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The following study was conducted at the request of East St. Tammany Habitat for Humanity using generally accepted research methods, models and techniques.

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Sincerely,

A handwritten signature in black ink that reads 'William Joubert'.

William Joubert
Director
Business Research Center

Southeastern Louisiana University Business Research Center
*A Collaborative Effort of the Southeast Louisiana Business Center and
the Southeastern Louisiana University College of Business*

Estimated
Economic Impacts
of the
Activities of:

East St. Tammany
Habitat for
Humanity

June 2010



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University
Business Research Center
&
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INTRODUCTION

East St. Tammany Habitat for Humanity (ESTHFH) is an affiliate of Habitat for Humanity International (HFHI) located in Slidell, Louisiana. According to their mission statement,

East St. Tammany Habitat for Humanity works in partnership with God and people everywhere, from all walks of life, to develop communities with people in need by building and renovating houses so that there are decent houses in decent communities in which every person can experience God's love and grow into all that God intends.

What is Habitat for Humanity International?

As described on the ESTHFH web site, Habitat for Humanity International is *a nonprofit, ecumenical Christian housing ministry. HFHI seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action.* (<http://www.esthfh.org>)

HFHI was founded in 1976 by the late Millard and Linda Fuller. According to the HFHI web site, they have now built or renovated over 350,000 homes worldwide. (<http://www.habitat.org/how/factsheet.aspx>)

History of East St. Tammany Habitat for Humanity

East St. Tammany Habitat for Humanity was incorporated in 1992. From that point through Hurricane Katrina's landfall in 2005, ESTHFH constructed 24 homes, an average of approximately two homes per year.

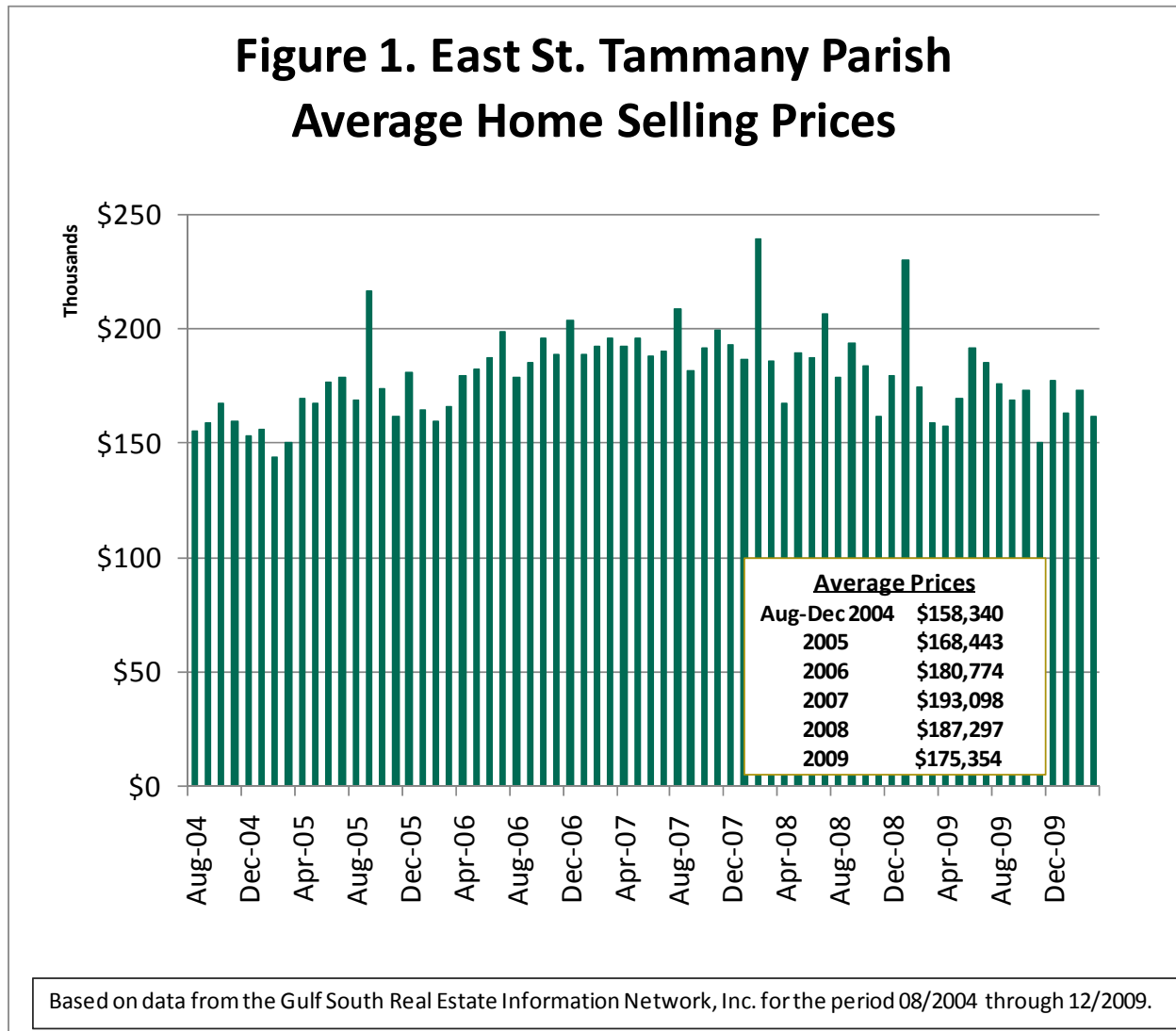
With the devastation of Hurricane Katrina on the region came an increase in the need for affordable housing in the area served by ESTHFH, through the combination of a) the loss of damaged and destroyed housing in the Slidell area, b) the influx of displaced residents from south of Lake Pontchartrain, and c) an increase in home prices (Figure 1) brought about by a), b), and the generally strong economy in the region.

