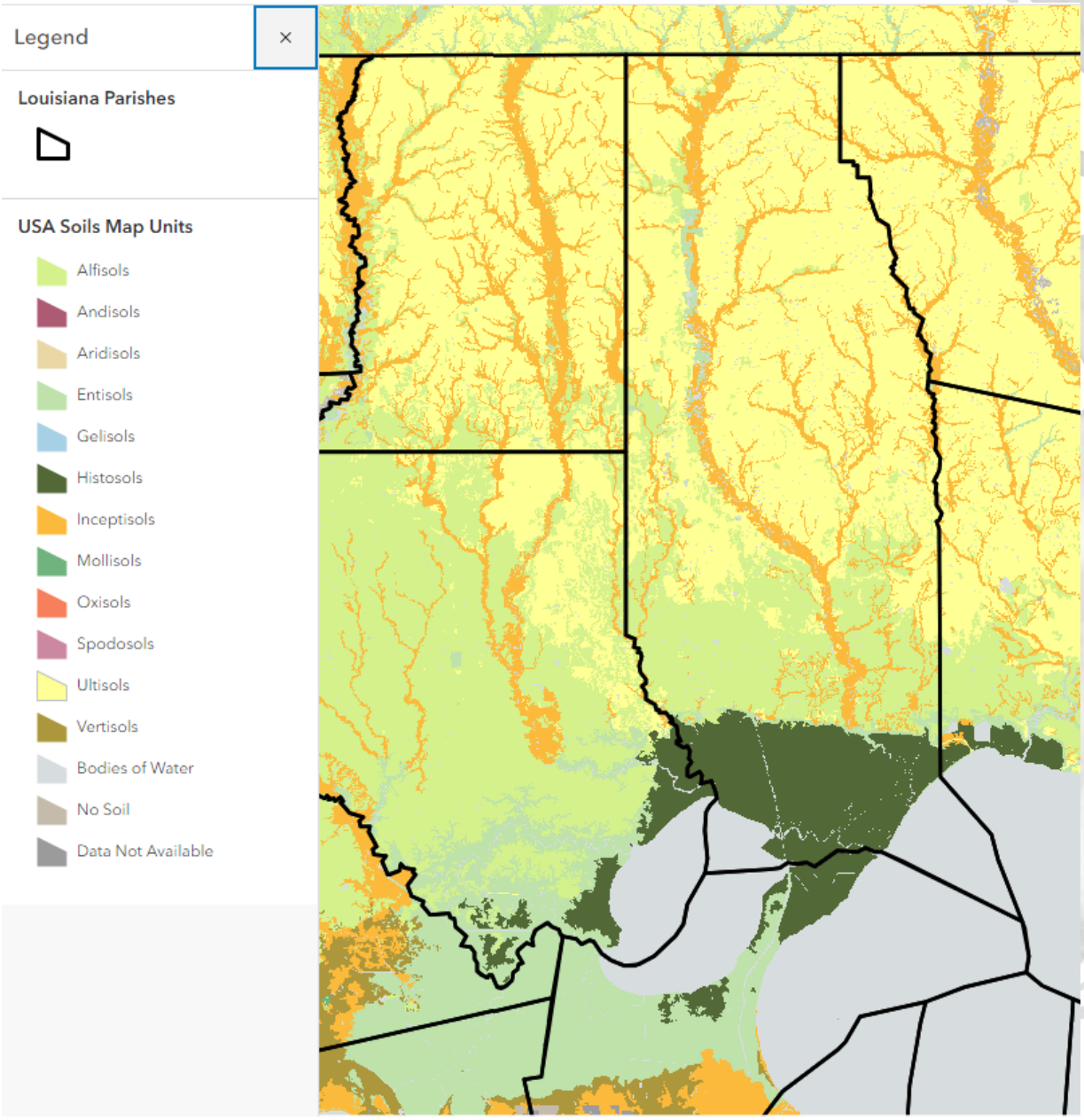


FIGURE 13.10: SOIL PROFILE OF TANGIPAHOA PARISH

north to south.

Tangipahoa Parish has a variety of soil types including Maurepas Muck and Barbary Muck to the furthest south along Lake Pontchartrain and Maurepas; Abita Silt Loam; Ouachita, Ochlockonee, and Guyton Soils; Stough Fine Sandy Loam; Brimstone-Guyton Silt Loams; Myatt Fine Sandy Loam; Toula Silt Loam; and Pits-Arents Complex soils[9]. These soils have available water storage (volume of water available to plants that the top 150 cm. of soil can store) ranging from approximately 18 (north) to 50 cm (south); a soil loss tolerance factor (the rate at which soil can be lost to erosion without reducing plant productivity) between 2 (south)-5 (north) tons / acre / year.

Soils to the furthest south of the Parish (along Lakes Pontchartrain and Maurepas) have a total subsidence (potential decrease in surface elevation from draining wet soils) around approximately 130 cm. Soils to the furthest north

9 Esri, https://landscape11.arcgis.com/arcgis/rest/services/USA_Soils_Map_Units/featureserver/0

have an approximate minimum water table depth of 20 cm - 53 cm[10].

13.5 HABITAT MANAGEMENT AND CONSERVATION

Many entities endeavor to manage and protect environmental resources within the boundaries of Tangipahoa Parish, including the Louisiana Department of Wildlife and Fisheries (LDWF) and the Pontchartrain Conservancy.

The LDWF manages **Wildlife Management Areas** (WMA) across the state in efforts to conserve the wildlife and fisheries resources and their habitat, as well as to provide the public with a range of outdoor recreational activities. Three different WMAs lie within the boundaries of Tangipahoa Parish: the Joyce WMA, Sandy Hollow WMA, and the Tangipahoa Parish Schoolboard WMA (**Figure 13. 11**). The Joyce WMA is a 27,487-acre tract of land located in the southern area of the Parish south of Ponchatoula.[11] The Sandy Hollow WMA is a 3,693-acre tract located around 10 miles northeast of Amite, LA.[12] The Tangipahoa Parish School Board WMA is composed of 3 separate tracts totaling 1,643 acres. [13]

The upper and middle reaches of the Tangipahoa River are also designated by the LDWF as a **Scenic River** through the Louisiana Natural and Scenic Rivers system. Rivers with this designation are recognized for their natural beauty, ecological significance, and recreational value. The program was created to protect and preserve these rivers for future generations by minimizing the impacts of development, promoting responsible recreation, and balancing the use of river resources. The rivers in the system are protected from activities that would significantly alter their natural and scenic values, such as damming or channelization.

The Pontchartrain Conservancy's mission is to drive environmental sustainability and stewardship through scientific research in the Lake Pontchartrain Basin. The conservancy has focused some of its efforts on Tangipahoa Parish by including aspects of the Parish in its Comprehensive Habitat Management Plan. These efforts include expanding the Joyce WMA, offsetting the negative impacts of urbanization on the Parish's waterways, slowing coastal erosion, and reestablishing mussels in the Tangipahoa River among others. [14]

13.6 AIR QUALITY (LA DEQ)

Based on a review of data from the nearest air quality monitoring station in Madisonville, LA (Source: 2023 La DEQ), the air quality in Tangipahoa Parish was 26 on March 12, 2013 or between 0-50, which is considered "Good" (**Figure 13.7**) "Good" means air quality is considered satisfactory, and air pollution poses little or no risk. [15]

13.7 SUPERFUND SITES

A ***superfund site*** is a contaminated area managed by the EPA under CERCLA, or the Comprehensive Environmental Response, Compensation and Liability Act. The goal is to clean up the site and return them to productive use. Responsible parties are also held accountable for the cleanup of EPA Superfund sites.
There is one managed superfund site in Tangipahoa Parish, LA: the Delatte Metals site is located in Tangipahoa Parish, about 2.5 miles southeast of Ponchatoula, Louisiana (**Figure 13.12**). The site includes the former Delatte Metals, Inc. facility, the abandoned North Ponchatoula Battery (NPB) facility and nearby residential areas. The former facility properties occupy about 19 acres. The total area of the site, encompassing both on-facility and off-facility areas, is about 57 acres.

While in operation, both facilities processed spent lead-acid batteries and smelted lead plates from the spent batteries into lead ingots. Site operators discharged battery acid into an unlined pond on the north side of the site. Facility operations and waste disposal practices

10 Esri, https://landscape11.arcgis.com/arcgis/rest/services/USA_Soils_Map_Units/featureserver/0
11 Louisiana Department of Wildlife and Fisheries. (n.d.-c). Joyce. Retrieved from https://www.wlf.louisiana.gov/page/joyce
12 Louisiana Department of Wildlife and Fisheries. (n.d.-b). Sandy Hollow. Retrieved from https://www.wlf.louisiana.gov/page/sandy-hollow
13 Louisiana Department of Wildlife and Fisheries. (n.d.-a). Tangipahoa Parish School Board. Retrieved from https://www.wlf.louisiana.gov/page/tangipahoa-Parish-school-board
14 Pontchartrain Conservancy. (2006). Comprehensive Habitat Management Plan for the Lake Pontchartrain Basin February 28, 2006.
15https://airquality.deq.louisiana.gov/

ENVIRONMENTAL CONSERVATION AREAS, TANGIPAHOA PARISH

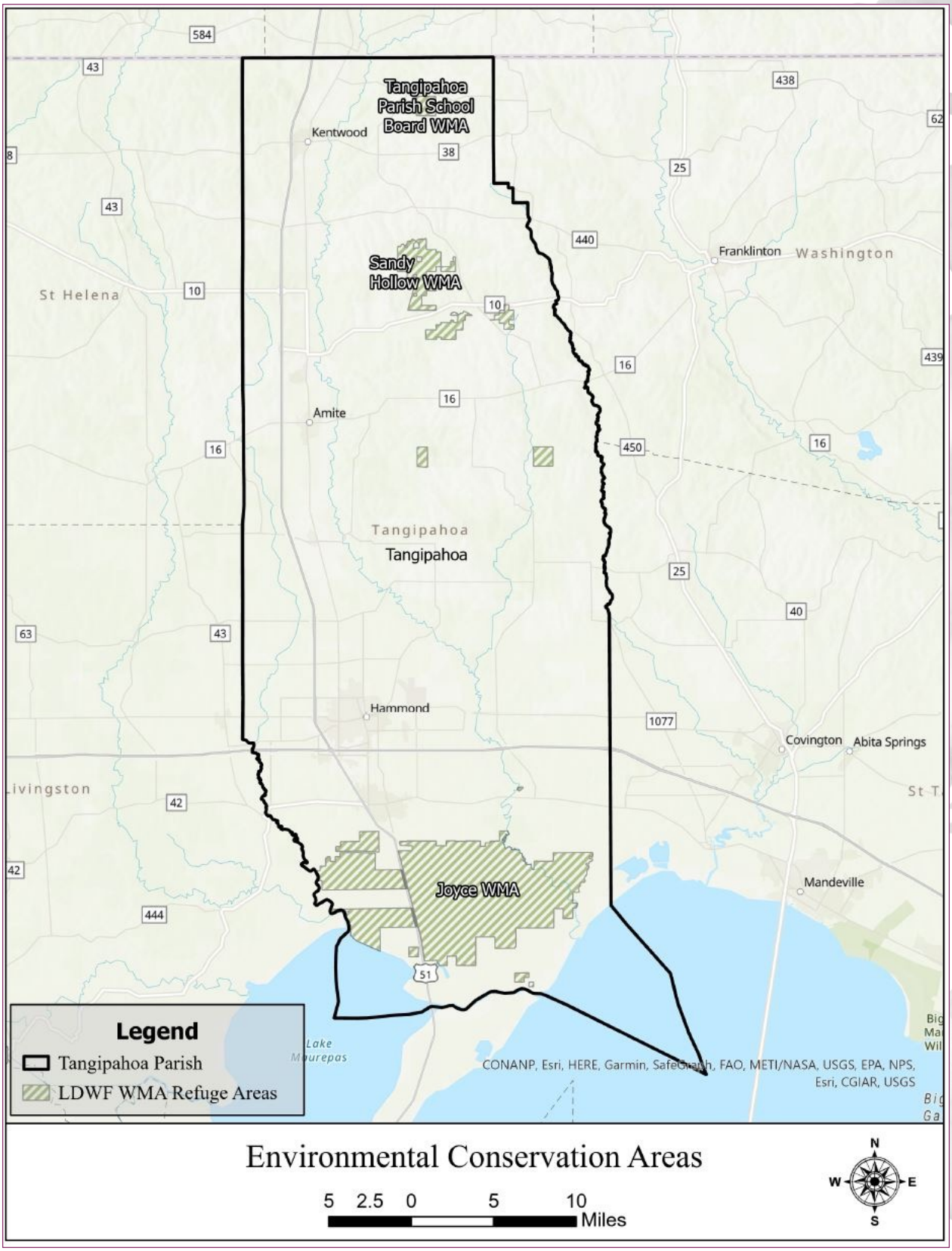


FIGURE 13.11: ENVIRONMENTAL CONSERVATION AREAS, TANGIPAHOA PARISH

contaminated soil, sediment, surface water and groundwater with

lead. The EPA has conducted several five-year reviews of the site's remediation. These reviews ensure that the remediations put in place protect public health and the environment and function as intended in remediation plan documents. The most recent review included recommendations for site maintenance, groundwater monitoring, and surface water monitoring. The EPA works with the Louisiana Department of Environmental Quality (LDEQ) to address these recommendations.

The site's long-term remedy included excavation, solidification and disposal of contaminated soil; installation of a permeable reactive barrier (PRB) to raise the pH of groundwater; demolition, decontamination and disposal of on-site buildings and concrete slabs; construction of a fence around the site; institutional controls; and groundwater monitoring. Remedy construction took place between 2002 and 2003. The LDEQ maintains the site and monitors groundwater regularly.

13.8 RENEWABLE ENERGY

Renewable energy sources play a crucial role in energy independence, environmental benefits, economic development, cost savings and energy access. Solar energy is a significant player in the renewable energy sector. Solar energy is abundant, clean, versatile, and can be cost-effective. Solar power is the fastest growing energy source in the state.[16]

Due to this fact, the Louisiana Department of Natural Resources and the Center for Planning Excellence have partnered to develop a Model Solar Ordinance for Louisiana, an effort supported by the 2022 Louisiana Climate Action Plan.[17]

16 Center for Planning Excellence (CPEX). (n.d.). Louisiana Model Solar Ordinance. Retrieved from https://www.cpex.org/louisiana-model-solar-ordinance.
17 Louisiana Governor's Climate Initiatives Task Force. (2019). Climate Action Plan. State of Louisiana. Retrieved from https://gov.louisiana.gov/assets/docs/CCI-Task-force/CAP/Climate_Action_Plan_FINAL_3.pdf (pp. 43-51).

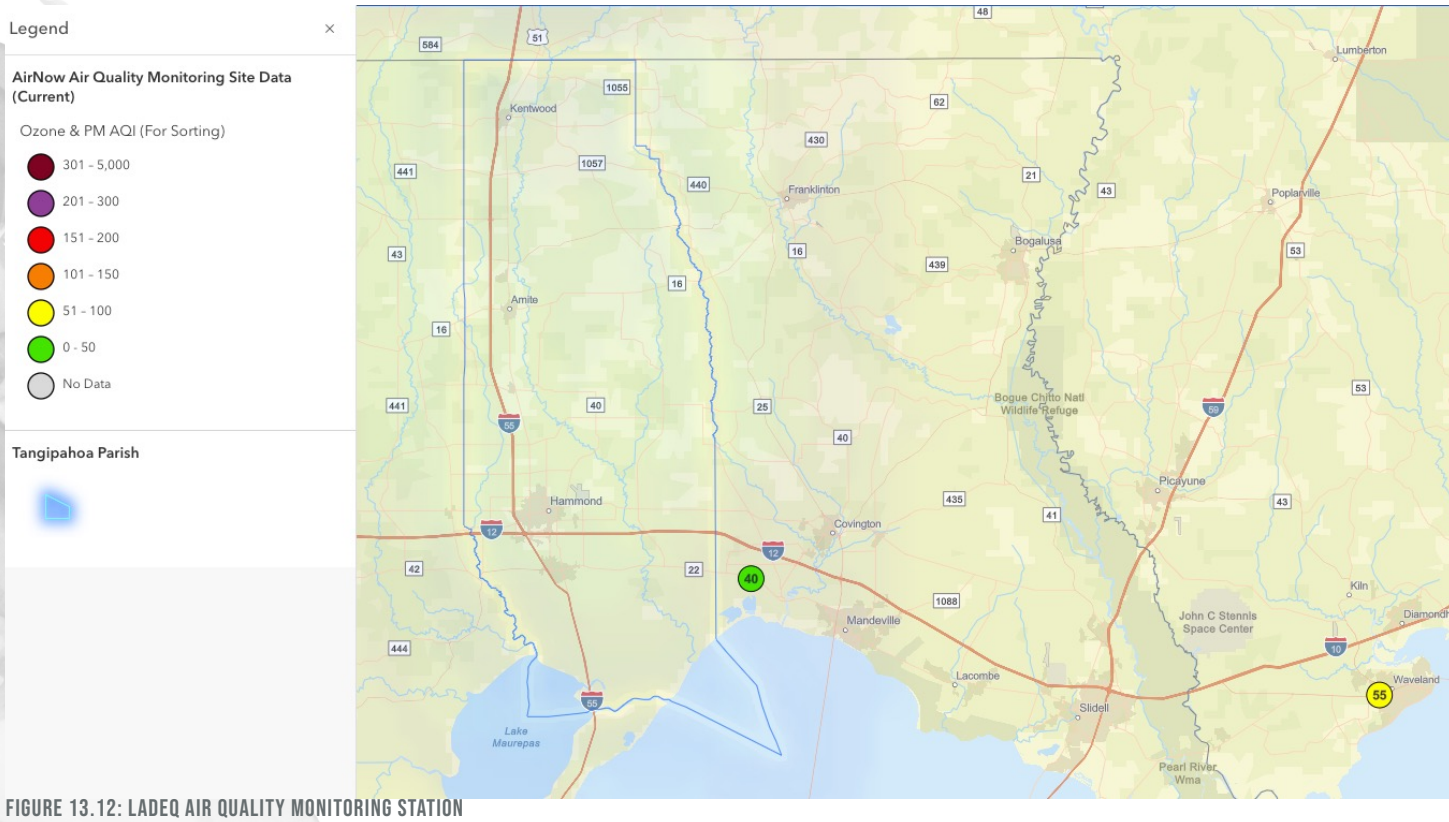


FIGURE 13.12: LADEQ AIR QUALITY MONITORING STATION

EPA DESIGNATED SUPERFUND SITES IN TANGIPAHOA PARISH

Tangipahoa Parish

EPA Facility Registry Service - Superfund Nation Priorities List (SEMS_NPL)

THERE IS ONE MANAGED SUPERFUND SITE IN TANGIPAHOA PARISH, LA:

the Delatte Metals site is located in Tangipahoa Parish, about 2.5 miles southeast of Ponchatoula, Louisiana.

A Superfund site is a contaminated area managed by the EPA under CERCLA, or the Comprehensive Environmental Response, Compensation and Liability Act.

