

COVINGTON COMPREHENSIVE PLAN UPDATE

Stakeholder Meeting: Housing & Neighborhoods
8:00 am – 11:00 am

Date: December 5, 2019
Project Number: 1805
Meeting Date: October 22, 2019
Location: Covington City Hall (317 N Jefferson Ave, Covington, LA 70433)

Team Members Present:

- Jennifer Day (GCR)
- Blake Crow (DBA)

Notes:

- “What does ‘affordable housing’ mean to Covington?”
- Housing as it relates to:
 - Wage growth, job creation/training – long-term affordability
 - Zoning: single-family is not affordable and development is being discouraged
 - Need to open barrier for multi-use
 - Need to revisit zoning ordinance
 - Zoning is not often mixed-use
 - Substandard housing, tenant rights, landlord income
 - Strong sense of NIMBYism/general resistance (ex. Habitat, senior housing)
 - Municipal fees: \$10/square foot
 - Age: millennials and seniors – intergenerational
- Areas
 - Downtown Covington is desirable but unaffordable
 - It has a perception of art and safety
 - Faubourg St. John is 100% affordable with more than 80 single-family houses for rent
 - There is little interest in the West 30s – an 82-block area with 300 empty lots
 - West 30s homeowners need technical and legal assistance to deal with succession rights
 - Some owners live outside of Covington
 - Mostly rentals; had zoning for nearby businesses (transportation)
- Code enforcement is tearing down dangerous structures and home
 - No one is buying or developing in these newly cleared lots
- Many housing organizations exist and operate in Covington
 - Need a convener that can be built on a foundation set forth by the City
- The service industry workers are imported from outside of Covington
- Senior living seems very doable with accessible and walkable opportunities
- Crime rates are rising along with development
 - CHA trains tenants and landlords to limit crime and preserve character
- Rising property values can increase or decrease equity

Sincerely,

Blake Crow

Blake Crow
Senior Associate

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