Media coverage of the effects of Hurricane Katrina generated national and international desires to help in the recovery efforts. With Habitat for Humanity International's established track-record of respected humanitarian work, and with their focus being on housing – one of the primary needs in the recovery process– HFHI was a perfect "fit" for many people wishing to donate money or volunteer their time.

Given ESTHFH's location as an HFHI affiliate on the front-lines of the Katrina recovery effort, the organization was a natural conduit for the donations and volunteers that flowed in (and have continued to flow), from around the nation and world.

Since 2005, ESTHFH has renovated 13 of the original 24 homes built from 1992-2005, and has built an additional 97 new homes since the storm. Thus, since Katrina, ESTHFH has built, on average, the same number of houses PER YEAR (24) that they built in the entire first 14 years of their existence.

ESTHFFH was ranked as the 14th largest HFHI affiliate in the U.S. in 2007 (out of 1,700 total affiliates).



ANALYSIS METHODOLOGY

This analysis utilized the input-output method to estimate the economic impacts of the FY2008-09 activities of East St. Tammany Habitat for Humanity on the St. Tammany Parish economy. The input-output method is based on the economic linkages between various sectors and industries, which cause every dollar of expenditures to “ripple through” the study area’s economy. This results in expenditures being “multiplied” to various degrees, causing a larger economic effect than the original amount of the expenditure. These “ripple” or “multiplier” effects continue to contribute to the economic impact of the expenditure until the effects leave the study area or become too small to measure.

The total economic contribution of an organization, company, industry, event, or project consists of *direct*, *indirect*, and *induced* effects.

Direct effects are the immediate effects on business activity in the area occurring as a direct consequence of the organization, company, industry, event, or project being studied.

Indirect effects occur in sectors that supply materials, goods, and services to the directly-affected entity. For example, a landscaping contractor hired by the organization under study is *directly* impacted by expenditures of the organization. Plant nurseries which provide plants to the landscape contractor are *indirectly* impacted, when the landscaper purchases plants to use on the organization's projects. In turn, businesses that provide goods and services to the plant nurseries are indirectly impacted from the increased activities of the nurseries. These indirect impacts continue to contribute to the economic impact until the subsequent expenditures become too small to measure or leave the study area, e.g. if the plant nursery purchased their potting soil from outside the study area, that portion of the impact chain would stop. However, other expenditures by the nursery, such as fuel and maintenance for greenhouses, may continue to accrue to the study area.

Induced effects are created by the increase in consumer spending generated by increased payrolls in the directly and indirectly impacted industries. In the example above, the organization under study has employees and their associated wages, the landscape contractor will hire employees (or increase the work hours of existing employees) to handle the work at the organization's projects, and the plant nurseries will hire workers to produce the plants for the landscape contractor. All of these employees in the various industries will then spend their wages on food, housing, entertainment, etc., creating further economic benefits in the region. The sum of all of the impacts deriving from increased payroll spending is the induced effect.

The sum of the direct, indirect, and induced effects represents the total economic contributions. The total economic impacts divided by the direct effect yields the economic impact *multiplier* of the organization, company, industry, event, or project in question. In most cases, the multiplier will be between 1.0 and 2.0.

IMPLAN Professional 2.0[®] software and structural matrices (©Minnesota IMPLAN Group) were utilized to complete the analysis of the estimated economic impacts of East St. Tammany Habitat for Humanity's operations on St. Tammany Parish.

DATA, ASSUMPTIONS, and MODEL CONSTRUCTION

In constructing the input-output model, ESTHFH's activities were divided into four "sectors" or impact areas:

- Housing
- General and administrative (including fund-raising)
- ReStore
- Spending by non-local volunteers

Expenditures for the first three impact areas were obtained from ESTHFH's independent auditor's report for the period ending June 30, 2009. Any spending that was known to have accrued to entities outside of St. Tammany Parish (contribution to HFHI, out-of-area travel, etc.) was removed from the calculations. Total expenditures by impact area are shown in Table 1.

Table 1. Expenditures by ESTHFH impact area: FY 2008-09.

<u>Impact Area</u>	<u>Total Expenditures</u>
Housing	\$ 1,339,669
General, administrative, and fund-raising	\$ 289,186
ReStore	\$ 48,045

Spending by non-local volunteers was estimated based on records of the number of volunteers who worked in FY2009, their lodging arrangements, conversations with ESTHFH staff regarding their observations of the number of times the "typical" volunteer dined-out while in Slidell, and assumptions by study authors regarding hotel rates, dining costs, and gasoline purchases.

According to ESTHFH records, there were 607 non-local volunteers during FY2008-09, with essentially all working for five days.