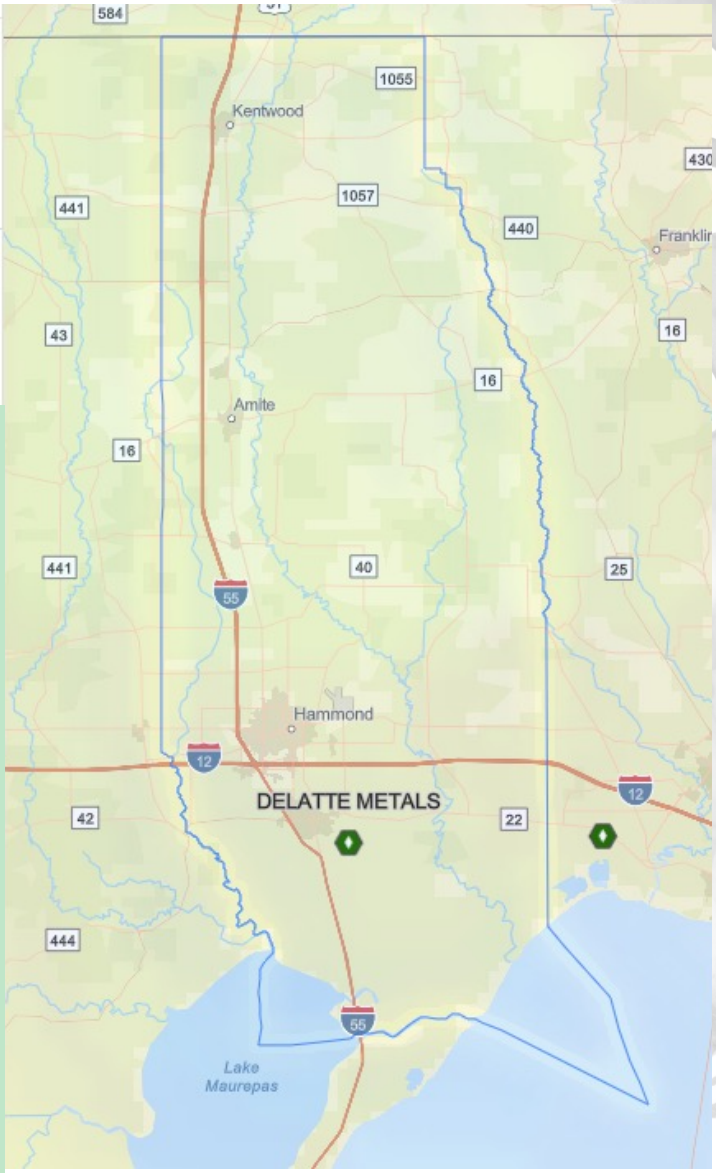


FIGURE 13.13: EPA DESIGNATED SUPERFUND SITES IN TANGIPAHOA PARISH

CH. 14
PLAN VISION & FOCUS

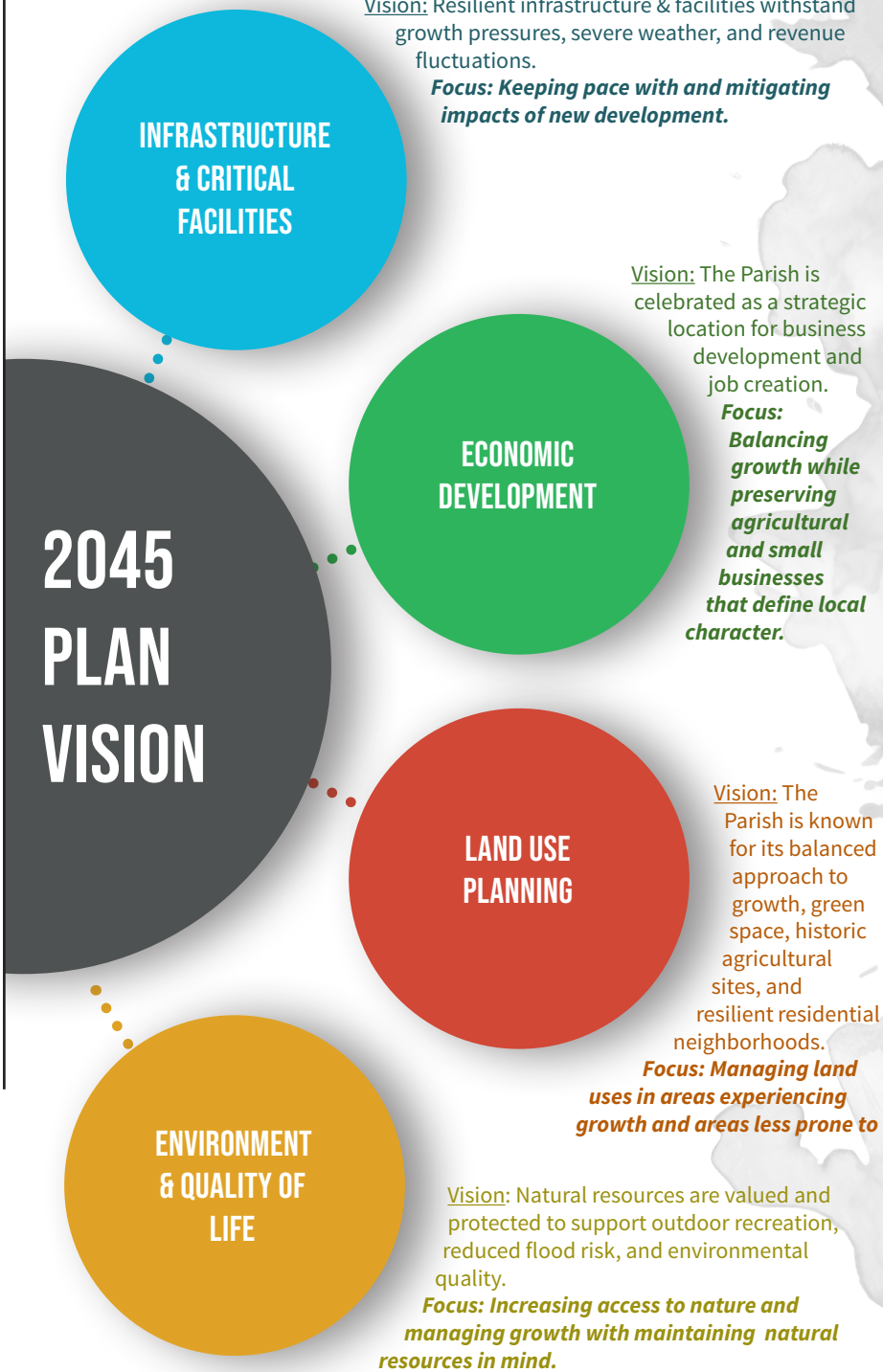
14.1 INTRODUCTION

Planning for the next 20 years requires purposeful, focused action that is built from history, local experience, and best practices and that is responsive to population projections. This Chapter identifies the 2045 Plan Vision and key focus areas critical to successful plan implementation.

14.2 PLAN VISION STATEMENT

In 2045, Tangipahoa Parish is a vibrant and secure environment where residents enjoy historic connections to nature and the Parish's agricultural heritage, while also reaping the benefits of robust infrastructure, a balanced approach to growth and development, a thriving economy, and a strong innovative education system.

Each focus area influences and interacts with the others, enabling the development of an interdependent framework of goals and objectives that leverage challenges and solutions, and maximize the effectiveness of local resources. This approach ensures that strategies proposed are contextually appropriate, and successes in one area translate into improvements in others, resulting in a well-rounded and sustainable plan of action that supports the long-term growth and development of Tangipahoa Parish over the next 20 years.



Vision: Resilient infrastructure & facilities withstand growth pressures, severe weather, and revenue fluctuations.
Focus: Keeping pace with and mitigating impacts of new development.

Vision: The Parish is celebrated as a strategic location for business development and job creation.
Focus: Balancing growth while preserving agricultural and small businesses that define local character.

Vision: The Parish is known for its balanced approach to growth, green space, historic agricultural sites, and resilient residential neighborhoods.
Focus: Managing land uses in areas experiencing growth and areas less prone to

Vision: Natural resources are valued and protected to support outdoor recreation, reduced flood risk, and environmental quality.
Focus: Increasing access to nature and managing growth with maintaining natural resources in mind.

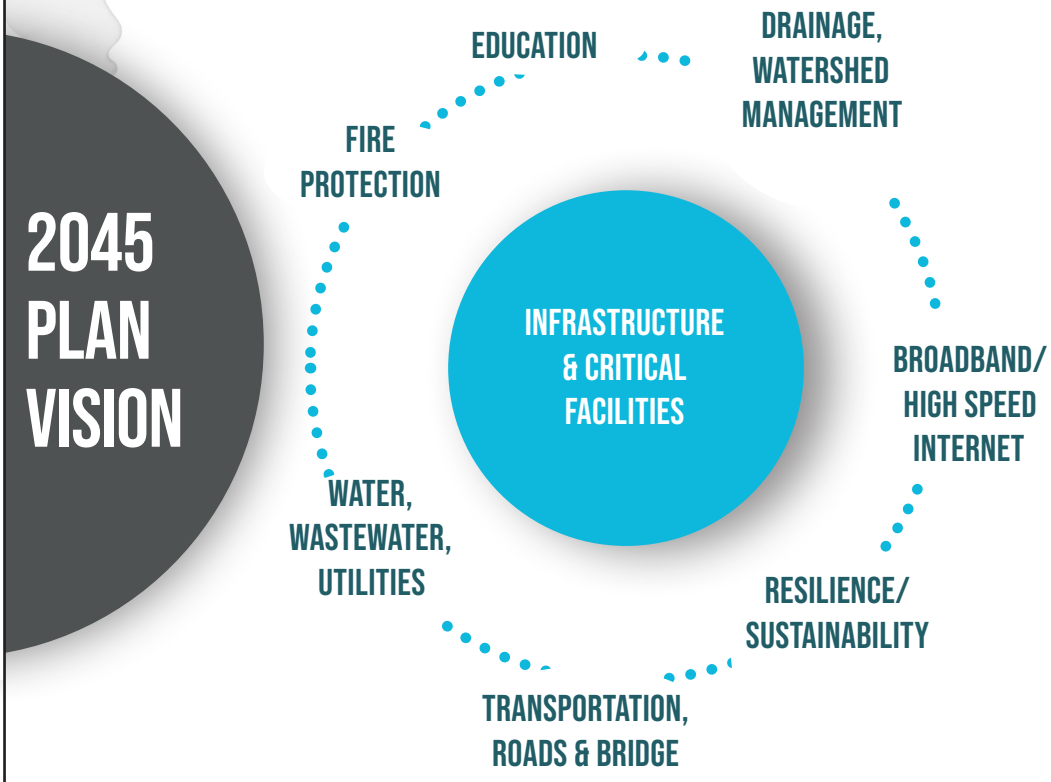
14.3 FOCUS AREA 1

INFRASTRUCTURE & CRITICAL FACILITIES

2045 PLAN VISION STATEMENT

In 2045, Tangipahoa Parish is a vibrant and secure environment where residents enjoy historic connections to nature and the Parish's agricultural heritage, while also reaping the benefits of robust infrastructure, a balanced approach to growth and development, a thriving economy, and a strong innovative education system.

VISION: Resilient infrastructure & facilities withstand growth pressures, severe weather and revenue fluctuations



FOCUS: KEEPING PACE WITH AND MITIGATING IMPACTS OF NEW DEVELOPMENT

14.3.1 CONTEXT

Infrastructure is the backbone of a thriving community. For the Parish to advance industry, attract new residents, and retain current residents, having a robust and resilient infrastructure network and critical facilities and services is key. These systems must provide adequate support to current development ,as well as anticipate and plan for future needs to best ensure sustainable growth; residents' health, safety, and welfare; and the Parish's long-term prosperity.

14.3.2 CHALLENGES AND OPPORTUNITIES

The swift pace of development and growth projected in the central and southern regions of the Parish (CPRA Projection Figure 5.2-1) necessitates a more immediate strategic approach towards infrastructure planning. Investments in improvements to relieve pressure on developing areas will be key to successfully managing growth in the near-term and best positioning the Parish to successfully implement the Plan vision for 2045.

14.3.3 APPROACH

All decision-making must be strategic, with earnest consideration given to fundamental infrastructural needs and services required for successful new development, while balancing efforts to maintain and improve aging systems in place.

In rural and less dense areas of the parish, infrastructure planning should rely on data, operations and maintenance plans, and work towards guiding development to areas less prone to flooding, where critical infrastructure, such as water, telecommunications, and transportation, is already in place or planned.

Address road congestion in the South and the need for congestion management improvements such as widening and improving the capacity of existing roads, strengthening of existing bridges, redesign of intersection to handle larger freight trucks, and the extension of existing roads or construction of new roads to provide alternative routes between commercial and industrial centers and the Interstates that do not pass through built up commercial and residential areas.

14.3.4 STRATEGIC FOCUS

1. Sustain communities across the Parish and manage the costs and impacts of growth in a responsible manner—whether an area is growing rapidly or stable and requiring maintenance—by setting a high standard of public service and quality of life no matter the age of an area or the location of development.
2. In the Central and Southern areas of the Parish, implementation of strategies, initiatives, programs, and projects that advance:
    - Road expansion and connectivity projects
    - Improving drainage systems to mitigate flooding and other environment-related issues
    - Creating safer routes for alternative transportation like cycling and walking
    - School system renovations and expansions
    - Public transportation routes and utility upgrades
3. In the Northern areas of the Parish, implementation of strategies, initiatives, programs, and projects that advance:
    - Expanding broadband services
    - Improving infrastructure data collection and maintenance
    - Development of and updates to infrastructure operations and maintenance plans
    - Water district consolidation
    - Planned corridor expansion projects in areas well served by infrastructure and less prone to flooding

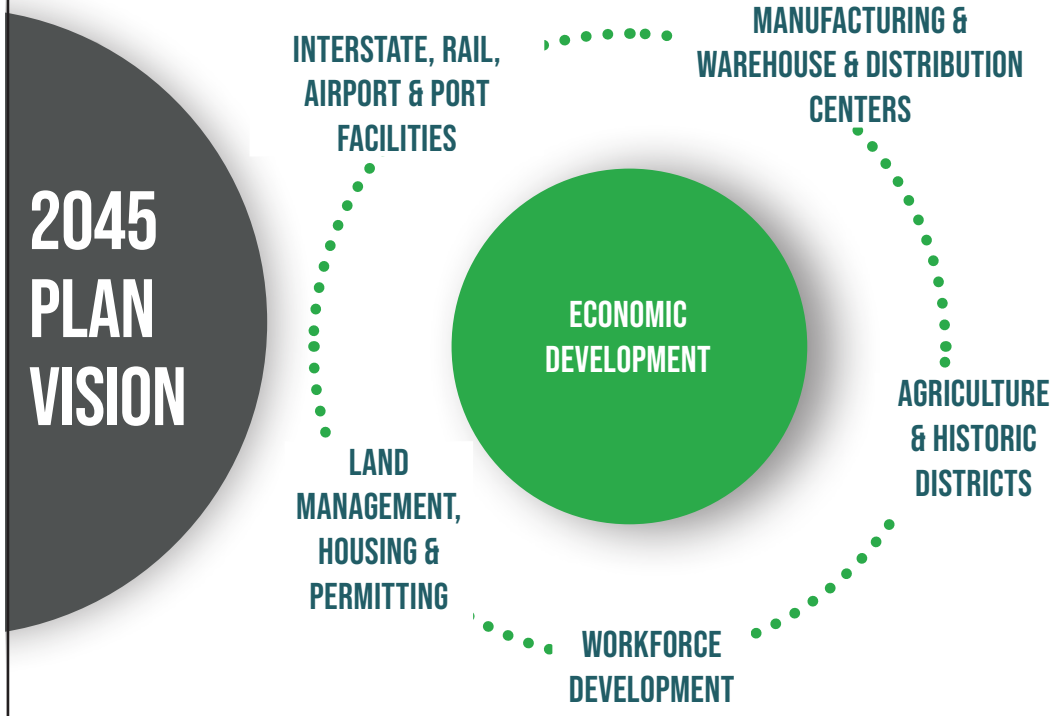
14.4 FOCUS AREA 2

ECONOMIC DEVELOPMENT

2045 PLAN VISION STATEMENT

In 2045, Tangipahoa Parish is a vibrant and secure environment where residents enjoy historic connections to nature and the Parish's agricultural heritage, while also reaping the benefits of robust infrastructure, a balanced approach to growth and development, a thriving economy, and a strong innovative education system.

VISION: The Parish is celebrated as a strategic location for business development and job creation.



FOCUS:BALANCING ECONOMIC GROWTH WHILE PRESERVING AGRICULTURAL AND SMALL BUSINESSES THAT DEFINE LOCAL CHARACTER.

14.4.1 CONTEXT

Economic development is key to the continued prosperity of Parish businesses and increasing residents' standard of living. Prosperity refers to an environment where businesses and industry can start up, grow, and sustain themselves; where residents have access to the jobs, services, health care, retail, dining, and entertainment options for a high quality of life; and where the community retains and protects its character, unique cultural amenities, and natural resources for generations to come.

14.4.2 CHALLENGES AND OPPORTUNITIES

Tangipahoa Parish has maintained a competitive advantage in industry, growth, development and manufacturing in its southern region. However, to continue this success and promote balanced growth parish-wide, opportunities must also be expanded in central and northern parts of the parish. To manage this, the parish will need land use regulations to identify and promote strategic growth and expansion opportunities elsewhere (while retaining agriculture as a way of life in other areas), to create physical buffers and separation between incompatible uses, and to strategically plan for road capacity upgrades, redesigns, and reconstruction to help relieve congestion, and separate vehicle types (i.e., establish 'no truck routes') where feasible, based on existing and planned land development patterns.

14.4.3 APPROACH

Support existing business growth: Encourage and elevate local small businesses by providing them the tools necessary to develop and expand. Provide accessible and affordable infrastructure, which includes water and sewer services, roads, drainage, power, and internet.

Invest in workforce: Invest in education and workforce development to attract economic growth and reduce "skill mismatch" between labor market and industry requirements. Align school curricula with local industries to address the skill needs for quality jobs in the parish.

Target economic growth in areas nearest vulnerable populations, less challenged by traffic congestion and flood risk: Promote incentives, training programs, and collaboration with industry partners to encourage new business locations, infrastructure improvements, and the creation of good-quality jobs in north and central areas of the parish to create opportunities for a successful future for all.

Create predictable permitting processes through zoning and land use controls: Provide consistent, easy to understand land use regulations to foster business growth and improve the business climate within the parish.

Increase tax base: Attract and retain businesses to increase local revenues.
Address infrastructure challenges: Improve transportation, broadband, and utilities services to meet industry and resident needs.

14.4.4 STRATEGIC FOCUS

1. Target resources and efforts in the central and northern areas of the Parish to create jobs in rural, less wealthy areas; to stimulate other services, food, and retail businesses to open in these areas and boost the local economy; to reduce travel time and the transportation burdens for area residents; to relieve existing development pressure in southern parts of the parish.

2. Improve the existing north-south roads between LA 38 and LA 16 to provide needed access to support commercial and industrial developments and provide better access for residents for shopping, dining, entertainment, and emergency services.

3. Work with the Louisiana Department of Transportation and Development (LA DOTD), the Regional Planning Commission (RPC), and the municipalities to maintain and improve the capacity of local roads and state and federal highways that connect the manufacturing, warehousing, and industrial parks to the Interstate system, including redesigns of the non-interstate road network in southern areas currently overwhelmed by daily commuter traffic interacting with heavy freight trucks moving through the region.

4. Promoting continued supply of robust, affordable housing stock by incentivizing the development of middle housing (2-4 unit developments) near employment opportunities.

5. Advance improvements to school systems planning and long-term growth strategies.

6. Supporting workforce development and public education to foster a skilled workforce, encourage innovation, and instill a knowledge-based culture.

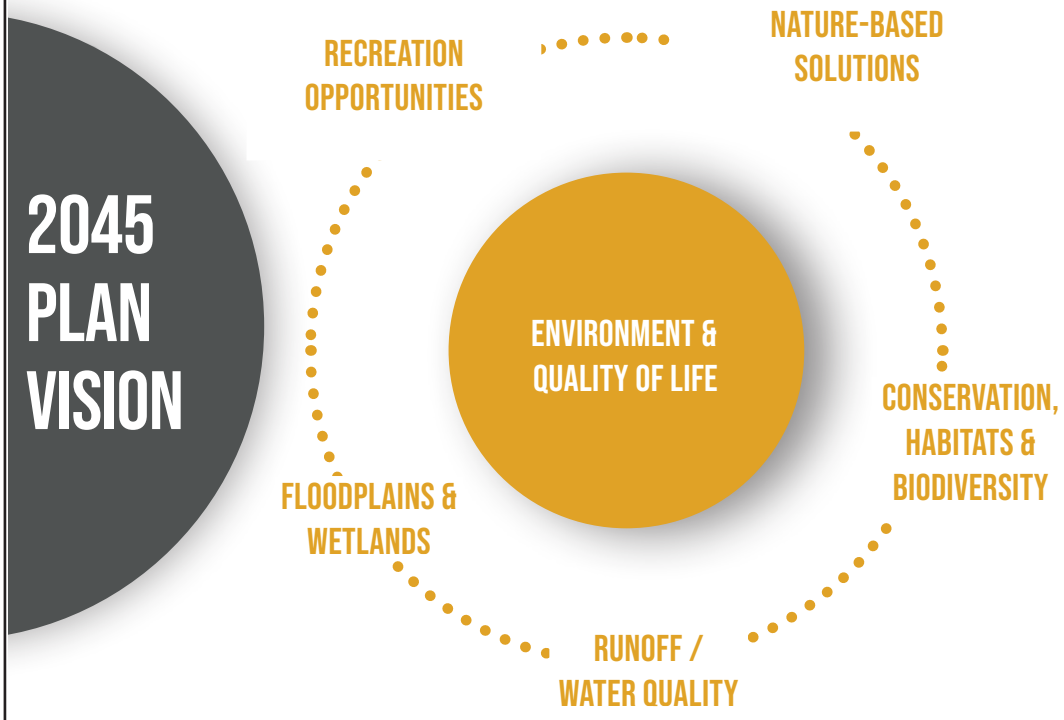
7. Promote infill development in areas already served by infrastructure to support community aesthetics, including securing grant funding to abate blighted structures and unsafe buildings.

14.5 FOCUS AREA 3
ENVIRONMENT & QUALITY OF LIFE

2045 PLAN VISION STATEMENT

In 2045, Tangipahoa Parish is a vibrant and secure environment where residents enjoy historic connections to nature and the Parish's agricultural heritage, while also reaping the benefits of robust infrastructure, a balanced approach to growth and development, a thriving economy, and a strong innovative education system.

VISION: Natural resources are valued and protected to support outdoor recreation, reduced flood risk, and environmental quality.



FOCUS: INCREASING ACCESS TO NATURE AND MANAGING GROWTH WITH NATURAL RESOURCES IN MIND.

14.5.1 CONTEXT

Tangipahoa Parish, known is a great destination for those seeking rural, scenic environments, especially those who want to boat along its miles of rivers, streams, and creeks; explore its large expanse of coastal wetlands; or find a secluded spot along the remote shorelines of Lakes Pontchartrain and Maurepas that can only be accessed by boat. While beautiful and scenic, the presence of floodplains and wetlands also constrains development in the Parish, especially in the southern part, where most of the commercial and residential development is occurring.

14.5.2 CHALLENGE

The negative impacts of unplanned development, including non-point source pollution, fragmentation of natural environments and species migration routes, loss of natural areas and wetlands, increased flood risk, reduced air and water quality, and others need to be proactively managed to avoid lessons learned across the nation and region.

14.5.3 APPROACH

Tangipahoa Parish is in a critical position to advance policies and decision-making processes that will help to retain its rural and natural characteristics, while also improving residents' quality of life through a guided growth strategy. This can be reasonably achieved through an approach that balances development with the need to both manage future flood risk and protect the environment.

14.5.4 STRATEGIC FOCUS

1. Promote the Parish's natural resources as a driver for the local economy, working with tourism, environmental, hunting, farming, nonprofit, advocacy groups; local governmental units; and educational institutions.
2. Create an environment that supports and encourages unique destinations and natural areas, while proactively mitigating road congestion, nuisances to neighboring properties, and unique utility requirements.
3. Develop a plan to best manage wildlife corridors and existing green spaces.
4. Protect and Restore Waterbodies and Watersheds.
5. Incentivize and promote the development of nature-based solutions, green infrastructure, and green building techniques and best practices in recreation, transportation, and public facilities planning.
6. Establish a Wetland Mitigation Bank within the Parish to ensure the loss of its wetlands is compensated for by the restoration, enhancement, or creation of wetlands within Tangipahoa Parish.
7. Protect and support agricultural food supply opportunities, and work to ensure their long-term viability.
8. Promote and further study existing and alternative energy sources.
9. Protect Tangipahoa Parish's air and water from pollution, to maintain air and water quality for future generations.