Of the 607 non-local volunteers, an estimated 577 stayed at Peace Lutheran Church, 20 stayed in the ESTHFH RV park, and 10 stayed in local hotels. Lodging expenditures by the volunteers staying at Peace Lutheran and the RV park flow through ESTHFH, so those are included in the expenditures shown in Table 1.

Lodging expenditures by the 10 volunteers who stayed in local hotels were estimated at \$100/night for five nights each, for a total of \$5,000.

Although Peace Lutheran provides most meals to volunteers who stay at their church, ESTHFH staff explained that most of those volunteers would still dine-out for two lunches and three dinners during their week of Habitat work, in order to sample the local cuisine and socialize with other volunteers. The authors assumed costs of \$10/lunch and \$20/dinner for these dining expenditures, totaling \$46,160 in dining expenses for the 577 volunteers staying at Peace Lutheran (577 volunteers x 2 lunches x \$10/lunch = \$11,540 and 577 volunteers x 3 dinners x \$20/dinner = \$34,620).

The 30 volunteers who stayed in either the RV park or local hotels would be responsible for the expenses of all three meals for all five days. Those staying in hotels would likely be purchasing all meals in restaurants, while those staying in RVs would probably prepare some of their own meals, reducing dining expenses. Compromising on a somewhat moderate amount, the authors assumed dining costs of \$30/day for the RV park and hotel volunteers, totaling \$4,500 (30 volunteers x \$30/day x 5 days = \$4,500). No attempt was made to estimate or include grocery purchases by the RV volunteers in the impact analysis.

Since only 20 volunteers stayed in the RV park, the other 587 non-local volunteers obviously drove in or flew into an area airport (New Orleans/Baton Rouge/Gulfport) and rented a car. The car rental fees

would have been paid outside of Slidell, and so were not considered in this analysis. With no way to accurately measure gasoline expenditures by volunteers, the authors assumed that there was one vehicle for every four volunteers, and that each vehicle operator purchased \$20 worth of gasoline in St. Tammany Parish. This yielded estimated total gasoline purchases by non-local volunteers of \$3,035 ($607/4 \times \$20 = \$3,035$). Table 2 summarizes the estimated spending by non-local volunteers.

Table 2. Estimated expenditures* by non-local volunteers: FY 2008-09.

<u>Impact Area</u>	<u>Total Expenditures</u>
Restaurant meals	\$ 50,660
Lodging at local hotels	\$ 5,000
Gasoline purchases at local businesses	<u>\$ 3,035</u>
Total Expenditures*	\$ 58,695

* Expenditures not already accounted for through ESTHFH spending (Table 1).

HOUSING IMPACTS

Through June 2010, ESTHFH had renovated, constructed, or had under construction 121 homes. As shown in Figure 2, the majority of the homes are located in the Lincoln Park community of Slidell (58 homes) and the Forest Glen neighborhood of Lacombe (38 homes).

National Homeownership Month is observed each June by the federal government “to raise awareness about the vital role homeownership plays in improving lives, creating jobs and economic opportunities, and strengthening America's neighborhoods” (<http://www.usda.gov/wps/portal/usda/usdahome?contentidonly=true&contentid=2010/05/0292.xml>).

In order to gain insight into the two communities where ESTHFH has concentrated their efforts toward “improving lives, creating jobs and economic opportunities, and strengthening ... neighborhoods,” demographic data for the two communities were obtained from Claritas, Inc. and ESRI, based on the 2000 Census and current estimates.

The Lincoln Park community in Slidell was delineated (Figure 3) based on a map shown on the Lincoln Park Community Association’s web page (http://www.neighborhoodlink.com/Lincoln_Park_-Slidell/map). The Forest Glen boundaries (Figure 4) were drawn by the study authors for the purposes of this project.

Lincoln Park and Forest Glen Community Demographics

The demographic data shown in Table 3 and Table 4 are based on the community boundaries illustrated in Figures 3 and 4.

A majority of Lincoln Park residents are African-American, while a majority of Forest Glen residents are white. The percentage of Other Race and Two or More Race individuals is somewhat higher in Forest Glen than in Lincoln Park. The percentage of residents of Hispanic origin is low in both communities.

The Lincoln Park community has a lower median age and a higher percentage of children under age 15.

**Figure 2. Location of Homes Constructed by East St. Tammany Habitat for Humanity
n=121 as of June 2010**

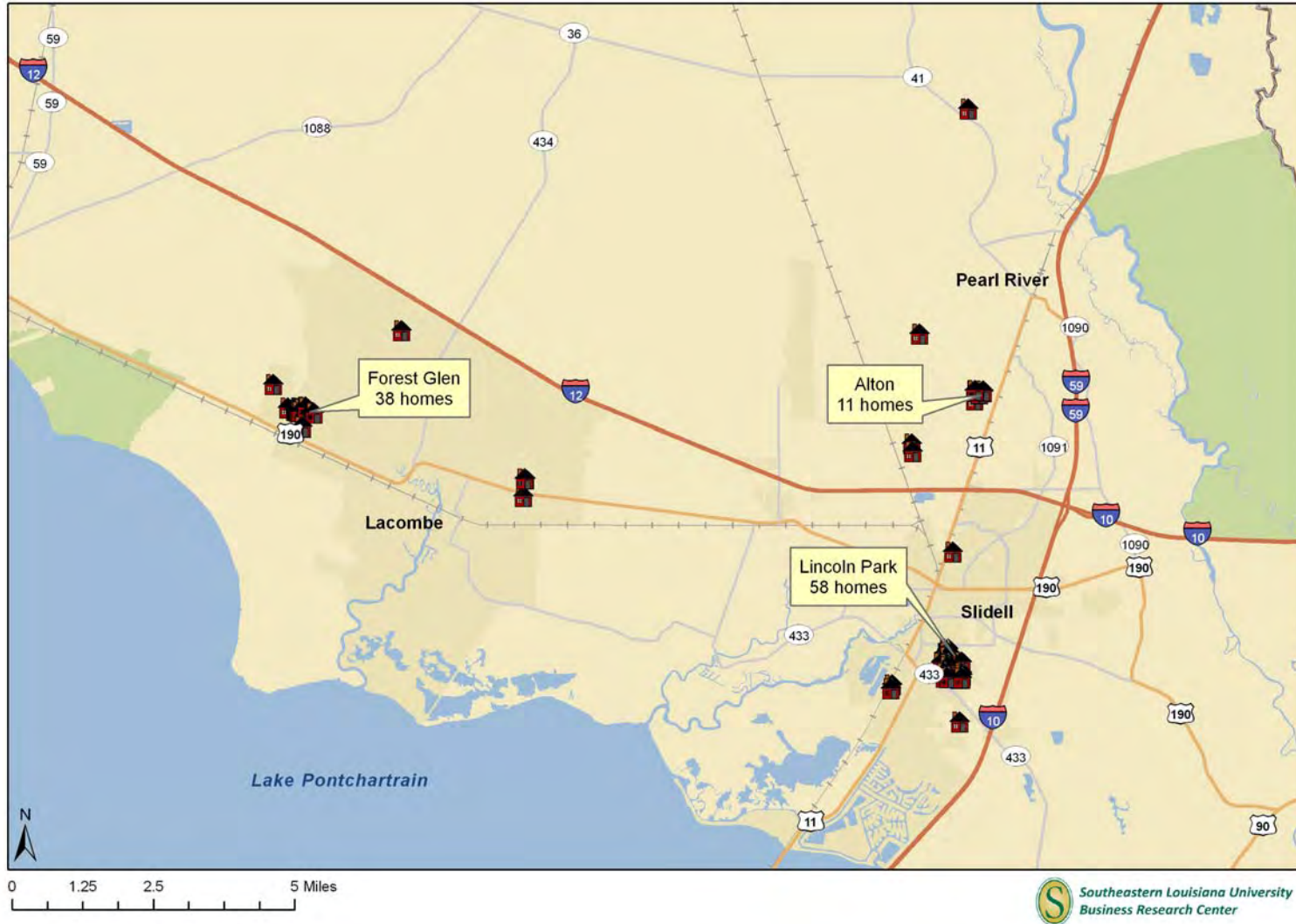


Figure 3. Lincoln Park Homes Constructed by East St. Tammany Habitat for Humanity n = 58



Figure 4. Forest Glen (Lacombe) Homes Constructed by East St. Tammany Habitat for Humanity

n = 38



Table 3. Demographic data for the Lincoln Park and Forest Glen communities from Claritas, Inc.: 2000 and 2010. (Source: Claritas Site Reports© – custom polygons drawn around communities)

	Lincoln Park		Forest Glen	
	2000 Census	2010 Estimate	2000 Census	2010 Estimate
POPULATION	953	1,015	162	201
POPULATION X SINGLE RACE				
White (%)	38.0%	26.9%	69.1%	56.4%
Black or African American (%)	57.8%	68.1%	25.3%	34.7%
Other Race Alone (%)	2.5%	3.1%	3.1%	5.0%
Two or More Races (%)	1.8%	2.0%	2.5%	4.0%
POP. X HISPANIC ORIGIN				
Not Hispanic (%)	97.4%	96.3%	98.1%	98.0%
Hispanic (%)	2.7%	3.7%	1.9%	2.0%
AGE				
Median age	31.6	31.3	36.8	35.6
Age 14 and under (%)	26.0%	26.6%	22.7%	21.0%
Age 15 and above (%)	74.0%	73.4%	77.3%	79.0%
EDUCATIONAL ATTAINMENT				
Less than H.S. diploma (%)	34.5%	27.3%	29.4%	21.2%
H. S. graduate or GED (%)	30.0%	31.7%	31.4%	34.1%
Some college or assoc. degree (%)	22.8%	27.1%	22.5%	25.8%
Bachelor's degree (%)	7.0%	7.2%	12.7%	15.2%
Post-graduate degree (%)	5.6%	6.7%	3.9%	3.8%
NUMBER of HOUSEHOLDS	369	404	57	74
AVERAGE HOUSEHOLD SIZE	2.57	2.50	2.77	2.66
INCOME and POVERTY				
Median household income	\$ 23,077	\$ 27,857	\$ 32,222	\$ 41,923
Per capita income	\$ 12,202	\$ 16,115	\$ 14,087	\$ 19,314
Families w/ income < poverty level, (% of all families)	30.8%	33.3%	17.5%	16.7%
EMPLOYMENT				
Employed (%)	57.9%	56.4%	61.7%	60.5%
Unemployed (%)	4.0%	4.5%	2.6%	2.6%
Not in labor force (%)	38.1%	39.2%	35.7%	36.9%
HOUSING				
Owner-occupied housing units (%)	49.0%	45.0%	84.2%	81.1%
Median value of owner-occupied housing units	\$ 62,830	\$102,273	\$ 87,500	\$132,813
Median year housing units built	1965	1971	1978	1985