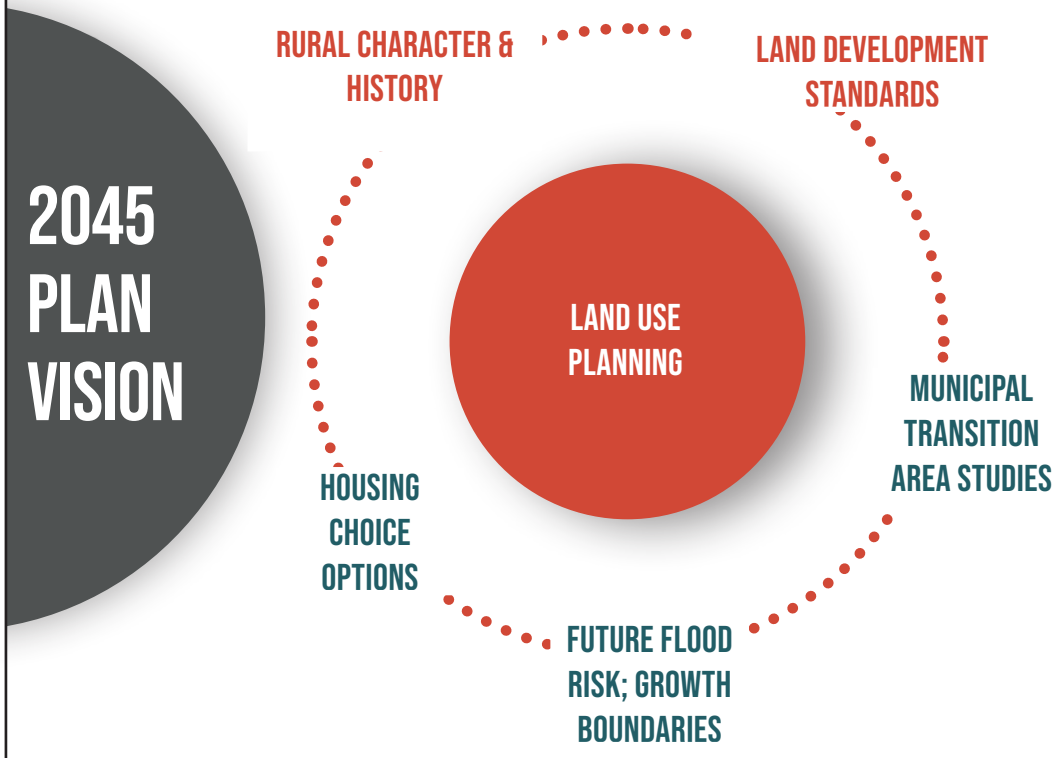
14.6 FOCUS AREA 4

LAND USE PLANNING

2045 PLAN VISION STATEMENT

In 2045, Tangipahoa Parish is a vibrant and secure environment where residents enjoy historic connections to nature and the Parish's agricultural heritage, while also reaping the benefits of robust infrastructure, a balanced approach to growth and development, a thriving economy, and a strong innovative education system.

VISION: The Parish is known for its balanced approach to growth, green space, historic agricultural sites, and sustainable residential neighborhoods.



FOCUS: MANAGING LAND USES IN AREAS EXPERIENCING GROWTH AND AREAS LESS PRONE TO FLOOD RISK.

14.6.1 CONTEXT

Land use planning promotes predictable and sustainable development patterns within a community by mapping land available and best suited for residential, commercial, industrial and recreational purposes and establishing minimum standards for development. Standards aim to balance land use needs and mitigate land use conflicts, to support a mix of housing options by promoting development of a varied housing stock, and to limit commercial and industrial development to areas with adequate public services and infrastructure in alignment with a community's Vision, Goals, and Objectives.

14.6.2 CHALLENGES AND OPPORTUNITIES

Currently without zoning or subdivision regulations, the Parish relies on state and federal standards for new construction, which results in limited:

1. Predictability in future land development;
2. Ability to anticipate and mitigate negative impacts on neighboring properties
3. Ability to review and respond to new development proposals consistently and in response to local conditions.

With the population expected to grow by 3% in the years to come, now is the time to begin to build capacity and institutional knowledge around more proactive land management practices that channel growth to areas that are sustainable and able to relieve development pressures in the south.

14.6.3 APPROACH

New development pays for itself: New projects cover the costs of required infrastructure and service; growth is financially responsible and does not place a burden on existing community resources.

Fair and consistent decision-making: Clear and transparent standards that are uniformly applied to all development projects make for fair and effective land development processes and procedures; promoting trust, predictability, and investment in communities parishwide.

Infrastructure supports current and future development: Infrastructure planning is aligned with current needs and future growth. It is strategically designed and proactively invested in to ensure long-term support for both existing communities and new developments.

New development does not negatively impact current development: New projects are designed and located in a way that they do not adversely affect existing neighborhoods, businesses, or natural environments. This includes considering factors such as traffic congestion, drainage, visual impacts, and compatibility with existing land uses.

14.6.4 STRATEGIC FOCUS

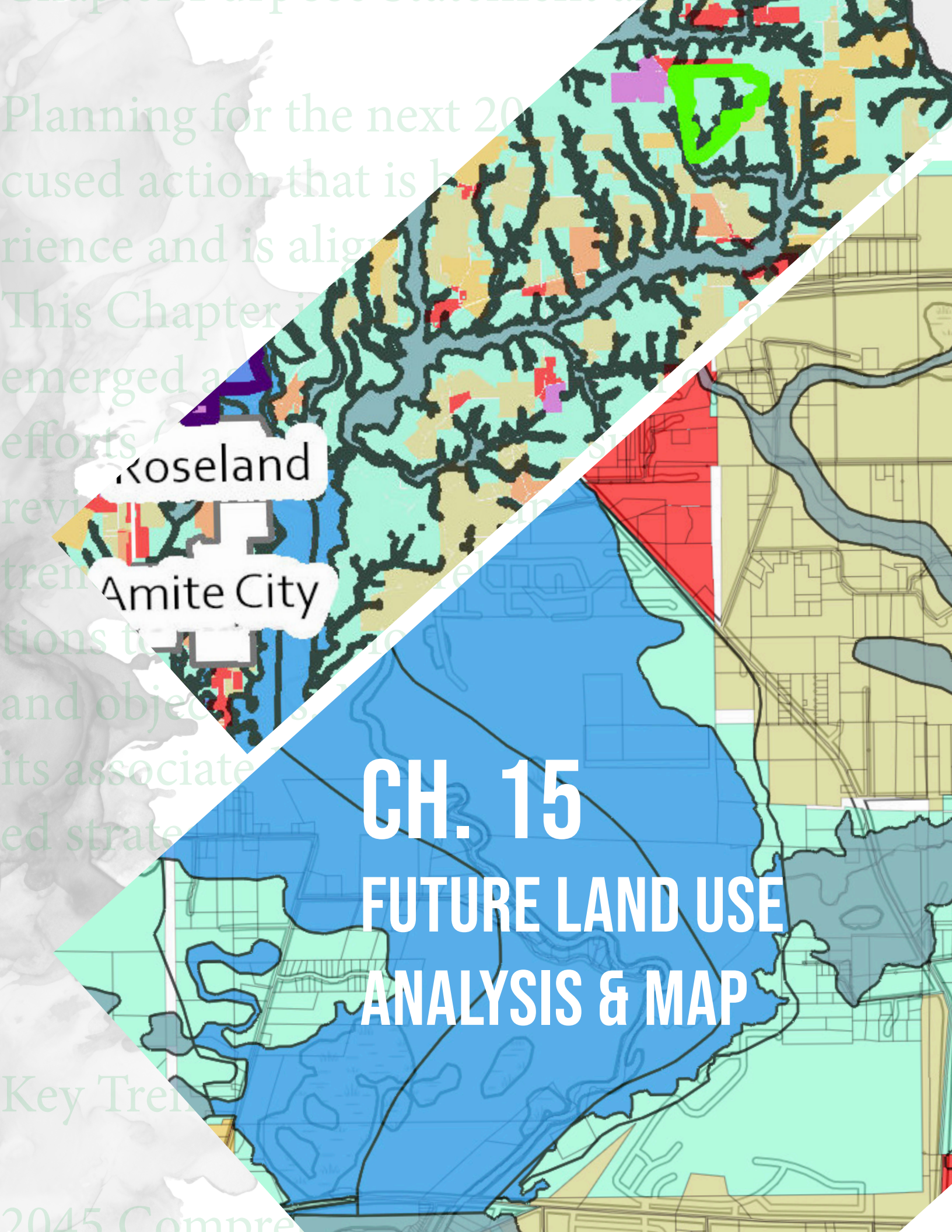
In the short term, this can be accomplished through incrementally establishing local land use standards. Such efforts will help prepare and foster strong decision-making environments in the Parish for when higher increases in population growth are anticipated between 2030 and 2050, and include:

1. Incremental adoption of land use classification and management systems, such as zoning and subdivision regulations during a period of relatively steady population growth
2. Promoting housing, commercial, and industrial development in areas less prone to flooding
3. Minimizing conflicts between incompatible land uses
4. Protect prime farmland from being converted into other land uses
5. Balance development with protection of the natural environment
6. Ensuring land suitable for industrial uses is identified on land use plans
7. Supporting infrastructure planning, re: where to construct or upgrade roads, locate public utilities, build parks, and establish schools relative to existing land uses, future land uses, and long-term flood risk projections
8. Increasing land use predictability and maximize land values
9. Mapping areas permitted to build missing, ‘middle housing’ and improve housing choice options
10. Promoting sustainable development patterns and a higher quality of life for Parish residents
11. Adopting higher building standards to improve construction quality
12. Investing in local capacity to review and approve building plans

Postponing review and adoption of local land management regulations will only become more difficult in periods of high population growth. These difficulties are not uncommon in Louisiana and arise from a reduced local capacity to review land use applications, which in turn results in less consistent decision-making, and unintended negative consequences due to a lack of coordination and limited local authority to mitigate land use conflicts and their effects on the environment.

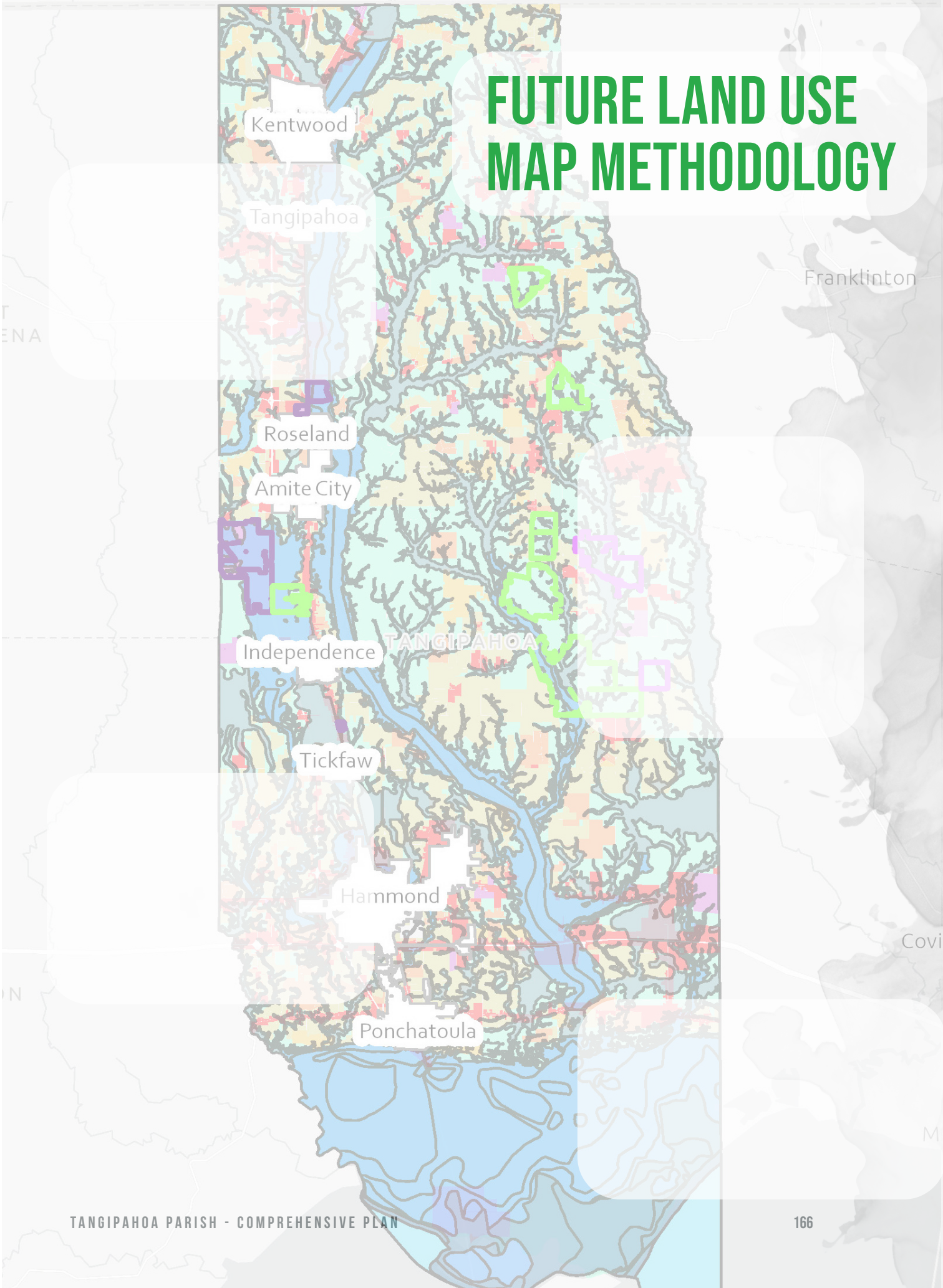
14.6.5 REFERENCES

Ch. 6 for Data and Analysis on the Land Use History and Existing Conditions
Ch. 15 for the Future Land Use Analysis and Map
Ch. 16 for Land Use Goals and Objectives



CH. 15
FUTURE LAND USE ANALYSIS & MAP

FUTURE LAND USE MAP METHODOLOGY



15.1 FUTURE LAND USE ANALYSIS & MAP

With the population expected to grow by 3% in the years to come, now is the time to build capacity and institutional knowledge around more proactive land management practices that balance development and preservation. In the short term, this can be accomplished through incrementally establishing local standards during a period of low population growth. Such efforts will help prepare and foster strong decision-making environments in the Parish for when higher increases in population growth are anticipated between 2030 and 2050.

With over 791 square miles; Tangipahoa has land available for industrial, commercial, and residential development. Lack of infrastructure, road access, and the presence of floodplains and wetlands are the primary causes for limited development.

Recent developments, particularly in rural and agricultural areas, have altered the overall development pattern, leading to changes which are concerning to many residents who value Tangipahoa's small-town character.

The southern part of the Parish is more developed and populated due to its proximity to I-12 corridor and the ability of its residents to commute to jobs in New Orleans and Baton Rouge and industries that rely on access to the Mississippi River Ports. Cities in the south, including Hammond and Ponchatoula have more pronounced urban development patterns as a result. The fringe of these city limits also contains significant development, including small-to-medium sized commercial strip centers and single family home residential subdivision developments. Much of the most recent development has occurred in the southeast portion of the Parish, particularly around Robert.

A concern highlighted by the Plan Land Use Survey was how to balance continued development of the economy and housing availability with conservation of the Parish's rural culture and natural environment. The rapid growth of residential subdivisions in the LA 22 and LA 445 corridors, especially in the Pumpkin Center, Bedico Creek, and Loranger areas, have converted farms and woodlands into dense residential neighborhoods. These subdivisions have spurred development of commercial centers to provide the retail, dining, services, and other needs of the increased residential population.

The commercial development has further increased the conversion of farm and woodland to other uses.

Tangipahoa Parish has a vast web of canals and waterways, which presents a major challenge for development from a flood risk perspective. The Flood Insurance Study for the Parish recognizes major flood sources including the Tangipahoa River, with a drainage area of 771 square miles at Lake Pontchartrain and which flows from the northwestern to southeastern part of the parish1 and the Natalbany River, with a drainage area of 218 square miles at its mouth and which flows in a southern direction near the western border of the Parish. Further flood influences include the Pontchatoula Creek, the Yellow Water River Canal, Terry's Creek, Bedico Creek, Button Creek, Beaver Creek, Chappepeela Creek, Little Chappepeela Creek, and the Washley Creek, as well as numerous tributaries and canals. The Parish also experiences significant coastal risk, channeled through Lake Pontchartrain and Lake Maurepas, which is projected to increase over the next 50 years and which negatively influences the drainage capacity of waterways north of the coast.

> *The combination of significant exposure to flood risk and a projected influx of population indicates that* **planning for flood hazards must be a high priority in future land use planning**. *Additionally, Tangipahoa residents currently identify flood risk as a high priority, further supporting a* **hazards-first planning approach**.

The proposed future land use map uses seven categories to recommend how areas of the Parish should be developed to achieve the goals and objectives in this plan. These categories are aspirational in nature, and therefore they do not reflect what is built now, they reflect the Parish's vision for what will be built over the next decades. These categories are generally broad and can encompass a range of land uses within a larger future land use category. ***Future Land Use categories function as a bases for assigning zoning districts in the future, and they can guide the direction of zoning actions, but a future land use map is not a zoning map.***

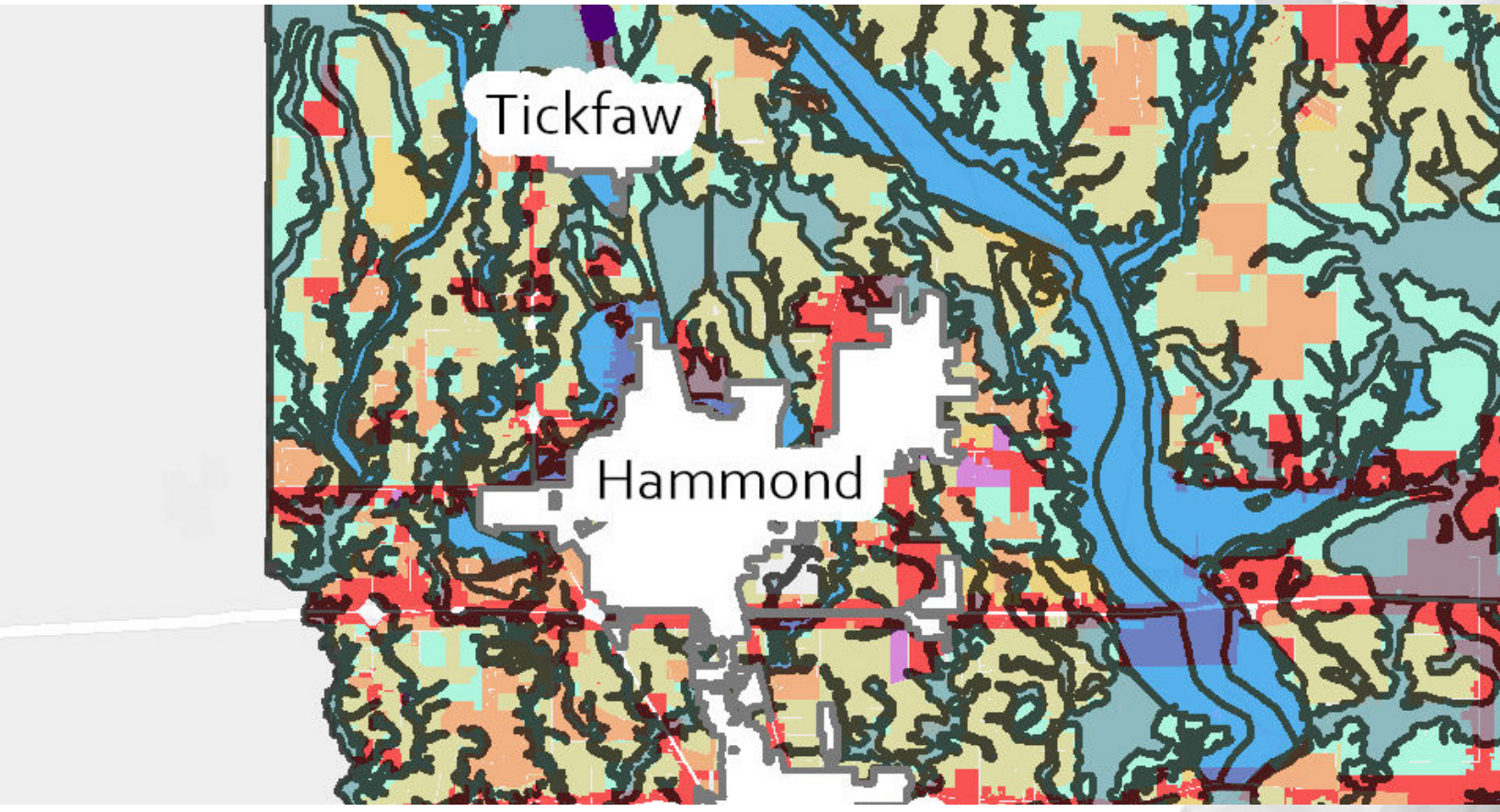


IMAGE: DETAIL OF FUTURE LAND USE MAP

15.2 FUTURE LAND USE MAP CLASSIFICATIONS

Rural Agricultural, Forestry, Recreation and Open Space or "Rural"

Areas intended for farming and agriculture, natural forests, recreation facilities and activities, and open space to retain flood water during hurricanes or high river events. Although this category is labeled for rural or agricultural uses, a broad range of residential and non-residential uses are appropriate for this district. The main characteristic of this district is a lack of building density (Low number of buildings per acre).