Table 4. Demographic data for the Lincoln Park and Forest Glen communities from ESRI: 2000 and 2009. (Source: ESRI Business Analyst© – custom polygons drawn around communities)

	Lincoln Park		Forest Glen	
	2000 Census	2009 Estimate	2000 Census	2009 Estimate
POPULATION	1,007	836	163	220
AGE				
Median age	31.8	30.6	36.0	37.5
Age 14 and under (%)	25.8%	27.3%	23.3%	20.8%
Age 15 and above (%)	74.2%	72.7%	76.7%	79.2%
HOUSEHOLDS	374	314	58	82
FAMILIES	253	210	42	59
AVERAGE HOUSEHOLD SIZE	2.68	2.65	2.72	2.62
INCOME				
Median Household Income	\$ 22,836	\$ 25,278	\$ 30,000	\$ 36,367
Per Capita Income	\$ 12,435	\$ 13,495	\$ 14,485	\$ 16,614
HOUSING				
Owner-occupied housing units	184	152	49	68
Renter-occupied housing units	190	162	9	14

A lower percentage of Forest Glen residents have less than a high school diploma and a higher percentage hold a bachelor's degree. However, a higher percentage of Lincoln Park residents hold post-graduate degrees.

Based on Claritas' 2010 estimates, one-third of Lincoln Park families and one-sixth of Forest Glen families have incomes below the poverty level. Table 5 illustrates how Lincoln Park's and Forest Glen's 2010 estimated median household incomes and percentage of families below the poverty level compare to the larger communities of Slidell and Lacombe and to the state of Louisiana.

Table 5. Estimated 2010 median household incomes and percentage of families with incomes below the poverty level: Lincoln Park, Slidell, Forest Glen, Lacombe, State of Louisiana. (Claritas, Inc.)

	Lincoln	Slidell	Forest	Lacombe	Louisiana
	Park		Glen		
Median household income	\$ 27,857	\$ 51,409	\$ 41,923	\$ 48,539	\$ 43,387
% of families w/ income < poverty level	33.3%	9.5%	16.7%	10.3%	13.8%

Lincoln Park's estimated median household income is only 54 percent of that of Slidell, and the family poverty rate is more than 3 times higher. Forest Glen's estimated median household income is 86 percent of Lacombe's, and the neighborhood poverty rate is 1.6 times higher.

As shown in Table 3, Forest Glen had a somewhat higher workforce participation rate than Lincoln Park. That, coupled with the generally higher educational attainment of Forest Glen residents, probably contributes to the higher incomes and lower poverty levels of Forest Glen families.

Looking at the housing data in both Table 3 and Table 4, it is unclear if Claritas and ESRI have accounted for the effects of the new ESTHFH homes or not. The number of households in Lincoln Park is large enough that the effect would be diluted, but the 38 new ESTHFH homes in Forest Glen represent approximately half of all households in the community as of 2010, so their impact should be significant.

Claritas (Table 3) actually shows a decline in the percentage of owner-occupied homes in both communities. While they do estimate a significant increase in median market values and a six to seven year move in median year of construction, these may be just “normal” market and renovation effects over the 10-year period.

ESRI (Table 4) estimates declines in population, number of households, and number of owner-occupied housing units for the Lincoln Park community. They do estimate an increase of 19 owner-occupied housing units in Forest Glen between 2000 and 2009. Although a lower number than the 38 homes built by ESTHFH in the community, not all of the ESTHFH homes were completed and occupied by 2009, and there may also have been other homes in the neighborhood vacated as a result of the national housing and credit crises.

In prior decennial censuses, a sample of families would have been sent the “long form” to gather housing and related information. Since use of the long form was discontinued prior to the 2010 Census, we will have to wait until updated American Community Survey (ACS) data is released, and companies such as Claritas and ESRI process the data, before we can analyze the social impacts ESTHFH activities are having on the measurable demographics of neighborhoods where the homes are being built.

However, as noted in the USDA press release regarding National Homeownership Month, the un-measurable (or difficult to measure) societal benefits of homeownership are widely regarded.

Assessed Values and Property Taxes Paid by Habitat Homeowners

Property tax information was obtained from the St. Tammany Parish Assessor’s web site for 92 ESTHFH homes. The other homes on the list of 121 properties were either not yet completed, had not been closed on, were closed on in 2009 (and thus had not been taxed yet), or were not able to be located in the assessor’s online system.

The 92 Habitat homeowners for whom assessment records were located paid a total of \$50,213.94 in property taxes in 2009, for an average (mean) of \$545.80 per home. Statistical measures of assessments and taxes paid for the 92 properties are shown in Table 6.

Six of the property owners did not utilize the homestead exemption, which dramatically increased their homes’ taxable value and resulting tax bills. All of the property owners except one were assessed at least a minimum \$39.00 parish tax bill.

Market value (10X assessed value) for the house lot and all improvements ranged from a low of \$23,380 to a high of \$119,180. Lot values ranged from \$1,600 to \$25,500, and improvement (home) values ranged from \$14,580 to \$110,500. The maximum improvement value of \$110,500 also was the most common (mode) value, assessed to eight properties in the Alton community.