Residential Low Density and Estate or "E1"

Areas where primary land use will be single family detached homes. This category also includes small-scale institutional uses that are compatible and complementary to surrounding neighborhoods with low residential densities, such as churches, schools, and libraries.

Large Estate Residential or "E2"

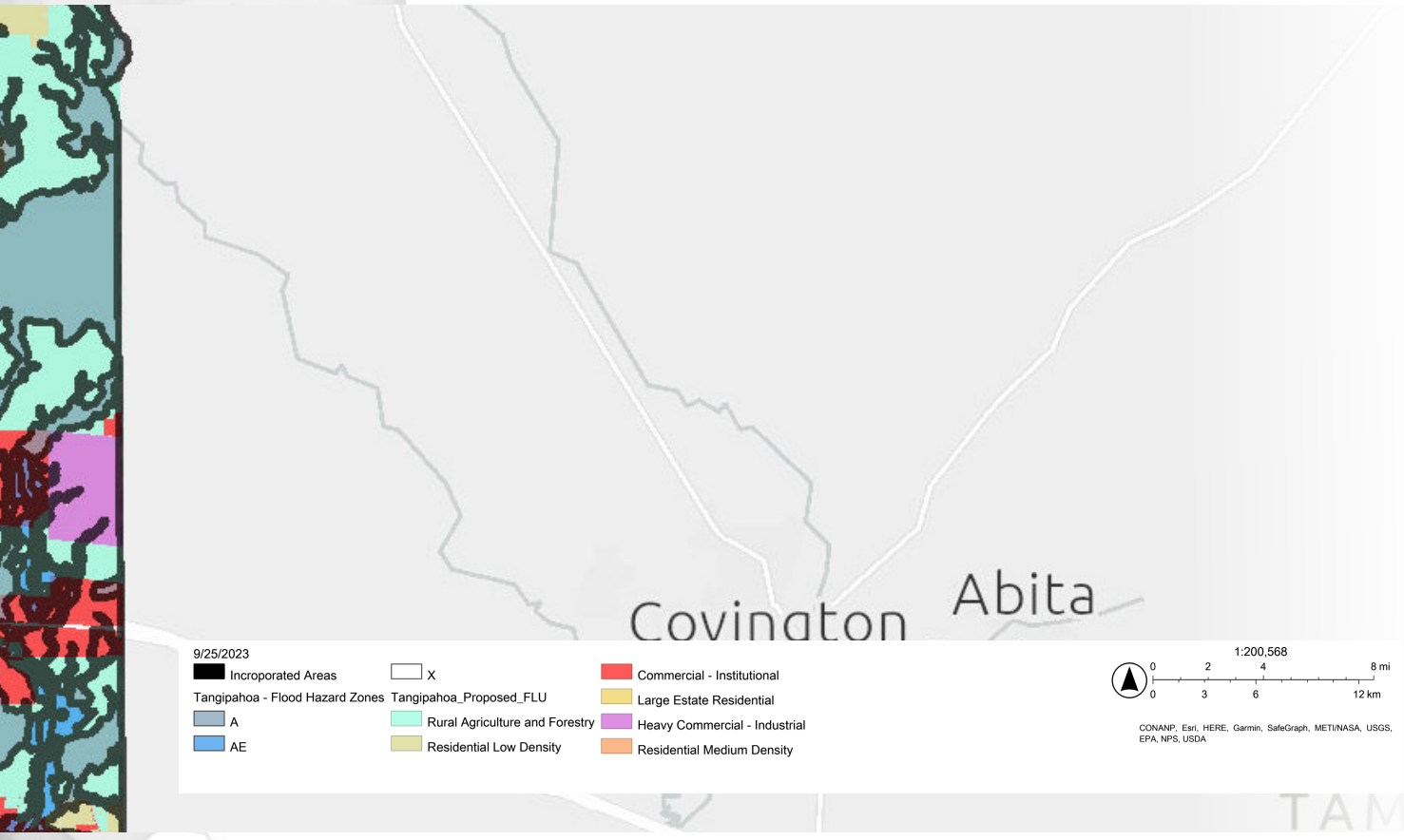
Areas intended for residential estate sites that feature significant acreage developed with a single-family home.

Residential Medium Density / Suburban or "S"

Areas where land development may consist of a mix of housing types including higher-density (suburban style) single-family homes, two-family homes, doubles, townhomes, mobile homes, and small multi-unit developments. Limited compatible and complimentary institutional and commercial uses would also be appropriate in these areas including neighborhood schools, small churches, small parks and playgrounds, libraries, small-scale home occupations or small-scale retail uses, and day-care facilities.

Commercial / Institutional or "C"

Areas of low- to medium-intensity commercial development. Commercial uses should be compatible with surrounding development (both residential and commercial) in terms of scale and building design. Sites in this



category that feature large shopping centers should provide controlled points of access that promote efficient circulation and accessibility. This category also includes institutional uses including establishments that serve the religious, municipal, and educational needs of the community. This category can include residential uses as well as commercial uses.

Heavy Commercial/Manufacturing or "M"

Areas that include a wide range of employment-generating office, light industrial, manufacturing, processing, and warehousing uses.

Modifier to "M" district: Heavy Industrial or "HI"

Areas that include heavy industrial or high-impact non-residential sites such as refineries, petroleum storage facilities, chemical manufacturing processes, or waste management services. Sites that feature high levels of ambient noise, lighting, vibration, or produce odors or other similar impacts are within this category.

Future Land Use Notation – Flagship Agriculture Sites

A notation on the future land use map that indicates where the sites such as large nurseries or commercial agricultural operations are located.

Future Land Use Notation -Flagship Recreational Sites

A notation on the future land use map that denotes recreational sites that serve as regional economic drivers.

Future Land Use Notation – Regional Economic Sites

Denotes commercial or industrial sites that are regional economic drivers and consume significant space, produce significant traffic, or bring in multi-modal freight.

15.3 SITES OPTIMAL FOR LOW TO MEDIUM DENSITY RESIDENTIAL FLU

1. Low exposure to flood hazards
2. Frontage or access to an improved local road or highway
3. Existing residential development
4. Proximity to residential development in adjacent parishes or incorporated areas

15.4 SITES OPTIMAL FOR COMMERCIAL FLU

1. Low exposure to flood hazards
2. Location along a highway or improved street intersection or a major corridor
3. Proximity to commercial development within other parishes or incorporated areas

15.5 SITES OPTIMAL FOR INDUSTRIAL FLU

1. Low exposure to flood hazards
2. Large contiguous acreage available
3. Not close to dense residential areas

15.6 SITES OPTIMAL FOR RURAL FLU

1. Not close to dense residential areas
2. Existing agricultural land or nursery use
3. Location in an area subject to flooding
4. Lack of proximity to improved roads or highways

Many sites within the Parish FLU map are undeveloped yet have a residential, commercial, or industrial FLU category assigned to them. This represents potential sites for future development. However, it should be noted that these sites may require significant infrastructure investments in order to operate as their designated FLU uses. The FLU map is a tool for the Parish and developers to identify where to invest resources in extending utilities and infrastructure to further development of some of these undeveloped areas.

15.7 TRANSPORTATION CORRIDORS WITHIN THE FLU METHODOLOGY

In analyzing the future land use map, the Parish reviewed existing highway networks as well as potential improvements or expansions to highway networks to better serve residential, industrial, and commercial corridors. **The Parish identified the following corridors notable for their FLU contributions:**

1. I-55 – a north-south interstate highway that is the main corridor in the Parish
2. U.S. 51 and adjacent rail line running north-south
3. I-12 serving as the main east-west corridor at the south of the Parish
4. Hwy 190 running east-west and connecting neighboring parishes
5. Hwy 22 running east-west and connecting western St. Tammany with Tangipahoa
6. Hwy 445 and 443 running north-south and providing ample opportunities for northward residential, commercial, and industrial development
7. Hwy 16 and 10 running east-west and providing connection from the I-55 corridor to the eastern side of the Parish

In an analysis of these corridors, I-55 and I-12 serve as the most influential commercial and industrial drivers currently, but as demand for residential neighborhoods grows in the Parish and the Parish works to support and expand the local workforce and economy, **Highways 445 and 443 will likely emerge as potential growth corridors, requiring eventual transportation infrastructure improvements. These routes, complimented by Highways 10 and 16 running east-west form a network of nodes and available sites that can relieve some of the development pressure felt most acutely in the west and the south of the Parish by enhancing connectivity to the north, east, and central segments of the Parish, providing access to flood-safe sites for development.**

15.8 CURRENT LAND USE POLICY ANALYSIS

In establishing a direction for future growth Parish-wide, land use policies currently in development, desired community characteristics, development challenges, and areas able to provide more resilient long-term development opportunities were identified, mapped, and analyzed.

Land Use Policies Currently in Development

Tangipahoa Parish has been proactive in developing policies to support planned, sustainable, and resilient growth. Current policies under consideration or in development include:

1. Residential development standards to ensure that new homes are built in harmony with the existing community character
2. Infill development standards to promote the efficient use of land within developed areas
3. Guidelines for Planned Unit Developments (PUD) and Traditional Neighborhood Developments (TND)
4. Special downtown and main street districts

Desired Community Characteristics

While agricultural uses are no longer the primary driver of the local economy, they continue to be vital components of Tangipahoa Parish's community identity and aesthetics. To preserve the rural/agricultural character of the parish, future land use policies should focus on:

1. Agricultural and environmental conservation areas to preserve agricultural land and natural resources such as wetlands, forests, and wildlife habitats
2. Preservation of local heritage to maintain cultural connections, historical significance, and strong community identity and pride
3. Establishment of growth boundaries to control urban sprawl
4. Implementation of urban fringe zoning around municipal boundaries to maintain separation and manage land use transitions between urban and rural areas.

Development Challenges

To ensure sufficient utilities and infrastructure are available to service new development, future land use policies should focus on:

1. Centralizing and expanding sewer treatment facilities
2. Enhancing broadband access for economic and communication requirements
3. Upgrading existing roads and improving road network connectivity
4. Developing active transportation options
5. Ensuring public safety through capital
6. projects and funding for fire, police, EMS, and waste management
7. Supporting schools and education through capital projects and general funding

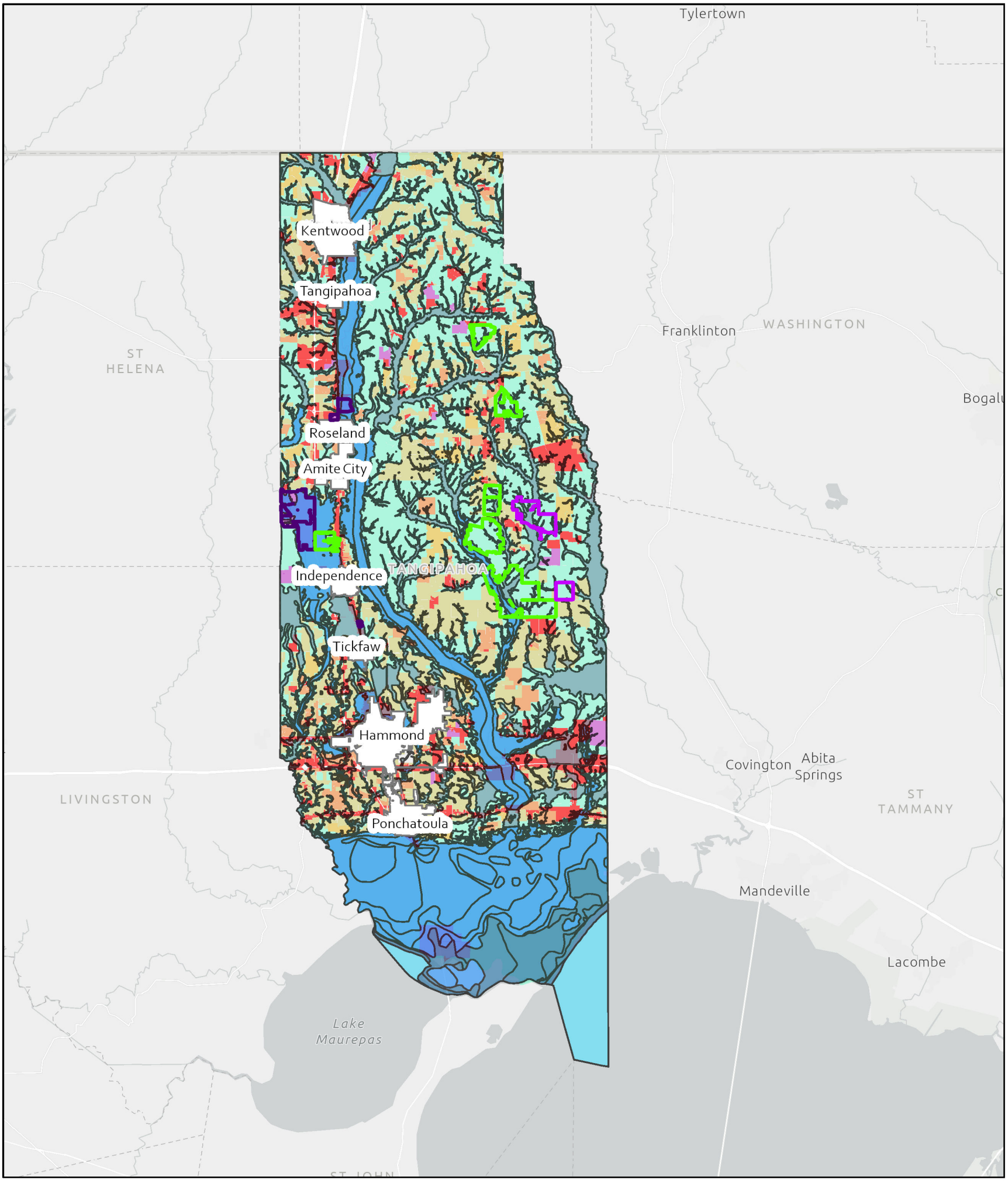
Resilient Long-Term Development Opportunities

To limit impacts of future development on the environment and flood risk, land use policies should:

1. Monitor increases in impervious surfaces in areas prone to flood risk, including installation of driveways, rooftops, parking lots, and other structures that prevent rainwater from naturally infiltrating into the ground.
2. Adopt local grading standards as part of subdivision regulations to mitigate localized standing or stagnant water and flooding incidents.
3. Protect and limit development in wetland areas and areas that provide natural water storage, absorbing excess water during heavy rain events, helping to mitigate flooding.

Postponing review and adoption of local land management regulations will only become more difficult in periods of high population growth. These difficulties arise from reduced local capacity to review land use applications, resulting in less consistent decision-makingand unintended negative consequences due to a lack of coordination and limited local authority to mitigate land use conflicts and their effects on the environment.

Tangipahoa - Future Land Use Map



11/6/2023

1:577,791

0 4.25 8.5 17 mi

0 5 10 20 km

Flagship Sites
- AG
- REC
- HI
- Incroporated Areas

Tangipahoa - Flood Hazard Zones
- AE
- OPEN WATER
- VE
- X

Tangipahoa_Proposed_FLU
- Rural Agriculture and Forestry
- Residential Low Density
- Commercial - Institutional
- Large Estate Residential
- Heavy Commercial - Industrial
- Residential Medium Density

CH. 16
PLAN GOALS & OBJECTIVES

16.1 PLAN GOALS, OBJECTIVES AND POLICIES

The Parish has created Goals, Objectives & Policies specific to the Plan Vision and Focus Areas to guide the day-to-day decisions of elected officials and local government staff and provide a basis for the Parish to make decisions about its future land use.

> ***Goals are general statements of desired community outcomes to which planned effort is directed.***

16.1.1 INFRASTRUCTURE & CRITICAL FACILITIES

VISION: Resilient infrastructure & facilities withstand growth pressures, severe weather, and revenue fluctuations.
FOCUS: Keeping pace with and mitigating impacts of new development.

Goal 1 (Drainage): Stop properties from flooding or slow the increase in flood risk.

- **Objective 1.1:** Improve local drainage effectiveness.
- **Objective 1.2:** Mitigate flooding of existing properties.
- **Objective 1.3:** Mitigate flooding impacts of new development.

IMAGE: HOUSING CONSTRUCTION UNDERWAY IN TANGIPAHOA PARISH

Goal 2: Increase public awareness and understanding of flood risk through outreach and projects with multiple benefits.

- **Objective 2.1**: Develop and Implement a Green Infrastructure & Master Parks Improvement Plan.
- **Objective 2.2:** Develop and Implement a Green Infrastructure + Complete Streets Transportation Improvement Plan
- **Objective 2.3:** Conduct flood risk outreach projects

GOAL 3: Ensure that the water and wastewater systems are adequate to meet the demands of the community.

- **Objective 3.1:** Seek broad funding for sanitary sewer services and facilities.
- **Objective 3.2:** Consolidate water and wastewater systems where possible.
- **Objective 3.3:** Encourage infill opportunities where access to sewer treatment plants is already available or expanding.

GOAL 4: Ensure that consistent, high-speed internet is available parishwide.

- **Objective 4.1**: Improve "middle mile" broadband public network infrastructure.

GOAL 5: Provide citizens with consistently rapid, effective fire-fighting services that minimize threat to life, environment and property.

- **Objective 5.1:** Construct new fire stations in fast-growing areas.
- **Objective 5.2:** Ensure the adequacy and reliability of water supply.
- **Objective 5.3:** Enhance Fire and EMS's ability to identify, prevent, and prepare for and mitigate community risks.

GOAL 6: Encourage the School District to prepare for long-term school population growth, facilities, and transportation network needs.

- **Objective 6.1:** Coordinate with the School Board to complete a Facility & Education Plan.
- **Objective 6.2:** Work with the School Board to ensure the availability of trained staff, such as certified teachers, diesel mechanics and CDL bus drivers.

GOAL 7: Improve public sites and buildings to increase sustainability and resilience.

- **Objective 7.1:** Implement energy conservation, resilience, and adaptive measures throughout all parish-maintained buildings.
- **Objective 7.2:** Provide healthy and safe work environments for employees and citizens of Tangipahoa Parish.

GOAL 8: Facilitate the development and maintenance of all utilities at the appropriate levels of service to accommodate anticipated growth.

- **Objective 8.1:** Provide an adequate level of public utilities to respond to and be consistent with existing and planned land uses within the Parish.
- **Objective 8.2:** Ensure that non-Parish managed utilities provide service commensurate with required state and federally mandated service obligations and established safety and welfare standards.

GOAL 9: Provide a modern, efficient, and sustainable transportation network in the Parish.

- **Objective 9.1:** Maintain a detailed transportation plan building on the work completed in the comprehensive plan.
- **Objective 9.2:** Maintain and repave roadways, bridges, and other transportation infrastructure.
- **Objective 9.3:** Develop and expand public transportation offerings
- **Objective 9.4:** Integrate the principles and practices of complete streets into the parish's planning and execution of projects.
- **Objective 9.5:** Reduce traffic congestion
- **Objective 9.6:** Improve traffic safety.

16.1.2 ECONOMIC DEVELOPMENT

VISION: The Parish is celebrated as a strategic location for business development and job creation.
FOCUS: Balancing economic growth while preserving agricultural and small businesses that define local character.

GOAL 10: Maximize use of rail and road systems to improve Economic Development outcomes.

- **Objective 10.1:** Maximize advantages associated with the Class I rail line.
- **Objective 10.2:** Maximize advantages associated with the interstate system in the Parish.

GOAL 11: Encourage industrial establishments to locate in Central and Northern Tangipahoa Parish

- **Objective 11.1:** Ensure necessary infrastructure is available.
- **Objective 11.2:** Ensure land suitable for industrial uses is identified on the future land use map.
- **Objective 11.3:** Provide high-quality energy jobs to residents that incorporate renewables and decrease energy prices for Tangipahoa consumers.

GOAL 12: Attract young families with children to live, work, and play in the parish through economic development programs to better support income equality and an improved standard of living for all.

- **Objective 12.1:** Focus efforts on providing housing that is affordable and meets the needs of a range of incomes and reducing the cost of living in the Parish.
- **Objective 12.2:** Focus efforts on reducing poverty and social vulnerability in the Parish.

GOAL 13: Support historic preservation efforts across Tangipahoa Parish to retain local, small-town charm, and preserve historically significant structures.

- **Objective 13.1:** Draft a historic preservation plan.
- **Objective 13.2:** Designate one or more Parish Cultural Districts.

GOAL 14: Capitalize on geographical assets for economic development.

- **Objective 14.1:** Maximize benefits associated with the Port of Manchac's strategic location.
- **Objective 14.2:** Maintain the Parish's competitive advantage in manufacturing, wholesale, warehouse and distribution sectors.
- **Objective 14.3:** Support the continued functioning of flagship sites in the Parish like commercial agricultural / nursery uses and the Global Wildlife Center.

16.1.3 ENVIRONMENT & QUALITY OF LIFE

VISION: Natural resources are valued and protected to support outdoor recreation, reduced flood risk, and environmental quality.

FOCUS: Increasing access to nature and managing growth with natural resources in mind.

GOAL 15: Protect and provide access to the Parish's unique environmental and natural resources.

- **Objective 15.1:** Support, protect, and increase connections to the Parish's unique natural resources.
- **Objective 15.2:** Protect and maintain Tangipahoa Parish's air and water quality for future generations.

16.1.4 COMPREHENSIVE PLAN EXECUTION

VISION: The Parish implements its Comprehensive Plan strategically and with clear coordination among stakeholders.

FOCUS: Processes and strategies that are "common sense" planning, are fiscally responsible, and resonate with citizens.

GOAL 16: Proactively manage growth as a "receiver community" able to sustainably accommodate continued in-migration from coastal parishes while maintaining a high quality of life for all residents and businesses.

- **Objective 16.1:** Ensure that future community facility and service needs are met through sound, long range fiscal planning.
- **Objective 16.2:** Implement the Comprehensive Plan.

DEFINITIONS

Demand Responsive Transit: Also known as dial-a-ride or paratransit, allows users to call ahead or use an app to schedule a pickup from a designated location. Vehicles operate on flexible routes based on user requests, making it more adaptive to low-density populations and disperses origins and destinations.

Shuttle Services: small-scale shuttle services can be designed around popular destinations, workplaces, or community events. In rural areas, focusing on specific high-demand services (medical, shopping, etc) can help fill the gaps left by limited or nonexistent fixed-route options.

Ride-Hailing Partnerships: collaborating with ride-hailing services such as uber and lyft to subsidize rides within a certain geographical area or for specific purposes (medical appointments, work commute etc) can offer tailored solutions for those in need and keep them employed/able to access care.

Microtransit: combining aspects of fixed-route transit and on-demand services, microtransit utilizes smaller vehicles like vans and shuttles, adjusting predefined routes based on real-time user demand. Through app-based platforms, riders can request pick-up and drop-off services within a designated zone, offering flexible transit options.

Multi-use pathways: developing infrastructure like multi-use pathways or bike lanes can encourage active transportation options such as walking, cycling, etc for shorter trips.

IMPLEMENTATION TABLE

2045 Comprehensive Plan Implementation Strategies and Timeline - Infrastructure

Goal & Objective	TIMELINE: SHORT	TIMELINE: MEDIUM	TIMELINE: LONG	TIMELINE: ONGOING	Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
1.1: Improve local drainage effectiveness		X			Draft a canals and ditch maintenance plan to: 1. Prioritize clearing channels and ditches throughout the Parish; and 2. Balance the need to move water quickly with maintaining natural functions and ecosystem	Environment	Public Works Dept.	USDA, DNR, DOTD
		X			Isolate opportunities to enhance natural channel design and river embankments to stabilize river systems, slow flows upriver, and create increased capacity downstream.	Environment	Public Works Dept.	
		X			Strategically plan regular systems maintenance and significant capital expenditures to retain, restore, or enhance natural functions; slow and store rain water; and reduce subsidence.	Environment	Public Works Dept.	USDA, DNR, DOTD
	X				Isolate opportunities where changes to regular maintenance protocols or the prioritization of projects upriver can provide immediate positive impacts to the drainage system and enact changes to this effect.	Coordination	Public Works Dept.	
				X	Manage water levels to keep soils heathy and reduce negative impacts of subsidence in coastal areas of the Parish.	Environment	Public Works Dept.	
	X				Invest in backup pumps and generators.	Capital Investment	Community Development / HSEP	GOHSEP, DOTD
		X			Leverage Louisiana Watershed Initiative (LWI) hydrologic models to isolate areas of flooding concern and flood storage opportunity.	Coordination	Community Development / HSEP	GOHSEP, DOTD, LOCD
		X			Provide, maintain and upgrade surface water management systems to minimize impacts on natural systems and to protect the public, property, surface water bodies, and groundwater from changes in the quantity and quality of stormwater runoff due to land use changes.	Environment	Public Works Dept.	
		X			Design storm drainage systems to minimize potential erosion and sedimentation problems, and to preserve natural drainage systems including rivers, streams, flood plains, lakes, ponds and wetlands.	Environment	Public Works Dept.	
				X	Ensure that existing and future stormwater systems are properly operated and maintained.	Projects	Public Works Dept.	
		X			Seek broad funding for stormwater system improvements.	Capital Investment	Community Development / HSEP	GOHSEP, DOTD
		X			Coordinate storm and surface water management programs with adjacent local and regional jurisdictions.	Coordination	Public Works Dept.	
		X			Invest in drainage studies and maintenance strategies.	Capital Investment	Public Works Dept.	USACE, DOTD
		X			Study the feasibility of consolidating drainage districts.	Coordination	Public Works Dept.	
			X		Complete a Master Drainage Plan focused on resource alignment, capital planning, and project development to support long-term resilience and maximize regional flood reduction impacts.	Plan	Public Works Dept.	GOHSEP, DOTD, LOCD
			X		Implement a parish-wide drainage program that integrates with regional watershed projects and maximizes resources to reduce long-term flood risk.	Multiple: Land Use Planning, Project, Environment	Community Development	GOHSEP, DOTD, LOCD
1.2: Mitigate flooding of existing properties	X				Support the development of plans and participate in regional watershed planning activities, including project review and selection, to support selection of Tangipahoa projects in future funding cycles.	Coordination	Community Development	GOHSEP, DOTD, LOCD
	X				Participate in LWI events and apply for future funds to support parishwide drainage alignment, improvements, and long-term flood risk reduction.	Projects	Community Development	
				X	Support projects outside of Tangipahoa Parish when outcomes provide improved natural functions or reduce flood risk in Tangipahoa Parish.	Projects	Public Works Dept.	
				X	Prioritize the development of projects that retain, restore, or enhance natural functions and that do not negatively impact surrounding communities.	Environment	Public Works Dept.	
		X			Improve regional retention systems, including the construction of regional retention projects that benefit the Chappepeela Creek area or other areas. Such a project should include the completion of a Feasibility Study for the 2019 Stormwater Project - Chappepeela Creek Stormwater Detention.	Project	Community Development	GOHSEP, DOTD, LOCD
			X		Leverage LWI science and data to develop and consider project alternatives, assess impacts to neighboring communities, and to develop a project benefit cost analysis.	Coordination	Community Development	GOHSEP, DOTD, LOCD
				X	Coordinate with upriver and downriver communities to build support and understanding of project challenges and alternative project concepts under consideration.	Coordination	Community Development	
	X				Investigate clusters of repetitive loss structures (as identified by FEMA) and conduct Repetitive Loss Area Analyses to investigate the source of repetitive flooding.	Project	Planning Dept.	
	X				Continue to pursue FEMA Hazard Mitigation Grants to support homeowners whose homes may be located too low and are in need of an elevation grant.	Project	Community Development	GOHSEP, DOTD, LOCD
	X				Aim for a lower density (buildings per acre) in areas subject to significant flood risk.	Land Use Planning	Planning Dept.	
		X			Identify areas that serve a critical function as natural floodplains, wooded areas, and retention areas.	Land Use Planning	Planning Dept.	LDWF, LOCD
		X			Preserve areas serving a critical function as natural floodplains, wooded areas, or retention areas by reducing building density and preserving open space.	Land Use Planning	Planning Dept.	

2045 Comprehensive Plan Implementation Strategies and Timeline - Infrastructure

Goal & Objective	TIMELINE: SHORT	MEDIUM	LONG	ONGOING	Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
1.3: Mitigate flooding impacts of new development				X	Use science and data to make decisions, re: project development and resource prioritization.	Coordination	Community Development / HSEP	
			X		In undeveloped areas surrounding Robert, implement an Urban Growth Boundary and recreational amenities to retain natural areas that store floodwater, actively reduce flood risk, and increase access to recreational opportunities for existing, developed areas nearby.	Multiple: Land Use Planning, Project, Environment	Planning Dept.	
			X		Limit the conversion of natural green spaces to impervious surfaces when such conversion negatively impacts surrounding areas' drainage.		Planning Dept.	
			X		Require new homes built in areas projected to flood less than 3 feet by 2050 be elevated at least 3 feet from BFE and be constructed on pier and beam foundations.	Land Use Planning	Planning Dept.	
			X		Limit density where it is unsafe to build (i.e. in a high-risk flood zone).	Land Use Planning	Planning Dept.	
	X				Incentivize residential construction in locations that are "out of harm's way" to avoid cumulative development impacts in flood zones.	Land Use Planning	Planning Dept.	
	X				Incentivize new development, especially residential development in areas that are outside of flood zones. Maximize the use of land that is "high and dry."	Land Use Planning	Planning Dept.	
	X				Cluster residential buildings on the portions of a lot that have higher elevation, are farther away from the flood zone, or have land that is not considered a wetland.	Land Use Planning	Planning Dept., local developers	
2.1: Develop and Implement a Green Infrastructure & Master Parks Improvement Plan		X			Invest in regular training and capacity building for regular maintenance of new drainage systems involving green infrastructure and natural functions.	Capacity Building	Public Works Dept.	
		X			Invest in software and capital equipment needed to effectively evaluate and manage low impact development and green infrastructure project elements.	Capacity Building	Public Works Dept.	
			X		Encourage green infrastructure and low impact stormwater retention policies in existing areas that flood from drainage systems becoming overwhelmed from rainfall events and in new developments located in areas within the floodplain.	Plan	Public Works Dept.	
			X		Include multi-purpose trails that connect communities and community facilities, create opportunities for recreation, and support improved drainage.	Plan	Community Development	
2.2: Develop and Implement a Green Infrastructure + Complete Streets Transportation Improvement Plan		X			Create a comprehensive street system that provides reasonable vehicular circulation throughout the Parish while enhancing the safety and function of local transportation systems.	Plan	Community Development	
		X			Design transportation facilities to preserve and to be consistent with the natural and built environments.	Project	Community Development	
		X			Landscape transportation facilities to complement neighborhood character and amenities. Where appropriate, incorporate street trees in planting strips to improve air quality and visual aesthetics, and implement traffic calming effects.	Environment	Community Development	
2.3: Conduct flood risk outreach projects			X		Continue to seek funds and partnerships to limit and mitigate the effects of illegal garbage dumping and prevent waste from entering parish waterways, degrading water quality and blocking passages necessary for stormwater drainage.	Public Outreach	Community Development	
			X		Promote and support public education and involvement programs that address surface water management issues.	Public Outreach	Community Development	Communications Department
3.1: Seek broad funding for sanitary sewer services and facilities.	X				Coordinate with the Louisiana Department of Health (LDH) to investigate funding opportunities targeted to support water and waste water system improvements and to improve access across growing communities.	Coordination	Public Works Dept.	
			X		Secure funding to implement system consolidation and system expansion into areas experiencing negative environmental impacts or heightened development pressure.	Project	Planning Dept.	
			X		Develop and adopt impact fees to address future infrastructure gaps.	Administration	Planning Dept.	
3.2: Consolidate water and wastewater systems where possible			X		Actively encourage all residents within the Parish to connect to public sewer.	Multiple: Land Use Planning, Public Outreach	Public Works Dept.	Communications Department
			X		Provide regulatory or other incentives for the installation of centralized sewer and water systems to minimize environmental impacts and promote environmental quality.		Public Works Dept.	Communications Department, DEQ
	X				Investigate improvements and possible consolidation of water and waste water systems, where possible.		Public Works Dept.	
	X				Undertake studies to ensure that FLU map categories and potential zoning or land development standards enable efficient use of utilities and infrastructure in fringe areas near incorporated areas.	Land Use Planning	Planning Dept.	

IMPLEMENTATION TABLE

2045 Comprehensive Plan Implementation Strategies and Timeline - Infrastructure

Goal & Objective	TIMELINE: SHORT	MEDIUM	LONG	ONGOING	Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
3.3: Encourage infill opportunities where access to sewer treatment plants is already available or expanding.	X				Condition development approval on the orderly and timely provision of sanitary sewers. Adequate sewer service capacity should be assured prior to the approval of any new development application.	Land Use Planning	Planning Dept.	
			X		Adopt standards that apply stricter scrutiny towards development plans that include individual wastewater treatment plants when protections for local waterways are not provided.	Land Use Planning	Planning Dept.	
			X		Maximize MS4 parishwide minimum requires to increase public awareness of environmental impacts of unmaintained individual waste water treatment plants.	Public Outreach	Public Works Dept.	LDEQ
4.1: Improve "middle-mile" broadband public network infrastructure.	X				Closely monitor the implementation of current Broadband Initiative Projects to improve "middle mile" broadband public network infrastructure to create a "ring" of middle-mile infrastructure through the central areas of the parish.	Administration	Community Development	
	X				Special attention to these areas: Area 1: Kentwood Area 2: West of I-55, north of 442 Area 3: East of I-55, just north of Hammond Area 4: East of Amite Elementary Magnet School Area 5: South of Chesbrough Elementary School	Multiple: Economic Development, Project	Community Development	
		X			Complete current projects and assess what service gaps remain as these projects conclude in the late 2020s.	Multiple: Economic Development, Project	Community Development	
5.1: Construct new fire stations in fast-growing areas.	X				Identify and pursue funding mechanisms for fire station development and renovation to operate and maintain fire facilities that provide a safe and secure environment.	Project	Community Development	FEMA, GOHSEP
	X				Special attention to these areas: Robert (and the area immediately north of Robert), Lorraine, Lees Landing, Holton, east of Amite, north, south, and east of Kentwood, north, south, and east of the Village of Tangipahoa, Fluker, most of central Tangipahoa	Multiple: Economic Development, Project	Community Development	
5.2: Ensure the adequacy and reliability of water supply.			X		Adopt fees to support expansion of water lines and investment in fire protection services.	Administration	Parish Council and Administration	
			X		Ensure adequate distribution of hydrants and access points for pumping.	Project	Public Works Dept.	
5.3: Enhance Fire and EMS's ability to identify, prevent, and prepare for and mitigate community risks.				X	Innovate and leverage new technology to reduce complexity, increase efficiency and improve outcomes - an example of this is to digitize locations of fire services and infrastructure.	Project	HSEP	
				X	Encourage data-driven decision-making and information sharing.	Coordination	HSEP	
				X	Strengthen the culture of health and wellness to improve responder safety and survival.	Administration	HSEP	
				X	Promote the professional development of Fire and EMS personnel to respond to and recover from all hazards incidents.	Administration	HSEP	
	X				Review equipment, training, policies and procedural needs to determine and improve the speed at which various fire flows are able to be established.	Coordination	HSEP	
		X			Support development of a 10-year Fire Department Master Plan to help Fire and EMS increase their organizational resilience, improve long-term risk management, and establish goals and performance measures to evaluate the effectiveness of the fire and emergency services system in future years.	Plan	HSEP	
6.1: Coordinate with the School Board to complete a Facility and Education Plan		X			The Facility & Education Plan's strategic goals includes at a minimum the following goals: Goal 1: Provide all students with a safe school environment in which to learn. Goal 2: Meet the needs of all students through current and expanded programs. Goal 3: Achieve the highest standards of state assessment programs. Goal 4: Attract and retain highly qualified and certified professionals for all positions. Goal 5: Embrace technology on all fronts in personnel; infrastructure, machines, and training for teachers and availability for students and parents.	Plan	Parish Council and Administration	
		X			In coordination with the Parish School Board, work to align goals to plan, fund, improve, and construct roads to reduce congestion, improve safety, and access new and expanded school locations.	Plan	Parish Council and Administration	
		X			Assess LA-22 for safety and congestion management improvements to reduce incidence of crashes between buses and motor vehicles and reduce congestion via road improvements and widening.	Plan	Community Development	
		X			Assess Neal Road for safety and congestion management improvements to reduce incidence of crashes.	Plan	Community Development	

2045 Comprehensive Plan Implementation Strategies and Timeline - Infrastructure

Goal & Objective	TIMELINE: SHORT	MEDIUM	LONG	ONGOING	Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
6.2: Work with the School Board to ensure the availability of trained staff, such as certified teachers, diesel mechanics, and CDL bus drivers.			X		Improve access to workforce education that can fill parish school system needs.	Administration	Community Development	
			X		School Board collaborates with Northshore Technical Community College, Southeastern Louisiana University, and private industry to train more diesel mechanics and CDL drivers.	Coordination	School Board	Technical colleges and university partners
			X		Provide courses at high schools and NTCCC to train and certify diesel mechanics.	Project	School Board	Technical colleges and university partners
			X		Collaborate with private market automotive maintenance shops to increase the number of diesel mechanics available and augment training programs.	Coordination	School Board	Technical colleges and university partners
			X		NTCC collaborates with the parish to train and license CDL bus drivers and creates and implements a high school-to-CDL pipeline within existing school curricula.	Coordination	School Board	Technical colleges and university partners
7.1: Implement energy conservation, resilience, and adaptive measures throughout all parish-owned facilities.		X			Implement green infrastructure in all Parish-maintained public sites.	Project	Community Development	
		X			Ensure all Parish-constructed / funded / maintained buildings are elevated above the 500-year flood level and are constructed with FORTIFIED commercial construction methods.	Project	Community Development	
		X			Provide shelter spaces in 10% of all Parish-maintained buildings capable of withstanding hurricane conditions.	Project	Community Development / HSEP	FEMA, GOHSEP
7.2: Safe environments for employees	X				Goal 7.2: Provide healthy and safe work environments for employees and citizens of Tangipahoa Parish. --> Digitize infrastructure systems parishwide.	Coordination	Planning Dept.	
8.1: Provide an adequate level of public utilities to respond to and be consistent with existing and planned land uses within the Parish.	X				Promote the co-location of new public and private utility distribution lines with planned or existing systems that are both above and below ground in joint trenches and/or right-of-way where environmentally, technically, economically and legally feasible. *Note: The Parish understands that some utilities may have unique safety and maintenance requirements which limit their inclusion in joint use corridors.*	Coordination	Planning Dept.	
				X	Whenever a street replacement or repavement occurs the Parish shall coordinate with all utilities to ensure that any utility replacement or extension occurs before the street repaving or construction occurs.	Coordination	Planning Dept.	
				X	Encourage the appropriate siting, construction, operation, and decommissioning of all utility systems in a manner that reasonably minimizes impacts on adjacent land uses.	Coordination	Planning Dept.	
		X			Mandate the coordination of non-emergency utility trenching activities and street repair to reduce impacts on mobility, aesthetics, noise and other disruptions.	Coordination	Planning Dept.	
		X			Coordinate with utility providers to ensure that the general location of existing and proposed utility facilities is consistent with other elements of the Comprehensive Plan.	Coordination	Planning Dept.	
8.2: Ensure that non-Parish managed utilities provide service commensurate with required state and federally mandated service obligations.		X			Coordinate the exchange of data with utility providers. Provide utility providers with current information on development patterns and permit activity within the Parish. Provide relevant information on population, employment, and development projections.	Administration	Planning Dept.	
		X			New telecommunications and electric utility distribution lines should be installed underground, where practical, in accordance with rules, regulations, and tariffs applicable to the serving utility.	Administration	Planning Dept.	
		X			New, reconstructed or upgraded towers and transmission lines should be designed to minimize aesthetic impacts appropriate to their surroundings whenever practical.	Land Use Planning	Planning Dept.	
9.1: Maintain a detailed transportation plan building on the work completed in the Comprehensive Plan				X	The Plan should chart a path toward a transportation network that seamlessly connects people to jobs, services, and recreation opportunities while supporting alternative modes of travel and improved connections to the natural environment.	Plan	Planning Dept.	
				X	The plan should outline implementation steps to create a well-designed transportation system through reasonable, planned, economically feasible transportation improvements that support adopted land use plans, protect, or improve business access, and protect the parish's neighborhoods.	Plan	Planning Dept.	
				X	Phase implementation of transportation plans concurrently with growth to allow adequate transportation facilities and services to be in place concurrent with development; or, if the transportation network cannot be feasibly expanded to accommodate the Future Land Use Plan (Chapter 16) and the adopted level-of-service, for financial, geographic, or other reasons, re-examine land use, level of-service, and economic inputs to establish a balance.	Plan	Planning Dept.	
				X	Assess and recommend improved road lighting standards in areas Southeast of 1-55 and others experiencing increased growth.	Administration	Planning Dept.	
				X	Provide a balance between protecting neighborhoods from increased through traffic while maintaining access to neighborhoods.	Plan	Planning Dept.	

IMPLEMENTATION TABLE

2045 Comprehensive Plan Implementation Strategies and Timeline - Infrastructure

Goal & Objective	TIMELINE				Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
	SHORT	MEDIUM	LONG	ONGOING				
9.1: Maintain a detailed transportation plan building on the work completed in the Comprehensive Plan				X	Streets and pedestrian paths in residential neighborhoods should be arranged as an interconnecting network that serves local traffic and facilitates pedestrian circulation.	Plan	Planning Dept.	
		X			Improve existing north-south roads between LA 38 and LA 16 to provide access needed to support commercial and industrial developments and provide better access for residents to shopping, dining, entertainment, and emergency services. This includes: - Improve LA 1054 from its intersection with LA 1061 at Spring Creek south to its intersection with LA 16 near Amite. - Improve LA 1061 from its intersection with LA 38 south to its intersection with LA 10 at Wilmer where it would connect with LA 445.	Project	Planning Dept.	
9.2: Maintain infrastructure.		X			Maintain and repave roadways, bridges, and other transportation infrastructure identified as needing maintenance.	Project	Planning Dept.	DOTD Rural Project Initative TIFIA
9.3: Develop and expand public transportation offerings.		X			Develop and expand public transportation offerings, including bus routes, shuttles, park-and-ride facilities, to better connect more remote residential areas with employment centers, medical facilities, and commercial hubs.	Project	Planning Dept.	
			X		Collaborate with regional partners to explore the feasibility of high-capacity transit options such as express bus service to better connect Tangipahoa Parish with neighboring cities and Parishes.	Coordination	Planning Dept.	
			X		Assess the feasibility of alternatives and augmentation for fixed-route transit options in rural areas, including Demand Responsive Transit, Shuttle Services, Ride-Hailing Partnerships, Microtransit, and Multi-use pathways.	Administration	Planning Dept.	
Goal 9: Provide a modern, efficient, and sustainable transportation network in the Parish. Objective 9.4: Integrate the principles and practices of complete streets into the Parish's planning and execution of projects.				X	Integrate the principles and practices of complete streets into the parish's planning and execution of projects. A Complete Streets approach focuses on user needs so that all residents and visitors, regardless of their age, ability, or financial resources, can safely and efficiently use the public right-of-way to meet their transportation needs regardless of their preferred mode of travel.	Plan	Planning Dept.	
				X	Plan for, design, construct, operate, and maintain an appropriate and cohesive transportation system that will meet the needs of motorists, pedestrians, bicyclists, wheelchair users, transit vehicles and riders, freight haulers, agricultural vehicles, emergency responders, and residents of all ages and abilities.	Plan	Planning Dept.	
			X		Consider all users and modes of travel from the start of planning and design work. Transportation improvements must be viewed as opportunities to create safer, more accessible streets for all users.	Plan	Planning Dept.	
			X		The Parish will cooperate with other transportation agencies, regional and local agencies to request that the principles and practices of complete streets are embedded within their planning, design, construction, and maintenance activities.	Coordination	Planning Dept.	
				X	Implementation of complete streets policies shall take into account the goal of enhancing the context and character of the surrounding built and natural environments.	Environment	Planning Dept.	
				X	Appropriate attention will be given to projects that enhance the overall transportation system and its connectivity for access to parks or recreation areas, schools, shopping/commercial areas, public transportation, employment centers, existing pedestrian or bicycle networks, or regional bicycle pedestrian plans prepared by other associated groups.	Plan	Planning Dept.	
				X	The Public Works Director and/or designees should report to the Parish Council to discuss the transportation projects undertaken (or planned) to discuss the extent to which each of these projects have met, or are expected to meet, non - motorized needs and plans.	Administration	Planning Dept.	
	X				Collaborate with incorporated areas of the Parish to make sure that the Parish's non -motorized plans are integrated with city plans.	Coordination	Planning Dept.	
		X			Maintain, enhance, and increase pedestrian and bicycle travel by providing safe and convenient routes for the commuting and recreating public.	Multiple: Land Use Planning, Transportation Planing, Public Outreach	Planning Dept.	
		X			Encourage pedestrian and bicycle connections between residential developments, neighborhood commercial centers, recreation areas. Use incentives or regulations to encourage new construction to promote pedestrian and bicycle connections to schools, parks, community centers, public transit services and facilities, neighborhoods and other services.		Planning Dept.	
		X			Provide a non-motorized transportation system that effectively serves the needs of pedestrian and bicycle users and encourages non-motorized travel and provides a continuous network of attractive sidewalks, footpaths, bike routes, pathways, and trails throughout the Parish.		Planning Dept.	
		X			Develop a comprehensive bicycle and pedestrian master plan to encourage and protect active transportation as integrated modes within the overall transportation network.	Plan	Planning Dept.	