Table 6. Statistics related to 2009 property tax assessments of ninety-two (92) ESTHFH homes.

Source of data: St. Tammany Parish Assessor website

	Improvement	Land	Total		Parish	City	Total
	<u>Value</u>	<u>Value</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Tax</u>	<u>Tax</u>	<u>Property</u>
			<u>Value</u>	<u>Value</u>			<u>Taxes</u>
MIN	\$ 1,458	\$ 160	\$ 2,338	\$ -0-	\$ -0-	\$ -0-	\$ -0-
MAX	\$ 11,050	\$ 2,550	\$ 11,918	\$ 11,445	\$ 1,871.49	\$ 331.06	\$ 1,871.49
MEAN	\$ 8,255	\$ 1,109	\$ 9,364	\$ 2,753	\$ 458.01	\$ 87.80	\$ 545.80
MEDIAN	\$ 8,975	\$ 1,445	\$ 10,262	\$ 2,905	\$ 475.90	\$ -0-	\$ 557.69
MODE	\$ 11,050	\$ 1,445	\$ 11,400	\$ -0-	\$ 39.00	\$ -0-	\$ 632.35
MODE n	8	32	9	25	24	55	7

In order to gauge the relative “fit” of the homes built by ESTHFH with average property values, assessments, and property taxes collected in the impacted communities, assessor’s data on other homes located near Habitat homes were collected for sample streets in the Lincoln Park, Forest Glen, and Alton communities. Sample streets and house number ranges used for this comparison are shown below:

- Lincoln Park → Cleveland Ave (house #s ranging from 951 – 1043)
- Forest Glen → E. Chestnut Street (house #s ranging from 26047 – 26176)
- Alton → N. 13th Street (house #s ranging from 62143 – 62270)

The results are tabulated in Table 7, and illustrated in Figures 5 and 6.

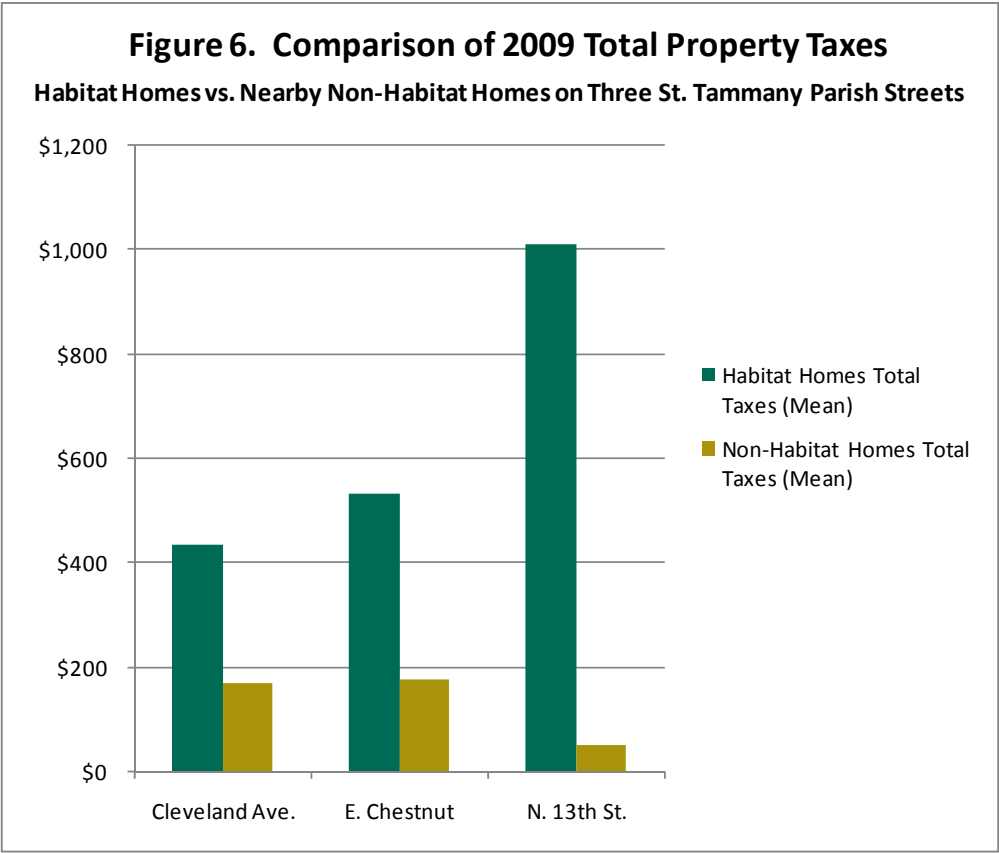
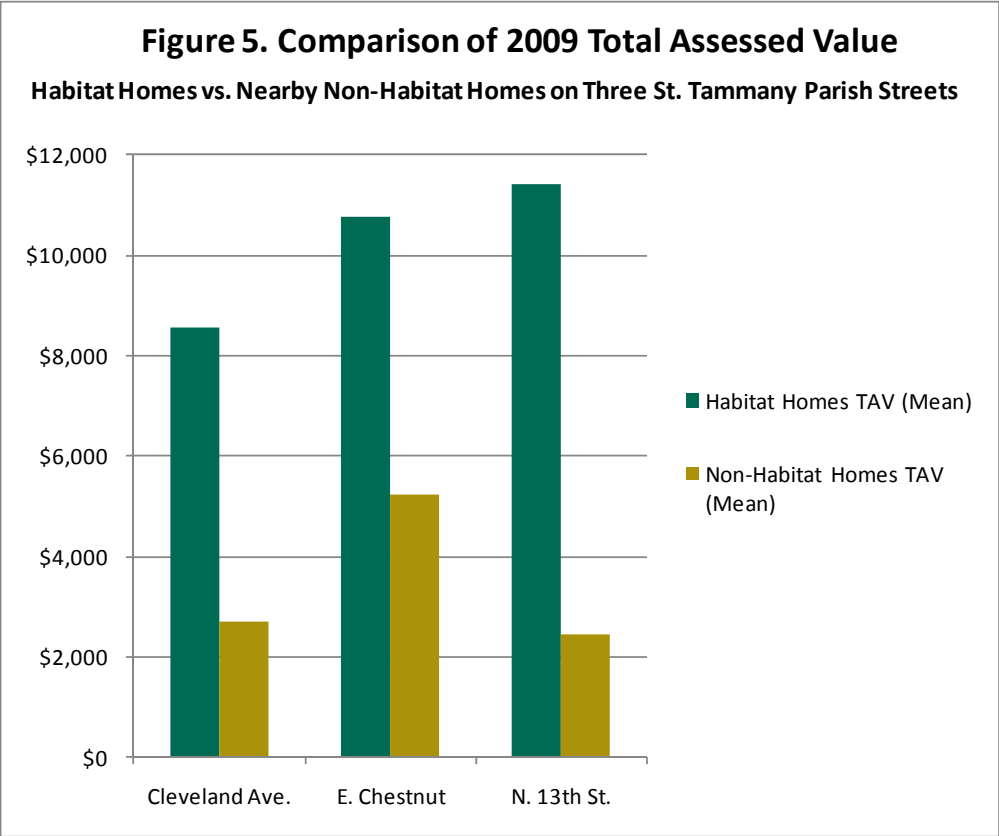
Table 7. Comparison of average total assessed value (TAV), taxable value, and total taxes for samples of Habit and non-Habitat homes in three East St. Tammany neighborhoods.

Source of data: St. Tammany Assessor web site

	Habitat Homes				Non-Habitat Homes			
	n	TAV (Mean)	Taxable Value (Mean)	Total Taxes (Mean)	n	TAV (Mean)	Taxable Value (Mean)	Total Taxes (Mean)
Cleveland Ave.	4	\$ 8,548	\$ 1,048	\$ 434.58	4	\$ 2,694	\$ 376	\$ 170.63
E. Chestnut	10	\$ 10,768	\$ 3,268	\$ 534.35	9	\$ 5,215	\$ 1,079	\$ 176.38
N. 13 th St.	3	\$ 11,400	\$ 6,400	\$ 1,012.70	7	\$ 2,439	\$ 86	\$ 52.11

The homes built by ESTHFH have much higher assessed values, and their owners pay much higher property tax bills, than neighboring properties. The Habitat homes on average are assessed approximately 3.2 times higher on Cleveland Avenue in Slidell, 2.1 times higher on East Chestnut Street in Lacombe, and 4.7 times higher on North 13th Street in the Alton community.

This is, admittedly, a very limited sample for comparison, but it is apparent that Habitat homes can have a strong positive influence on average property values in a community, and generate vital property tax revenue for community infrastructure, improvement, and rehabilitation projects.



Economic Impacts of ESTHFH Housing Activities

As previously shown in Table 1, ESTHFH had expenditures of \$1,339,669 associated with their housing program in FY2008-09, accounting for approximately 80 percent of total expenses. ESTHFH directly employs two full-time individuals and one part-time person in their housing operations.

When ESTHFH's housing program expenditures were analyzed using the IMPLAN© model for St. Tammany Parish, the results were the multiplied impacts shown in Table 8.

**Table 8. Estimated economic impacts of the ESTHFH housing program:
FY2008-09.**

Output Impact	\$ 2,110,564
Earnings Impact	\$ 576,851
Employment Impact	14.9
State and Local Tax Impact	\$ 71,300

The expenditures of approximately \$1.3 million had a total output impact of approximately \$2.1 million, reflecting an output multiplier of approximately 1.6. These economic activities supported an estimated 14.9 full and part-time jobs for one year in St. Tammany Parish (including the 2.5 directly employed by ESTHFH), created earnings of \$576,851, and generated estimated state and local tax revenues of over \$71,000.

GENERAL AND ADMINISTRATIVE IMPACTS

East St. Tammany Habitat for Humanity maintains an office at 1066 Front Street in Slidell, Louisiana, where they employ three full-time individuals. Essentially all of their normal operating expenses (other than a small amount of travel expenses) are paid to local businesses, contributing to the economy of eastern St. Tammany Parish.

The \$289,186 of general and administrative expenditures (Table 1), when multiplied through the St. Tammany Parish economy, yielded the estimated impacts shown in Table 9.