2045 Comprehensive Plan Implementation Strategies and Timeline - Infrastructure

Goal & Objective	TIMELINE: SHORT	TIMELINE: MEDIUM	TIMELINE: LONG	TIMELINE: ONGOING	Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
Goal 9: Provide a modern, efficient, and sustainable transportation network in the Parish. Objective 9.4: Integrate the principles and practices of complete streets into the Parish's planning and execution of projects.		X			Establish a network of bicycle routes within the Parish to connect those land uses likely to produce significant concentrations of bicycle usage. Work with interested parties in the planning of such a network. **Focus Area** – Improvements to Manchac Greenway to improve bicycle use and safety. **Focus Area** – Improvements to US Highway 51 road surface and shoulder to support bicyclists. **Focus Area** – Explore feasibility of a separated bile path along US Hwy 51 into Downtown Ponchatoula. **Focus Area** – Explore feasibility of a bike path in Loranger, along N. Thibodaux Road.	Project	Planning Dept.	
		X			Whenever practical, provide safe access for pedestrians and bicyclists to transit stops.	Project	Planning Dept.	
		X			Seek to develop a comprehensive pedestrian and bicycle signage program that provides directional information, identification of on/off street routes, and a printed non-motorized facilities map.	Multiple: Land Use Planning, Transportation Planing, Public Outreach	Planning Dept.	
		X			Implement policies and procedures regarding design standards for bike routes, pathways, and trails. ADA standards will be considered, where appropriate.		Planning Dept.	
		X			Make sure that public projects include improved sidewalks and pedestrian amenities that connect areas and service routes in regular use. **Focus Area** - Pumpkin Center area: "There should be a bus line servicing General Ott Rd, Pumpkin Center Rd, and Highway 22 that connects to the preexisting bus lines in Hammond and Ponchatoula." **Focus Area** - Improved crossing and new sidewalk system connecting Ponchatoula and Hammond.	Project	Planning Dept.	
Goal 9: Provide a modern, efficient, and sustainable transportation network in the Parish. Objective 9.5: Reduce traffic congestion.	X				Prioritize reduction in traffic congestion that degrades the safety and reasonable functioning of the local transportation system.	Plan	Planning Dept.	
	X				Develop and utilize a system of level-of-service standards which promote growth where appropriate while preserving and maintaining the existing transportation system.	Multiple: Land Use Planning, Transportation Planing, Public Outreach	Planning Dept.	
			X		Manage access along all principal and minor arterial corridors, and access points to residential, commercial, and industrial development. Utilize adopted Access Management techniques to preserve the flow of traffic on the road system while providing adequate access to adjacent land uses. These could include: limit the number of driveways (usually one per parcel); locate driveways away from intersections; and connect parking lots and consolidate driveways to create more pedestrian-oriented street design and encourage efficiency of both land uses and the adjacent transportation system.	Multiple: Land Use Planning, Transportation Planing, Public Outreach	Planning Dept.	
			X		Coordinate land use and transportation planning to meet the needs of the Parish.	Land Use Planning	Planning Dept.	
			X		Arrange streets and pedestrian paths in residential neighborhoods to form grid or flexible grid network where feasible.	Land Use Planning	Planning Dept.	
			X		Foster connectivity of new development with the surrounding neighborhood, allowing cul-de-sacs only where it can be clearly demonstrated that a future connection will not be necessary.	Land Use Planning	Planning Dept.	
			X		Promote employer strategies and educational efforts that help shift travel demand to off-peak travel periods.	Public Outreach	Planning Dept.	
			X		Coordinate with public agencies, utilities and developers to minimize activities that impact principal roads during peak traffic hours.	Coordination	Planning Dept.	
			X		Continue to apply mitigation strategies to reduce the traffic impact of new development.	Land Use Planning	Planning Dept.	
			X		Relieve traffic congestion in the South - this may include: (1) Add one or more new I-12 interchanges between the parish boundary with St. Tammany and the Airport Rd to provide more direct access to and from I-12 for land north and south of the Interstate. (2) Assess feasibility interchange located at I-12 and Fire Tower Rd. (3) Assess feasibility interchange located at I-12 and Sontheimer Rd. (4) Improve LA 445 from LA 22 in the south to LA 10 at Wilmer in the north to serve as a north-south arterial for the east side of the parish.	Project	Planning Dept.	

IMPLEMENTATION TABLE

2045 Comprehensive Plan Implementation Strategies and Timeline - Infrastructure								
Goal & Objective	TIMELINE				Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
	SHORT	MEDIUM	LONG	ONGOING				
Provide a modern, efficient, and sustainable transportation network in the Parish; Objective 9.6: Improve traffic safety.		X			Analyze high-incident areas and implement traffic calming measures, such as installing speed bumps, implementing road diets, improving signage, and installing pedestrian crossings to improve public safety.	Multiple: Land Use Planning, Transportation Planing, Public Outreach	Planning Dept.	
		X			Upgrade street lighting to improve visibility and safety for all users.	Capital Investment	Planning Dept.	
		X			Improve the safety of crossings for pedestrians and bicycles where streets intersect with rail facilities, trails, paths and all areas where pedestrians and/or bicycle movements are encouraged. **Focus areas include**: - City of Ponchatoula, improvements to crossing and sidewalks Bus 51 in the area entering and exiting the Walmart Supercenter. - City of Hammond, improvements to crossings on Happyswood Road. - Railroad intersection at Old Covington Hwy and S.W. Railroad Avenue. - Railroad intersection at N. Oak Street and W. Robinson St. - Railroad intersection in Loranger along N. Thibodaux Avenue. - Pumpkin Center, sidewalk improvements along General Ott Road around the S. Billville Road intersection.	Project	Planning Dept.	

2045 Comprehensive Plan Implementation Strategies and Timeline - Economic Development

Goal & Objective	TIMELINE				Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
	SHORT	MEDIUM	LONG	ONGOING				
10.1: Maximize advantages associated with the Class I rail line.	X				Ensure that the land use plan identifies land adjacent to or close to rail line that permits the construction of spur lines as suitable for industrial and commercial development, provided such land uses are compatible with adjacent development and do not pose negative impacts to existing residential neighborhoods.	Land Use Planning	Community Development	
	X				Provide incentives for businesses that need access to rail to collocate so that the cost of a spur can be shared, and the disruption and nuisance effect of train is limited. Incentives should include support for the installation and construction of infrastructure at locations the parish identifies and suitable for industrial and commercial development.	Land Use Planning	Community Development	
10.2: Maximize advantages associated with the interstate system in the Parish.			X		Work with the Louisiana Department of Transportation and Development (LADOTD) and the Regional Planning Commission (RPC) to maintain and improve I-12 and I-55.	Project	Community Development	
			X		Work with the Louisiana Department of Transportation and Development (LADOTD) and the Regional Planning Commission (RPC) to add an I-12 interchange between the border with St. Tammany Parish and Sontheimer Road.	Project	Community Development	
		X			Work with the Louisiana Department of Transportation and Development (LADOTD) and the Regional Planning Commission (RPC) to maintain and improve state highways used as arterials and collectors between commercial/industrial areas and I-12 and I-55.	Project	Community Development	
		X			Improve existing parish roads and construct new ones that provide arterial and collector connections between commercial/industrial areas and I-12 and I-55.	Project	Community Development	
		X			Work with municipalities to construct new streets and improve existing ones that provide arterial and collector connections between commercial/industrial areas and I-12 and I-55.	Coordination	Community Development	
Goal 11: Encourage industrial establishments to locate in Central and Northern Tangipahoa Parish Objective 11.1: Ensure necessary infrastructure is available.		X			Encourage industrial establishments to locate in Central and Northern Tangipahoa Parish to create more available job opportunities in rural areas, stimulate the location of other services including food and retail businesses, reduce travel time and the transportation burdens for area residents, and lessen the development pressure on southern parts of the Parish.	Multiple: Land Use Planning, Transportation Planing, Public Outreach	Planning Dept.	
		X			Ensure necessary infrastructure is available – sewer, water, drainage, streets, public safety – to support manufacturing, especially in the central and northern parts of the Parish.	Multiple: Land Use Planning, Transportation Planing, Public	Planning Dept.	
		X			Ensure sanitary sewer systems can capture and properly treat wastewater from manufacturing processes prior to being discharged back into the environment.	Multiple: Land Use Planning, Transportation Planing, Public	Public Works Dept.	
		X			Identify and enact ways to fund infrastructure improvements that do not become a burden on residents and landowners. Funding methods should consider a mix of impact fees and targeted Tax Increment Finance (TIF) zones, to take advantage of projected increases in property and sales tax revenues to finance these infrastructure improvements.	Multiple: Land Use Planning, Transportation Planing, Public Outreach	Planning Dept.	
			X		Work with the Louisiana Department of Transportation and Development (LA DOTD), the Regional Planning Commission (RPC), and the municipalities to maintain and improve the capacity of local roads and state and federal highways that connect the manufacturing sites to the Interstate system.	Coordination	Community Development	
11.2: Ensure land suitable for industrial uses is identified on the future land use map.			X		For sites identified as "Heavy Industrial" on the future land use map, conduct land use and zoning studies to confirm existing conditions, available infrastructure, and set minimum standards to mitigate negative land use impacts prior to zoning properties for industrial use.	Land Use Planning	Planning Dept.	
			X		Continue to work with municipalities, state agencies, and manufacturers to support site identification and permit issuance.	Coordination	Planning Dept.	
			X		Isolate available industrial sites suitable for renewable energy use.	Environment	Economic Development	
11.3: Provide high-quality energy jobs to residents that incorporate renewables and decrease energy proces for Tangipahoa consumers.			X		Promote and further study existing and alternative energy sources.	Environment	Economic Development	
			X		Track the economic impacts of Solar through economic impact studies to build a long-term analysis of how such projects contribute economically and environmentally.	Multiple: Environment, Capital Improvement	Economic Development	
			X		Incorporate renewable energy into economic development initiatives, including targeting the renewable energy industry and its employers to advance statewide initiatives locally.	Environment	Economic Development	

IMPLEMENTATION TABLE

2045 Comprehensive Plan Implementation Strategies and Timeline - Economic Development

Goal & Objective	TIMELINE				Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
	SHORT	MEDIUM	LONG	ONGOING				
12.1: Focus efforts on providing housing that is affordable and meets the needs of a range of incomes and reducing the cost of living in the Parish.				X	Make sure that incomes keep pace with inflation and the rising cost of living nationwide.	Economic Development, Project	Economic Development	
				X	Work to ensure that housing prices remain competitive in the Parish by encouraging the development of workforce and "missing middle" housing.		Planning Dept.	
				X	Invest in education and workforce development to attract economic growth and reduce “skill mismatch” between labor market and industry requirements		Economic Development	
				X	Align school curricula with local industries to address the skill needs for quality jobs in the parish		Economic Development	
				X	Improve employment opportunities in north and central areas of Tangipahoa Parish, including a focus on increasing the availability of higher-paying jobs in northern Tangipahoa Parish by encouraging manufacturing, warehousing and distribution companies to locate in central or northern part of the Parish.		Economic Development	
				X	Increase the public’s awareness of library resources and services.	Public Outreach	Library System	Communications Dept.
				X	Continue providing high quality programming through the public library system that promote reading and lifelong learning, and provides leisure entertainment.	Economic Development, Project	Library System	
				X	Develop specialized workforce and supportive services through the library system that address community needs and are responsive to changing demographics.	Project	Library System	
				X	Utilize technology through the library system to provide efficiencies that enhance customers' experience with finding employment and conducting workforce training.	Project	Library System	
12.2: Focus efforts on reducing poverty and social vulnerability in the Parish.				X	Support residents at or nearing poverty, considered vulnerable, or identified as low- to moderate income households to improve their quality of life and better ensure all benefit from long-term growth opportunities.	Economic Development, Project	Community Development	
				X	Target social programs, workforce development, capital improvements, and emergency management and recovery efforts in areas having a higher concentration of poverty in the western and northwestern areas of the Parish.	Economic Development, Project	Community Development	
13.1: Draft a historic preservation plan.		X			Establish a Parish Historic Advisory Council charged with developing a parish-wide historic preservation plan, including the identification of historically and architecturally significant structures, and recommendations on the pursuit of appropriate recognition and protections.	Project	Planning Dept.	
		X			Provide municipalities with technical assistance associated with the identification and protection of historic buildings and support to establish effective frameworks for long-term preservation within their jurisdictions.	Coordination	Planning Dept.	
		X			Adopt land use standards to promote small town Main Street development reflective of historic development patterns in areas of anticipated commercial growth in the north and central areas of the parish.	Land Use Planning	Planning Dept.	
13.2: Designate one or more Parish Cultural Districts.		X			Designate one or more Parish Cultural Districts to leverage available resources dedicated to restoration and reuse of older, historic structure to create new funding sources to further local preservation goals.	Administration	Planning Dept.	
Goal 14: Capitalize on geographical assets for economic development; Objective 14.1: Maximize benefits associated with the Port of Manchac's strategic location.	X				Identify and maintain the land use of the existing port complex and the neighboring expansion tract as industrial.	Land Use Planning	Planning Dept.	
			X		Work with the state and Regional Planning Commission to maintain U.S. Highway 51, which provides access to I-55.	Project	Planning Dept.	
			X		Work with the Port and state to maintain the North Pass channel to a depth of at least 9.0’ to support barge traffic.	Project	Parish Council and Administration	
			X		Support the Port’s efforts to extend the floodwall along its North Pass frontage to provide protection from storm surge.	Project	Parish Council and Administration	
			X		Support the Port’s effort to get a natural gas line extended to the to Port complex to provide reliable energy source for manufacturing and ship operations.	Administration	Parish Council and Administration	
			X		Work with State legislators, Port of South Louisiana, and the State Department of Economic Development to maintain the Parish’s designation as a Foreign Trade Zone or FTZ.	Coordination	Parish Council and Administration	
Goal 14: Capitalize on geographical assets for economic development. Objective 14.2: Maintain the Parish's competitive advantage in manufacturing, wholesale, warehouse and distribution sectors.				X	Maintain the Parish’s competitive advantage in the manufacturing and wholesale sectors of the economy, while mitigating impacts to neighboring less intense uses.	Land Use Planning, Transportation Planing, Public Outreach	Economic Development, Planning Dept.	
				X	Identify existing and future areas for industrial parks and ensure land use regulations and zoning support their development, expansion, and maintenance.	Land Use Planning	Economic Development, Planning Dept.	
				X	Work with state, RPC, and municipalities to improve existing roads and construct new roads to provide connections to the industrial parks and the Interstates without having to pass through downtown areas or residential neighborhoods.	Land Use Planning, Transportation Planing, Public Outreach	Community Development	

2045 Comprehensive Plan Implementation Strategies and Timeline - Economic Development

Goal & Objective	TIMELINE				Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
	SHORT	MEDIUM	LONG	ONGOING				
Goal 14: Capitalize on geographical assets for economic development. Objective 14.2: Maintain the Parish's competitive advantage in manufacturing, wholesale, warehouse and distribution sectors.				X	Work with municipalities, water and sewer districts, and utility companies to provide infrastructure to existing and future industrial park sites.	Coordination	Community Development	
				X	Mitigate the impacts of any industrial / warehouse / distribution land use sites to neighboring less intense uses.	Land Use Planning	Planning Dept.	
			X		Ensure sufficient land in proximity to the Interstate and rail line are identified for commercial or industrial land use suitable to support warehousing and distribution establishments.	Land Use Planning	Planning Dept.	
			X		Study the feasibility of upgrading City of Hammond Airport to serve as an air freight hub and, if feasible, work to provide funding and support to upgrade the airport to serve as an air freight hub.	Land Use Planning	Community Development	
			X		Work with the Louisiana Department of Transportation and Development (LA DOTD), the Regional Planning Commission (RPC), and the municipalities to maintain and improve the capacity of local roads and state and federal highways that connect warehouse and distribution centers to the Interstate system.	Coordination	Community Development	
			X		Work with Canadian National and business owners to construct and maintain rail spurs that connect industrial and commercial centers to the North American rail system.	Coordination	Community Development	
14.3: Support the continued functioning of flagship sites in the Parish like commercial agriculture /nursery uses and the Global Wildlife Center.	X				Support continued benefits from the Parish's unique cultural destinations.	Administration	Community Development	
	X				Create an environment that supports and encourages unique destinations and natural areas, while proactively mitigating road congestion, nuisances to neighboring properties, and unique utility requirements.	Administration	Community Development	
	X				Provide policies, land use regulations, and procedures that allow unique attractions or proposals to be evaluated and approved individually based on the project's characteristics, location, and possible impact on neighboring properties and natural areas.	Land Use Planning	Planning Dept.	
	X				Acknowledge the location of existing Flagship Agricultural Sites and Regional Economic Impact Sites on the Parish Future Land Use Map	Land Use Planning	Planning Dept.	

IMPLEMENTATION TABLE

2045 Comprehensive Plan Implementation Strategies and Timeline - Environment

Goal & Objective	TIMELINE				Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
	SHORT	MEDIUM	LONG	ONGOING				
15.1: Support, protect, and increase connections to the Parish's unique natural resources.		X			Promote the Parish's natural resources as a driver for the local economy, working with tourism, environmental, hunting, farming, nonprofit, advocacy groups; local governmental units; and educational institutions.	Environment	Economic Development, Planning Dept.	
		X			Continue to protect and increase opportunities for residents and visitors to access and experience the Joyce Wildlife Management Area and surrounding wetlands as a natural environment.	Public Outreach	Economic Development, Planning Dept.	
		X			Secure and facilitate public access to scenic rivers, creeks, and natural areas.	Administration	Economic Development, Planning Dept.	
		X			Pursue opportunities to purchase land or acquire conservation easements to increase public access at strategic points of the shores of the Tangipahoa River in or near major towns, villages, and cities.	Capital Investment	Community Development	
			X		Provide tax incentives to landowners that continue to farm their land or conduct other conservation projects intended to protect or restore the natural environment.	Project	Community Development	
			X		Develop a plan to best manage wildlife corridors and existing green spaces parishwide.	Plan	Planning Dept.	
15.2: Protect and maintain Tangipahoa Parish's air and water quality and wetlands capacity for future generations.			X		Protect and Restore Waterbodies and Watersheds.	Coordination	Planning Dept.	
			X		Safeguard the Tangipahoa River's water quality to ensure those enjoying life on the river are safe from harmful contaminants.	Environment	Public Works Dept.	
			X		Participate in state programs that support improved water quality monitoring and management.	Coordination	Public Works Dept.	
			X		Achieve a balance between development, future flood risk management, and protection of the environment.	Environment	Planning Dept.	
			X		Establish a Wetland Mitigation Bank within the Parish to ensure the loss of wetlands is compensated for by the restoration, enhancement, or creation of wetlands within Tangipahoa Parish.	Project	Planning Dept.	
	X				Take a proactive, "Hazards First" approach to guiding future development practices that balance development and preservation and acknowledges flood risk as a high priority for residents and businesses.	Land Use Planning	Planning Dept.	
	X				Incentivize and promote the development of nature-based solutions, green infrastructure, and green building techniques and best practices in recreation, transportation, and public facilities planning.	Project	Planning Dept.	

2045 Comprehensive Plan Implementation Strategies and Timeline - Plan Execution

Goal & Objective	TIMELINE				Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
	SHORT	MEDIUM	LONG	ONGOING				
Goal 16: Proactively manage growth as a "receiver community" able to sustainably accommodate continued in-migration from coastal parishes while maintaining a high quality of life for all residents and businesses. Objective 16.1: Ensure that future community facility and service needs are met through sound, long-range fiscal planning.				X	Incrementally adopt land use classification and management systems, including zoning and subdivision regulations.	Land Use Planning	Planning Dept.	
				X	Improve the lives of existing residents by mitigating the impacts of growth, supporting the economy, and maintaining service levels to meet their needs.	Multiple: Land Use Planning, Transportation Planing, Public Outreach	Planning Dept.	
				X	Prepare to house new residents, provide for their economic success, and provide amenities and public services to meet their needs	Project	Planning Dept.	
				X	Scale infrastructure to agricultural land to meet needs for farming or low density residential to discourage conversion of farmland to other higher intensity uses.	Land Use Planning	Planning Dept.	
				X	Designate land central to existing and projected population centers is designated for Commercial uses.	Land Use Planning	Planning Dept.	
				X	Work with utility providers and municipalities to provide infrastructure to sites that are identified for Commercial Uses.	Coordination	Planning Dept.	
				X	Align infrastructure planning, re: where to construct or upgrade roads, locate public utilities, build parks, and establish schools relative to existing land uses, future land uses, and long-term flood risk projections.	Land Use Planning	Planning Dept.	
				X	Parish and municipalities work collaboratively to support sustainable development in fringe areas adjacent to municipal boundaries.	Land Use Planning	Planning Dept.	
				X	Develop and adopt Fringe Zoning standards, including infrastructure standards that support transition zones.	Land Use Planning	Planning Dept.	
				X	Implement revenue-sharing plans to provide resources for continued infrastructure maintenance.	Coordination	Planning Dept.	
				X	Complete an assessment of parish taxes and develop recommendations that support realization of the 2045 Plan Vision, including representatives from the local chamber of commerce, elected officials, and partnership with Southeastern Louisiana University College of Business.	Administration	Planning Dept.	
				X	Ensure that Parish staffing, real property acquisitions, infrastructure improvements, and facility construction/maintenance are based upon priorities set forth in the Comprehensive Plan and Capital Improvement Plan and upon fiscal practicality.	Administration	Planning Dept.	
				X	Strive for a fiscal balance of land uses that will create a positive impact upon the Parish's budget.	Administration	Planning Dept.	
				X	Ensure the future economic stability of the community by locating new nonresidential land uses within certain areas to help support and subsidize the overall tax base.	Land Use Planning	Planning Dept.	
Goal 16: Proactively manage growth as a "receiver community" able to sustainably accommodate continued in-migration from coastal parishes while maintaining a high quality of life for all residents and businesses; Objective 16.2: Implement the Comprehensive Plan.				X	Increase land use predictability and maximize land values.	Land Use Planning	Planning Dept.	
				X	Minimize conflicts between incompatible land uses.	Land Use Planning	Planning Dept.	
				X	Protect prime farmland and open space from being converted into other land uses.	Land Use Planning	Planning Dept.	
				X	Strive to establish standards that are consistent, easy to understand, enable predicable permitting processes, and contribute to business growth and improving the business climate within the Parish.	Land Use Planning	Planning Dept.	
				X	Promote sustainable development patterns and a higher quality of life for Parish residents.	Land Use Planning	Planning Dept.	
				X	Promote housing, commercial, and industrial development in areas less prone to flooding.	Land Use Planning	Planning Dept.	

IMPLEMENTATION TABLE

2045 Comprehensive Plan Implementation Strategies and Timeline - Plan Execution

Goal & Objective	TIMELINE				Implementation Action	Alignment Areas	Department(s) Involved, Responsible Parties and Partners	Potential Partner(s) Including Funding Agencies
	SHORT	MEDIUM	LONG	ONGOING				
Goal 16: Proactively manage growth as a "receiver community" able to sustainably accommodate continued in-migration from coastal parishes while maintaining a high quality of life for all residents and businesses; Objective 16.2: Implement the Comprehensive Plan.				X	Promote expanded retail services in the central and northern areas of the Parish.	Economic Development, Project	Planning Dept.	
				X	Implement land use controls to ensure orderly development and limit exposure to coastal land loss and flooding.	Land Use Planning	Planning Dept.	
				X	Improve construction quality and increase local permitting capacity.	Administration	Planning Dept.	
				X	Invest in local capacity to review and approve building plans.	Administration	Planning Dept.	
				X	Adopt higher building standards to improve construction quality and enhance community resilience.	Land Use Planning	Planning Dept.	
				X	Create predictable permitting processes in alignment with adopted land use classification and management systems.	Administration	Planning Dept.	
				X	Utilize recommendations contained within the Comprehensive Plan and Capital Improvement Plan to assist in decision-making on short- and long-range capital improvement projects (e.g., streets, water, sanitary sewer, storm water management, purchase of major equipment, construction of public facilities, etc.).	Administration	Planning Dept.	
				X	Establish a continually updated series of metrics to mark progress implementing the 2045 Comprehensive Plan.	Administration	Planning Dept.	
				X	Increase and enhance public outreach and dissemination of information to Parish residents. Including: - Continue and enhance presence on social media and other media outlets. - Maintain a website to host the metrics that update the general public on progress while providing transparency and supporting data.	Administration	Planning Dept.	
				X	Review, update and amended the 2045 Comprehensive Plan and Farmland Preservation Plan at least once every 5 years.	Administration	Planning Dept.	
				X	Adopt supporting planning documents as part of the 2045 Comprehensive Plan by reference to ensure consistency between planning documents and efforts.	Administration	Planning Dept.	
				X	Utilize other Planning planning documents and studies to implement the 2045 Comprehensive Plan. Examples include the Hazard Mitigation Plan, and recommended Transportation, Drainage, and Parks and Open Space Master Plans.	Administration	Planning Dept.	
				X	Add project concepts to the Capital Improvements Plan annually.	Administration	Planning Dept.	

CH. 17
CAPITAL IMPROVEMENT PLAN (CIP)

17.1 INTRODUCTION

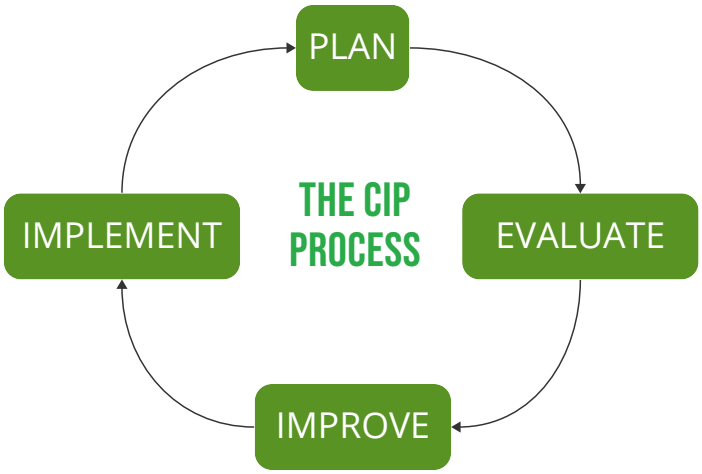
Capital improvement planning helps bridge the gap between the planning process and the budgeting process. It helps community leaders make good planning choices for the future based on their specific goals and resources. This is critically important because Tangipahoa Parish is notably resource constrained (See **Chapter 9** - Economic Conditions). A Capital Improvement Plan (CIP) typically includes the following information:

1. **A listing of the capital projects, equipment, and major studies**
2. **A ranking of projects**
3. **A timetable for the construction or completion of the project**

To prioritize projects, a matrix for evaluating and selecting capital projects is needed and should be based on best practices and community feedback.

17.2 APPROACH

This 5-year Capital Improvement Plan (CIP) uses evaluation criteria and scoring methods that reflect and advance the 2045 Comprehensive Plan goals and objectives. It is intended to be referred to annually as part of Parish budgeting processes and every 5 years as part of Comprehensive Plan updates.



Projects included in the CIP were identified in recently competed plans, from Parish residents and business owners via community surveys, planning workshops, and exercises; and a result of close coordination with Parish engineering and planning officials.

Five project criteria support CIP project evaluation and prioritization, with a focus on projects that: (1) are aligned with **Community Feedback** provided as part of Comprehensive Plan outreach and engagement, (2) positively impact **Vulnerable Populations**, (3) exhibit **Plan Alignment**, including advancement of the 2045 Vision, (4) address **Safety and Compliance**, and (5) are **Cost Effective.** Continued use of and updates to the CIP will help to:

1. Support fair and transparent project evaluation and prioritization over time
2. Promote the implementation of capital projects most aligned with the Plan Vision, goals, and objectives, including:
    - Reducing flood risk
    - Improving telecommunications access
    - Enhancing mobility and improving road networks
    - Supporting sustainable development patterns
    - Providing quality education services
    - Promoting accessible environments via increased connectivity
    - Modernizing public facilities and services
    - Improving water quality
3. Better ensure efficient use of Tangipahoa's limited resources
4. Increase the likelihood of receiving state and federal project funding
5. Continue to protect the public's health, safety and welfare

17.3 CAPITAL IMPROVEMENT PLAN METHODOLOGY

The maximum points per project is 100 and

Evaluation & Scoring		
GROUPING	**CATEGORY**	**POINTS**
Community Input	Community Feedback	15
	Vulnerable Populations	15
	Plan Alignment	20
Professional Input	Safety & Compliance	25
	Cost Effectiveness	25
Σ		**100**

TABLE 17.1: PROJECT SCORING CRITERIA

the higher the score, the higher the project is prioritized or ranked. The 100 points are broken down into 2 weighted groupings that are equally important and each attributed 50 points: ***Community Input*** and ***Technical Input*** (**Table 17.1**)

These groupings reflect an important distinction in determining the value of a project, specifically how a project will improve the community and residents' quality of life (which is assessed based on analysis of community feedback, vulnerable populations, and Plan alignment) versus whether a project is technically important to public safety and/or is cost effective.

These groupings reflect the value in a comprehensive approach to project evaluation, including consideration of:

- Tangipahoa's residents, business owners, and steering committee members' feedback;
- The need to better represent and consider impacts to vulnerable populations in plans, programs, and projects; and
- Technical input from professional planners and engineers.

A description of each scoring category and its associated point allocation are detailed below.

Advances Flood Risk Adaptation Measures	2.05
Improves Stormwater Management	1.98
Increases Access to Broadband	1.81
Improves Public Transportation Options/Services	1.60
Creates Economic Development	1.57
Reduces Congestion	1.33
Improves Bike & Pedestrian Safety	1.33
Provides Positive Outcomes for Parish Educational Services	1.26
Protects Water & Air Resources Quality	1.06
Increases RecreationalOpportunities	1.02

TABLE 17.2: COMMUNITY FEEDBACK RANKING

Community Feedback

As part 2045 Plan outreach efforts, the Project Team hosted a "Mark the Map" online survey, where respondents could drop a pin and make a place-based recommendation or comment. This survey was open from 12/08/2022 – 07/14/2023 and received 97 placed-based data points. Additionally, in-person community meetings, workshops, and steering committee meetings were held where physical maps were reviewed and marked by community members wishing to overcome local challenges. All data points from

COMMUNITY VALUES REQUIRE REASSESSMENT:

Community values, needs and priorities shift over time as development patterns change and new challenges and risks to communities emerge. It will be necessary to re-assess the community feedback element of this scoring criteria as part of 5-year Plan updates to ensure continued community alignment.

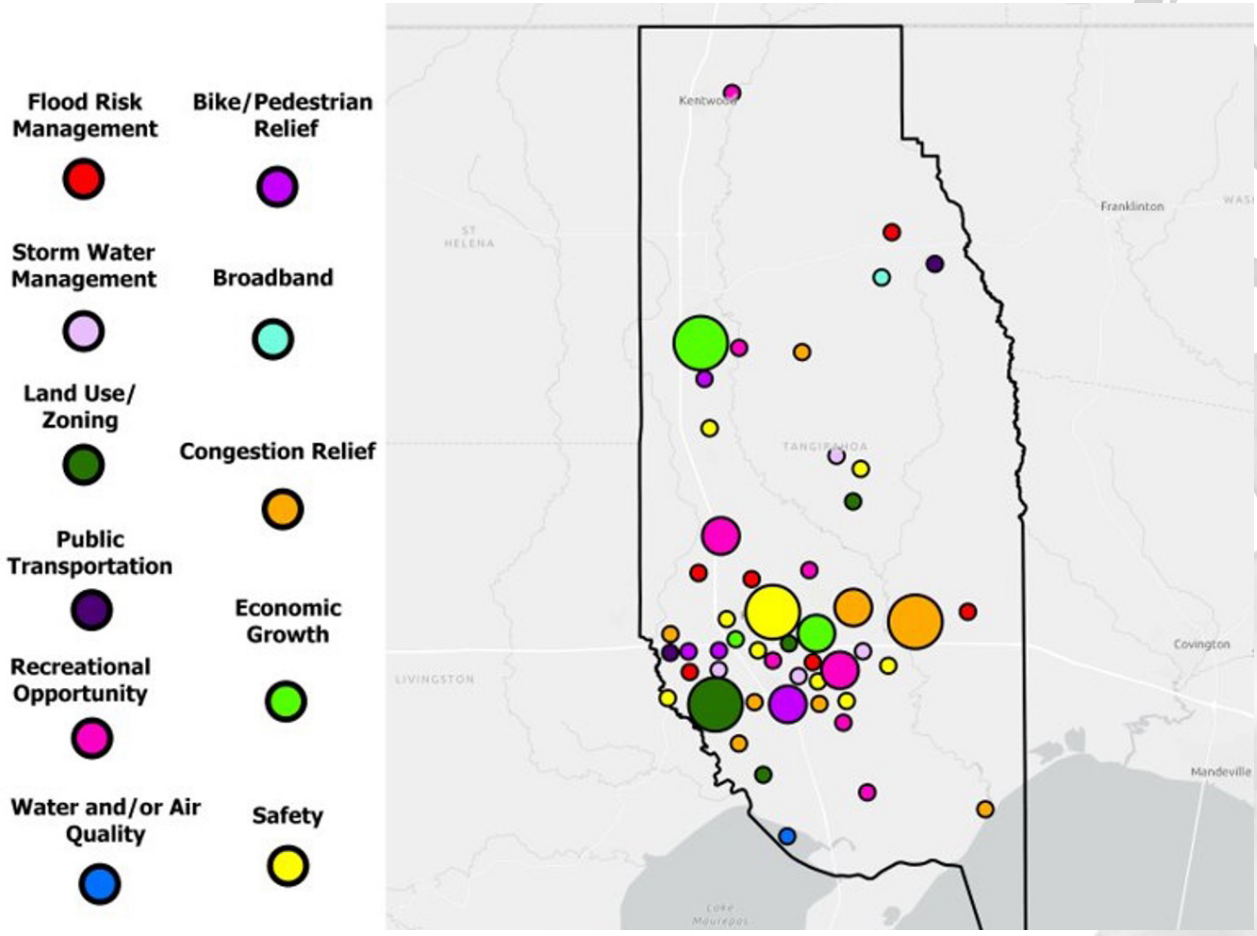


IMAGE: COMMUNITY FEEDBACK REGARDING POTENTIAL PROJECT LOCATIONS

Table 17.3 Vulnerable Populations			
The project will have no impact on vulnerable populations within the Parish.	The project will positively impact the vulnerable populations within Tangipahoa Parish but will only affect a small population.	The project will provide aid or relief for majority vulnerable populations within Tangipahoa Parish.	The project will provide aid or relief for majority of vulnerable populations and will also serve a broader community.
0	5	10	15

these efforts that could support project concepts were analyzed by the Team , categorized, and mapped. Map [add number] provides a graphic visualization of potential projects and their locations using the community feedback from the "Mark the Map" survey.

Based on this data, the Team determined which project types were most important to the community by collecting feedback from the Steering Committee, as part a Community Meeting Exercise, and by hosting a second online survey. Information was collected consistently across all groups and included a request to rank 10 project types by assigning numerical values ranging from 1 through 10. A total of 155 responses were received. The average ranking of each subcategory was calculated, and from this average score, the number of points for each subcategory point allocation was computed (see **Table 17.2**), where in the CIP:

1. Each project is awarded points based on how many subcategories it achieves.
2. The higher the point allocation the higher the community ranked the project type.

Table 17.4 Plan Alignment	
Description	**Points**
The project is not a part of or mentioned in any of the existing studies or plans within Tangipahoa Parish.	0
The project is not a part of or mentioned in any existing studies or plans but includes limited community engagement.	5
The project is a part of the existing studies and plans but does not have high community engagement.	10
A specific proposal has not yet transpired or is not included in a Plan but is a high priority and has been well-vetted.	15
The project is included in a Plans, has been well-vetted, and is of high priority.	20

Table 17.5 Safety & Compliance	
Description	**Points**
The project does not address a safety & compliance issue, no action required.	0
The project is working on implementing a short-term fix to address the safety and compliance issue.	3
Addresses a serious safety & compliance issue but has limited impact on public safety.	9
Addresses a less serious safety and compliance issue, however, it serves the broader community.	17
Addresses a serious safety & compliance issue that has widespread impact.	25

3. A project can receive a maximum of 15 points in the Community Feedback Category.

Vulnerable Populations

This criterion acknowledges a history of projects nationwide that have had a disproportionate impact on vulnerable populations and aims to avoid the mistakes of the past. Vulnerable populations include people at higher risk when it comes to hazards, natural disasters, etc. whether due to socioeconomic status, age, gender, race or ethnicity, English language proficiency, or medical issues or disability. Points are awarded based on the project's impact in accordance with parameters described in **Table 17.3.**

Plan Alignment

The Plan Alignment category acknowledges that projects funded should advance goals and objectives identified and agreed upon by the community, and this is possible by evaluating whether a proposed project is in alignment with existing plans. This category considers existing development plans, surveys, and comprehensive planning documents, such as the:

1. Tangipahoa Parish Community Recovery Plan (2017)
2. Tangipahoa Parish Stormwater Study (2019)
3. Hazard Mitigation Plan (2020)
4. Metropolitan Transportation Plan (2018
5. Walkability Action Plan (2018)
6. Transportation Improvement Program (2018)

Plan alignment points are allocated in accordance with **Table 17.4**, where a minimum score (0) is attributed to projects not cited or not advancing a Tangipahoa Parish plan goal, objective or priority and a maximum score (20) is awarded to projects that are referenced directly in a plan, have been thoroughly scrutinized, and have a high-priority status

Table 17.6 Cost-Effectiveness	
Description	**Points**
The project does not protect people, occupied homes, and critical infrastructures; has not been evaluated for cost effectiveness.	5
The project protects people, occupied homes, and critical infrastructures; has not been evaluated for cost-effectiveness.	10
The project has been evaluated for cost-effectiveness and protects people, occupied homes, and critical infrastructures.	15
After being evaluated the project was deemed to be cost-effective and will generate savings over time.	20
The project was deemed to be substantially cost-effective and will generate revenue over time.	25

Safety & Compliance

Public safety is a critical responsibility of local governments. This category accounts for compliance, short term fixes, and serious safety issues with the potential to have widespread impacts, as well as projects that proactively protect assets, resources, and other items. Safety & Compliance points are allocated in accordance with **Table 17.5.**

Cost Effectiveness

The Cost Effectiveness category evaluates costs and benefits for a project to ensure that it is cost-effective and provides a baseline for comparing projects. Comparisons are possible by determining which project's benefits are (1) greater than its cost and (2) the degree to which the project offers the best approach to generate savings or revenue. Refer to **Table 17.6** on the following page for the point allocations for Cost Effectiveness.

Project Scoring Example

As shown in **Figure 17.1** on the following page, point categories are intentionally designed to facilitate project review and assessment in a simple and straightforward manner without the need for excessive deliberation or costly assessments. This is intended to encourage the regular use and update of the CIP.

17.4 CONCLUSION

With an approachable, and easily applicable CIP in use and updated over the next 23 years, Tangipahoa Parish will be served by an improved project selection and prioritization process that creates transparency and objectivity in its advancement of the 2045 Plan Vision.