**Table 9. Estimated economic impacts of the ESTHFH general and
administrative activities: FY2008-09.**

Output Impact	\$ 515,339
Earnings Impact	\$ 227,737
Employment Impact	5.5
State and Local Tax Impact	\$ 18,517

ReSTORE IMPACTS

The ESTHFH ReSTORE is “a thrift store dedicated to providing low-cost building materials and supplies, as well as new or slightly used home furnishings to the Slidell community” (<http://www.esthfh.org/restore/index.php>). The ReSTORE is located at 2320 Carey Street in Old Town Slidell. The ReSTORE accepts donations of new or slightly-used building supplies and home furnishings from area businesses and residents, then offers them for sale in a retail setting. All profits go to the support of the ESTHFH housing program. The ESTHFH ReSTORE employs two individuals on a part-time basis.

In FY2008-09, the ReSTORE had revenues of \$72,571. ReSTORE activities generated the estimated impacts shown in Table 10 on the St. Tammany Parish economy.

**Table 10. Estimated economic impacts of the ESTHFH ReSTORE:
FY2008-09.**

Output Impact	\$	120,977
Earnings Impact	\$	49,048
Employment Impact		1.3
State and Local Tax Impact	\$	13,807

IMPACTS OF SPENDING BY NON-LOCAL VOLUNTEERS

As detailed in Table 2 on page 7, the authors estimated local spending by non-local volunteers totaling \$58,695. When analyzed by sector through the IMPLAN© model for St. Tammany Parish, these expenditures were estimated to have had a total economic impact of over \$90,000, as shown in Table 11.

**Table 11. Estimated economic impacts of non-local volunteer spending:
FY2008-09.**

Output Impact	\$	91,504
Earnings Impact	\$	30,795
Employment Impact		1.3
State and Local Tax Impact	\$	5,496

The volunteers’ spending, primarily at restaurants, was estimated to have provided earnings of \$30,795, supporting 1.3 full and part-time jobs.

TOTAL COMBINED ECONOMIC IMPACTS

The previous sections analyzed the separate impacts of ESTHFH’s housing, general and administrative, and ReSTORE activities, along with the spending by non-local volunteers. Combining the impacts of those four separate activities generates the total estimated economic impact of East St. Tammany Habitat for Humanity in FY2008-09, shown in Table 12.

Table 12. Estimated TOTAL economic impacts of all East St. Tammany Habitat for Humanity activities: FY2008-09.

Output Impact	\$ 2,838,384
Earnings Impact	\$ 884,431
Employment Impact	23.1
State and Local Tax Impact	\$ 109,120

East St. Tammany Habitat for Humanity contributed an estimated total of approximately \$2.8 million of economic activity to the St. Tammany Parish economy in FY2008-09. This figure is provided primarily for comparison to other economic impact studies.

The more meaningful impact number to residents of St. Tammany Parish is the earnings impact, since that represents jobs and income. The activities of East St. Tammany Habitat for Humanity provided estimated earnings of \$884,431 in FY2008-09, supporting 23.1 full and part-time jobs in the parish. This includes the eight positions directly employed by ESTHFH, plus approximately 15 jobs in other businesses and industries impacted by ESTHFH activities.

ESTHFH, its employees, volunteers, and related businesses paid over \$109,000 in estimated state and local taxes related to ESTHFH activities in FY2008-09, on top of the property taxes paid by owners of ESTHFH-constructed homes.

SUMMARY

With national and international attention on the post-Katrina rebuilding effort in the Greater New Orleans (GNO) area, and with East St. Tammany Habitat for Humanity's focus on building and renovating homes for those without access to traditional financing (a substantial population in the GNO region), ESTHFH has become a powerful economic and community development engine in eastern St. Tammany Parish.

ESTHFH has targeted their building efforts in neighborhood clusters, and this study shows that ESTHFH activities have the potential to improve those neighborhoods through increasing property assessments and tax collections, in addition to the societal benefits normally associated with homeownership. Samples of Habitat homes compared to non-Habitat homes in three neighborhoods showed that ESTHFH-built homes were assessed at values of 2.1 to 4.7 times those of nearby non-Habitat homes, and owners of Habitat homes paid average property taxes of 2.6 to 19.5 times those of their non-Habitat neighbors.

Ninety-two ESTHFH-built properties analyzed on the St. Tammany Parish Assessor's web site paid total 2009 property taxes of \$50,213.94, an average of approximately \$546 per home. Assuming this average remains consistent, once all 121 homes currently built or under-construction by ESTHFH are completed and occupied, the total taxes paid will climb to approximately \$66,000, and should continue to increase as more homes are built in the future.

The activities of ESTHFH contributed an estimated \$2.8 million of total economic activity to St. Tammany Parish in FY2008-09, generating earnings of almost \$900,000 and supporting 23.1 full and part-time jobs. ESTHFH directly employs eight full and part-time positions, and the remaining jobs are in other sectors which benefit from the activities of ESTHFH.

In addition, 607 non-local and 130 local volunteers contributed 29,480 hours of volunteer labor toward constructing Habitat homes (in addition to volunteer hours contributed by the future homeowners). Using *Independent Sector's* 2008 estimated value of volunteer time in Louisiana of \$18.56/hour (http://www.independentsector.org/volunteer_time), this represents \$547,149 of volunteer labor organized and facilitated by ESTHFH for residential construction in eastern St. Tammany Parish.

East St. Tammany Habitat for Humanity appears to be successfully fulfilling its mission of providing "decent houses in decent communities," and in the process is meaningfully contributing to the economy of St. Tammany Parish.