SAMPLE PROJECT SCORING

off-road multi-use path along U.S. Highway 190 from Yellow Water River to the Tangipahoa River through the town of Hammond

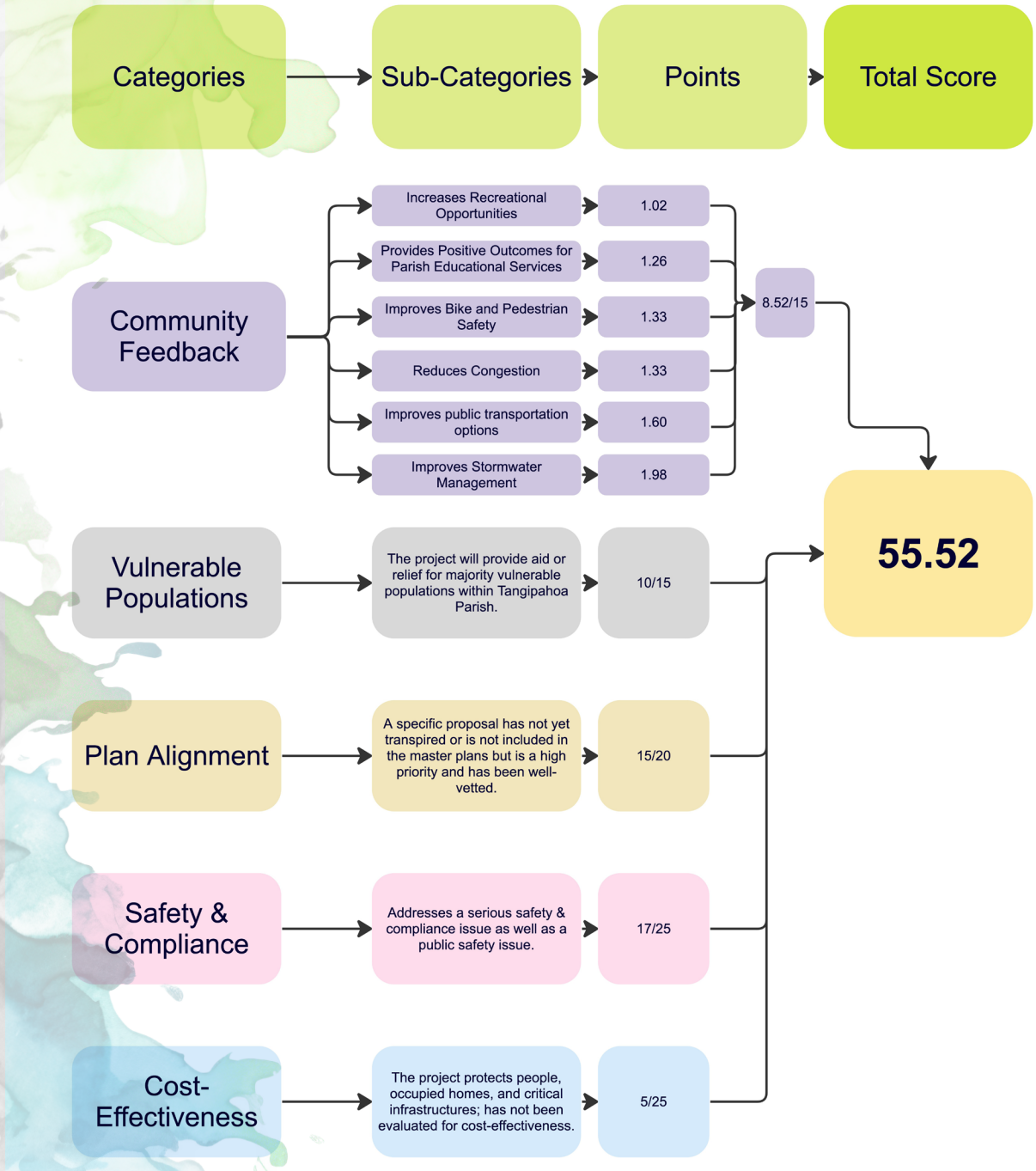


FIGURE 13.1: PROJECT SCORING EXAMPLE

CAPITAL IMPROVEMENT PLAN - SCHEDULE OF PROJECTS

Priority	Project	Description	Source of Item	Government Entity	Asset Type	Implementation Status	Estimated Cost	Stakeholders	Prioritization					
									Community Feedback	Vulnerable Populations	Plan Alignment	Safety and Compliance	Cost Effectiveness	Final Ranking
1	Lake Ponchartrain Rock Jetty	Rock jetty for shoreline protection; 2nd in a series of shoreline protection projects.	TPG	Tangipahoa Parish	Drainage and Sewer	Construction	$13,755,671	Parish, CPRA, DNR, Wildlife and Fisheries, Lake Pontchartrain Basin Foundation	7	10	20	25	15	77
2	Pine St Corridor Improvements	Improved signals, landscaping, curb and gutter, and pedestrian facilities in the Pine St. Corridor in Ponchatoula.	MTP	Ponchatoula	Transportation	Design	$1,916,200	Pontchatoula, LA DOTD, RPC	6	8	20	25	15	74
3	Stateline Rd Improvements	Improved roadway conditions, signals, landscaping, curb and gutter, and pedestrian facilities in the Stateline Rd Corridor.	TPG	Tangipahoa Parish	Transportation	Design Underway	TBD	Parish, LA DOTD	4	9	20	25	15	73
4	W. University Ave Sidewalks	Sidewalk to be added along W University Avenue from I-55 to US-51	TPG	DOTD	Transportation	Design Complete	$4,200,000	Parish, LA DOTD, RPC	2	11	20	25	15	73
5	Beaver Creek Drainage	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Design complete, pending FEMA construction funding	$1,383,640	Parish, LA DOTD	3	9	20	25	15	72
6	W. Yellow Water Rd./W2 L1 Lateral (108114)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - IIJA Bridge Formula Plan	Tangipahoa Parish	Transportation	Design	TBD	Parish, LA DOTD	4	8	20	25	15	72
7	N. Brickyard Rd. Bridge/W9 L9 Lateral (108110)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - IIJA Bridge Formula Plan	Tangipahoa Parish	Transportation	Design	$1,219,707	Parish, LA DOTD	4	8	20	25	15	72
8	Randall Rd./Yellow Water River (108012)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - DOTD Preservation (OSBR)	Tangipahoa Parish	Transportation	Design	$1,350,947	Parish, LA DOTD	4	8	20	25	15	72
9	Old Genessee Rd./W2 L10 & W2 L7 Laterals (2 locations)(108018 & 108022)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - DOTD Preservation (OSBR)	Tangipahoa Parish	Transportation	Design	$1,883,204	Parish, LA DOTD	3	8	20	25	15	71
10	Old Genessee Rd./W2 L10 & W2 L7 Laterals (2 locations)(108018 & 108022)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - DOTD Preservation (OSBR)	Tangipahoa Parish	Transportation	Design	TBD	Parish, LA DOTD	3	8	20	25	15	71
11	N. River Rd./Irving Branch (108202)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - DOTD Preservation (OSBR)	Tangipahoa Parish	Transportation	Design	TBD	Parish, LA DOTD	3	7	20	25	15	70
12	E. Lewiston Rd./Wilson Branch (108192)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - IIJA Bridge Formula Plan	Tangipahoa Parish	Transportation	Design	$1,195,649	Parish, LA DOTD	3	7	20	25	15	70
13	M. Williams Rd. Bridge/Spring Creek (108186)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - IIJA Bridge Formula Plan	Tangipahoa Parish	Transportation	Design Underway	TBD	Parish, LA DOTD	3	7	20	25	15	70
14	H.014263 N. Hoover Rd./W3 L1 Lateral (108056) I0142menthere	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - DOTD Preservation (OSBR)	Tangipahoa Parish	Transportation	Construction	$1,841,394	Parish, LA DOTD	3	6	20	25	15	69

Priority	Project	Description	Source of Item	Government Entity	Asset Type	Implementation Status	Estimated Cost	Stakeholders	Prioritization					
									Community Feedback	Vulnerable Populations	Plan Alignment	Safety and Compliance	Cost Effectiveness	Final Ranking
15	Regional Detention Reservoir	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Planning	TBD	Parish USACE	6	15	20	17	10	68
16	Easley Rd./Sweetwater Creek (108144)	Bridge Replacement	TPG Engineering Project List: Off-System Bridges - IIJA Bridge Formula Plan	Tangipahoa Parish	Transportation	Design	$1,261,454	Parish LADOTD	3	5	20	25	15	68
17	North End Retention Pond	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Design complete, pending FEMA construction funding	$3,170,201	FEMA, Parish	6	9	20	17	15	67
18	H.015013 Sibley Rd/Moran Branch (108004) & Chappepeela Rd/Brushy Branch (108039)	Sibley Rd. Bridge Replacement	TPG	Tangipahoa Parish	Transportation	Design	TBD	Parish LADOTD	3	4	20	25	15	67
19	Ponchatoula Creek Drainage Improvements	Enhance drainage ways along the Ponchatoula Creek by enlarging and improving culverts along the major drainage laterals to ensure free flow and to protect the surrounding area from flooding.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish, Drainage District	3	7	20	25	10	65
20	Fox Hollow - Briarwood Drainage	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Design complete, pending FEMA construction funding	453,512 (2018 cost estimate)	Parish, FEMA	6	7	20	17	15	65
21	David Drive Drainage	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Design complete, pending FEMA construction funding	918,586 (2018 cost estimate)	Parish	6	7	20	17	15	65
22	River Road Drainage	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Design complete, pending FEMA construction funding	1,270,795 (2018 cost estimate)	Parish	6	6	20	17	15	64
23	Skinner Drive Drainage	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Design complete, pending FEMA construction funding	$1,610,322	Parish	6	6	20	17	15	64
24	Tangipahoa River Drainage Improvements	Improve drainage ways along the Tangipahoa River by enlarging and improving culverts along the major drainage laterals to ensure free flow and to protect the surrounding area from flooding.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish	3	5	20	25	10	63
25	Landfill Additions	Cell constructions and gas collection system	TPG	Tangipahoa Parish	Public Facilities	Proposed	TBD	Parish	2	7	20	17	15	61
26	N. Hoover Road Widening -- I-12 to LA 22	N. Hoover Rd & Sister's Rd roundabout - Phase 1A S. Airport Rd - I-12 to Sister's Rd - Phase 1B N. Hoover Rd - Sister's Rd to LA 22 - Phase 2	TPG	Ponchatoula	Transportation	Design	$7,920,000	Parish	3	6	20	17	15	61
27	One Span Bridges	Replacement of 26 one span bridges not eligible for FHWA funds.	TPG	Tangipahoa Parish	Transportation	Proposed	TBD	Parish	3	10	20	17	10	60

Priority	Project	Description	Source of Item	Government Entity	Asset Type	Implementation Status	Estimated Cost	Stakeholders	Prioritization					
									Community Feedback	Vulnerable Populations	Plan Alignment	Safety and Compliance	Cost Effectiveness	Final Ranking
28	Tangipahoa River Flood Detention Enhancement and Flood Management	Construction of large detention Lake(s) along the Tangipahoa River to control flow rate and reduce flooding.	Tangipahoa Parish Community Recovery Plan	Tangipahoa Parish	Drainage and Sewer	Ongoing	TBD	Parish	8	15	10	17	10	60
29	Chappapeela Creek Retention Pond	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Awaiting Potential Notice of Award	$3,362,982	Parish	6	6	20	17	10	59
30	E. Minnesota Park & S. Range Rd roundabout	New Roundabout with sidewalks	TPG	Hammond	Transportation	Design Underway	$1,795,282	Parish RPC DOTD	4	8	20	17	10	59
31	Public Building Wind Hardening	Wind hardening retrofit project for public buildings to maintain use during and after storm events and to reduce damage from high winds.	Hazard Mitigation Plan	Tangipahoa Parish	Public Facilities	Proposed	$160,000	Parish, municipalities, Fire district, Sheriff, Police Departments, Medical facilities, sewer and water districts	2	10	20	17	10	59
32	Chappapeela Road Elevation	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Awaiting Potential Notice of Award	$9,508,000	Parish LWI	5	6	20	17	10	58
33	Hwy 22 Pedestrian and Bicycle Facilities Improvement	Development of sidewalks and bike lanes, including along Hwy 22 to the Walmart.	Tangipahoa Land Use Survey	DOTD	Transportation	Proposed	$228,822	LA DOTD, Parish, Ponchatoula	2	8	20	17	10	57
34	Complete Streets Implementation	Continue ongoing efforts for bicycle and pedestrian mobility using existing complete streets plan.	TPG	Tangipahoa Parish	Transportation	Proposed	YBD	TBD	2	10	10	25	10	57
35	Club Deluxe Rd. @ North Oaks Drive Roundabout	Addition of Roundabout at Club Deluxe and North Oaks Drive.	TPG	Hammond	Transportation	Design	TBD	Parish TBD	2	8	20	17	10	57
36	US 190 @ Industrial Park Roundabout	Addition of Roundabout at US 190 and Industrial Park. Traffic study has been completed and approved	TPG	DOTD	Transportation	Design	$2,500,000	Parish RPC and DOTD	3	6	20	17	10	56
37	Driveway Culvert Replacement	Flood risk reduction culvert resize and replacement program.	TPG	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish LMI	3	10	20	17	5	55
38	Parish Arena Improvements and Additions	Proposed Buildings, Parish Fair, Amphitheater, etc. in support of Economic Development near the Florida Parishes Arena and Sports Park.	TPG	Tangipahoa Parish	Public Facilities	Proposed	TBD	Parish	3	13	20	9	10	55
39	Will Richardson Rd/ Watters-Beach Road Drainage	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish, FEMA	6	6	20	17	5	54
40	Simms Creek/ Havens Drainage	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Proposed	$1,258,207	Parish, Drainage District	6	6	20	17	5	54
41	Weather Stations Implementation	Purchase 20 Weather stations for flood and storm system response and warning.	Tangipahoa Parish Preliminary Stormwater Management Planning Study Report	Tangipahoa Parish	Drainage and Sewer	Complete for 3 locations; proposed for others	$150,000	Parish, municipalities, Fire district, drainage districts, Kentwood Co-Op, Port of Manchac	4	10	20	9	10	53
42	Installation of crosswalk at Highway 51 overpass over I-12	I-12 intersection with Hwy 51 overpass - crosswalk installation for pedestrian safety.	Tangipahoa Land Use Survey	DOTD	Transportation	Proposed	$9,508,000	LA DOTD, Parish, Hammond	2	8	15	17	10	52
43	Drainage Laterals Debris Removal - Phases 1 and 2	Cleaning drainage laterals	TPG	Tangipahoa Parish	Drainage and Sewer	Construction	$3,546,367	Parish NRCS	3	10	20	3	15	51

Priority	Project	Description	Source of Item	Government Entity	Asset Type	Implementation Status	Estimated Cost	Stakeholders	Prioritization					
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44	Airport Road Improvements	Three roundabouts; one at each exit and one north of I-12 at Miller/Notariano Road with j-turns as needed	TPG	DOTD	Transportation	Proposed	TBD	Hammond Parish DOTD RPC	3	6	20	17	5	51
45	Road Elevation for Stormwater Mitigation	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	TBD	3	10	10	17	10	50
46	Ponchatoula and Hammond sidewalk connection	Sidewalks connecting Ponchatoula to Hammond down the Hwy 51 Corridor.	Tangipahoa Land Use Survey	Tangipahoa Parish	Transportation	Proposed	$837,200	LA DOTD, Parish, Hammond, Ponchatoula, North Oaks Medical Center	2	8	5	25	10	50
47	Multi-Purpose Community Center/Shelter	Design and Build a Multi-purpose Community Center with the capacity to provide warehouse space emergency shelter and community events	Tangipahoa community Recovery Plan	Tangipahoa Parish	Public Facilities	Proposed	$1,442,000	TBD	3	10	10	17	10	50
48	Radios for Interoperable Communications	700mhz radios to allow for interoperable communications between Parish and local agencies during events that may compromise communication systems.	Hazard Mitigation Plan	Tangipahoa Parish	Public Facilities	Proposed	$20,000	TBD	1	10	20	9	10	50
49	Parish Generators	Install securely attach and elevate backup power supply/generators at critical infrastructure facilities throughout the Parish to provide power during outages for essential operations.	Hazard Mitigation Plan	Tangipahoa Parish	Public Facilities	Requirement Identification	$400,000	Parish Government, Emergency preparedness, Fire Districts, Sheriff, Police Departments.	1	10	20	9	10	50
50	Roadway Widening Study	Study of narrow roads identified for potential widening to address public safety and traffic congestion.	TPG	Tangipahoa Parish	Transportation	Planning, awaiting Potential Notice of Award	TBD, Feasibility Study ongoing	Parish NBC TBD RPC	3	5	20	17	5	50
51	General Ott Rd Sidewalk	Study to assess pedestrian and bicycle facilities to improve roadway safety and assess the feasibility of constructing a sidewalk.	Tangipahoa Land Use Survey	Hammond	Transportation	Proposed	$418,600	Hammond, Parish Government, RPC	2	5	15	17	10	49
52	Range Road and Old Covington Intersection	Intersection Improvements	TPG	Hammond	Transportation	Study Underway	TBD	Parish Hammond RPC	2	7	20	9	10	48
53	South Morrison Crosswalk	Improve bicyclist and pedestrian safety on South Morrison.	Tangipahoa Land Use Survey	Hammond	Transportation	Proposed	$7,110-$30,880	LA DOTD, Parish, Hammond	2	8	10	17	10	47
54	Big Creek/ Sweetwater Retention Pond	Flood risk reduction, including reduced damage and costs savings from significant street flooding during periods of high precipitation.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Planning	TBD	Parish TBD	6	3	10	17	10	46
55	Natalbany River Drainage Improvements	Improve Drainage ways along the Natalbany River by enlarging any inferior culverts along the major drainage laterals. This will ensure that water flows freely within the drainage system, which will protect the surrounding area from flooding.	Hazard Mitigation Plan	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish TBD	3	4	20	9	10	46
56	Manchac Greenway Expansion	Manchac Greenway Improvements	Tangipahoa Community Recovery Plan	Tangipahoa Parish	Public Facilities	Proposed	TBD	Parish, Friends of Manchac Greenway	4	7	20	9	5	45
57	Hano Road resurfacing and widening LA 40 to Parish Boundary	Access improvement to Parish landfill.	TPG	Tangipahoa Parish	Transportation	Proposed	TBD	Parish TBD	2	7	20	9	5	43
58	Highway 22 Lighting Improvements	Replace and improve lighting on Highway 22.	Tangipahoa Land Use Survey	DOTD	Transportation	Proposed	$5,292,000	LA DOTD, RPC, City of Ponchatoula	1	8	5	17	10	41
59	Extension of Harvey Lavigne Rd.	Extension of Harvey Lavigne Rd. from Mike Cooper Rd. to La 445	TPG	Tangipahoa Parish	Transportation	Proposed	TBD	Parish TBD	3	6	10	17	5	41
60	Signal Controlled intersection of Hwy 22 and LA 445	Signal control at Highway 22 and 445 intersection.	Tangipahoa Land Use Survey	DOTD	Transportation	Proposed	$700,000	LA DOTD, RPC, Parish	2	6	5	17	10	40
61	Firetower Road Widening	Widening Firetower Road and adding interchange at I-12	TPG	Tangipahoa Parish	Transportation	proposed-Study is being	TBD	Parish RPC DOTD	2	6	10	17	5	40

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62	Hwy 445 Signal Improvements	Left turn light from Hwy 445 onto 190 going towards Hammond.	Tangipahoa Land Use Survey	DOTD	Transportation	Proposed	$700,000	LA DOTD, RPC	2	6	5	17	10	40
63	Highway 22 left turn signal installation at N. Hoover Rd	Safety improvements including assessment of left turn signal at the intersection of Highway 22 and N. Hoover Rd.	Tangipahoa Land Use Survey	DOTD	Transportation	Proposed	$700,000	LA DOTD, RPC	2	6	5	17	10	40
64	Tangipahoa River Multi-Use Trail	Development of a mutli use pathway along the Tangipahoa River complete with amenities such as benches and pavilions and other recreational features.	Community Survey	Tangipahoa Parish	Public Facilities	Proposed	$2,000,000	Parish, LA Dept Wildlife and Fisheries	4	6	15	9	5	39
65	Rufus Bankston Road Ditch	Ditch enhancements and clearing to reduce flooding and erosion.	Tangipahoa Land Use Survey	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish	5	8	5	9	10	37
66	I-12 Lighting at University/Wardline Rd Exit 32	Improve lighting on interstate exit 32 at University Ave / Wardline Rd.	Tangipahoa Land Use Survey	Tangipahoa Parish	Transportation	Proposed	$882,294	LA DOTD, Hammond	1	11	5	9	10	36
67	Hoover Road Drainage Improvements	Improve drainage along Hoover Road.	Tangipahoa Land Use Survey	Tangipahoa Parish	Drainage and Sewer	Proposed	$2,764,004	Parish, TBD	3	6	5	9	10	33
68	Lateral Cleaning	Additional lateral cleaning in the non-districted area not addressed in 2023	TPG	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish	5	10	10	3	5	33
69	Highway 22 Improvements	Improve roadway conditions on Highway 22 near Dummy Line Rd.	Tangipahoa Land Use Survey	DOTD	Transportation	Proposed	$92,400	DOTD	3	6	5	9	10	33
70	Baytown Hills Rd Improvements	Resurface Baytown Hills Rd	Tangipahoa Land Use Survey	Kentwood	Transportation	Proposed	$1,056,000	Parish, Kentwood	3	3	5	9	10	30
71	Disc Golf Course	Develop Disc Golf facility in the Hammond-Ponchatoula area.	Tangipahoa Land Use Survey	Tangipahoa Parish	Public Facilities, Recreation	Proposed	$133,800	Hammond, Ponchatoula Rec District	1	8	15	0	5	29
72	Chemeketta Rd. Overlay and Improvements	Chemeketta Rd. repaving and widening	Tangipahoa Land Use Survey	Tangipahoa Parish	Transportation	Proposed	$2,394,000	Parish	3	6	5	9	5	28
73	Pleasant Ridge Ext. Canal Improvements	Canal improves to reduce local flooding during storm events.	Tangipahoa Land Use Survey	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish, Drainage District	2	7	5	9	5	28
74	Wild oak Ln Drainage	Drainage improvements near intersection of Wild oak Ln and N. Hoover Rd to reduce localized flooding during storm events.	Tangipahoa Land Use Survey	Tangipahoa Parish	Drainage and Sewer	Proposed	TBD	Parish	2	7	5	9	5	28
75	S. Coburn Rd Improvements	Widening and safety improvements to include better signage and street lighting.	Tangipahoa Land Use Survey	Tangipahoa Parish	Transportation	Proposed	$2,973,600	Parish	4	6	5	3	5	23
76	Road Improvements on Milkplant Rd.	Improve failing asphalt and T connection near culvert.	Tangipahoa Land Use Survey	Tangipahoa Parish	Transportation	Proposed	$330,000	Parish, School District	3	6	5	3	5	22
77	Recreation Center	New recreation center for the parish's senior citizens.	Tangipahoa Land Use Survey	Tangipahoa Parish	Public Facilities	Proposed	$7,000,000	Parish, Tangipahoa Council on Aging	1	10	5	0	5	21
78	Road Safety Improvements intersection of LA 40, LA 1062, and Milkplant Rd in Loranger area	Road Safety assessment and improvements to include Speed limit reassessment, signage, and road design.	Tangipahoa Land Use Survey	Loranger	Transportation	Proposed	$11,952	Parish, LA DOTD, School District	1	6	5	3	5	20
79	Recycling Facility	Development of a parish recycling facility.	Tangipahoa Land Use Survey	Tangipahoa Parish	Public Facilities	Proposed	$600,000-4,000,000	Parish, Municipalities, School District	3	1	5	0	5	14
80	ATV Park	Development of an All Terrain Vehicle recreational park.	Tangipahoa Land Use Survey	Tangipahoa Parish	Public Facilities	Proposed	$0	Parish, Recreation Districts	1	1	5	0	5	12