

## Multi-housing Study of Northshore Area

The purpose of this study was to identify major needs and outreach opportunities among the multi-housing people group along the I-12 corridor from Slidell to Albany, and, to suggest possible strategies for doing outreach among this people group. We sought to answer the following questions:

Where do people live in multi-housing units/complexes?

What kinds of multi-housing units/complexes do people live in?

What kinds of people live in the different multi-housing units/complexes?  
(socioeconomic & ethnicity)

How many people live in multi-housing units/complexes?

What particular needs exist among those in each multi-housing unit/complex?

What kinds of strategies might be needed to minister in and to those in the various multi-housing units/complexes on the Northshore?

Multi-housing units/complexes, for the purpose of this study, refers to those apartment complexes and mobile home parks where multiple families live in such close proximity that they share identity as a people group who tend to live in common types of housing. Only those complexes with a minimum of 20 families were included in this study.

Disclaimers: This study does not claim to be comprehensive. It is an attempt to begin the process of indentifying many, perhaps most, of the multi-housing units/complexes on the Northshore. The process continues. Although an effort was made to find all mobile home parks and apartment complexes with more than 20 units, the task proved impossible for several reasons. (1) The researcher could find no existing compilation of the desired data. The Clerk of Courts, Tax-Assessors, Realtors, FEMA, and other non-profit organizations did not have a collection of multi-housing information. (2) Without a source of information based upon permits, taxes, land use or other collected data, the researcher used phone books, the internet and his car to gather information. The size of the geographical area studied combined with limited time limited the discovery process. (3) A post-Katrina building boom resulted in an increase of apartment complexes. The number and location of multi-housing units continues to grow.

## **What kinds of multi-housing units do people live in and how many people live in multi-housing units?**

### ***MOBILE HOMES***

For the purposes of this study, multi-housing includes mobile home courts and parks (trailer parks). Tangipahoa Parrish has 9,754 mobile homes. St. Tammany Parrish has 8,632. Livingston Parrish has 11,593 mobile homes. The total number of mobile homes in these parishes is 29,679. Mobile homes make up 15% of the total number of housing units in the three parish area (196,899).

It should be noted that not all mobile homes are in trailer courts or parks. The researcher has not been able to establish a percentage of mobile homes existing in parks as opposed to those not in parks.

***APARTMENT/CONDOS*** Tangipahoa Parrish has 6,342 housing units in multi-unit structures, or about 12.3% of the housing units in the Parrish. In St. Tammany Parrish, 9,874 or 10.1 % of the housing units exist in multi-unit structures. Livingston Parrish has 1,716 housing units in multi-unit structures or 3.6% of the total housing units. Altogether, the Northshore area has 17,932 housing units in multi-unit structures or 9.1% of the total housing units in the three parish area.

The combined total of mobile home units and housing units existing in multi-unit structures equals 47,611 housing units, a sum equivalent to an entire city. If the researcher has rightly interpreted the data and correct done the math, 24% of the housing units in the three parish area are either mobile homes or in multi-unit structures.

### ***Others***

Significant groups of people live in nursing homes (1,849 tri-parishes), college dorms (1,300 Tangipahoa), and institutionalized settings (3,857 tri-parishes). Parish prisons also house significant populations.

## **What kinds of people live in the different kinds of multi-housing units?**

Statistical analysis and windshield surveys both reveal a variety of people type in the various multi-housing communities. Multi-housing communities include significant populations of:

Students... 18,833 college students live in the three parishes. Some apartment complexes are almost exclusively college apartments, especially in the Hammond area around SLU. Of the almost 8,000 college students living in Tangipahoa Parish, only 1,300 live in college dormitories.

Singles....St. Tammany Parish has 13,632 one-person homes.

Couples...St. Tammany Parrish has over 20,000 housing units with two-person families.

Seniors...some duplex apartments are for Seniors Adults. Some mobile home parks such as Shady Lane near Slidell are restricted to those 55 and over. Other parks do not have restrictions on age, but windshield surveys revealed significant numbers of senior adults living in mobile homes.

The poor... windshield surveys of several mobile home parks revealed evidence of varying degrees of poverty. Some parks have evidence of extreme poverty.

The Affluent. Slidell and Mandeville have multiple Lakeside condo units.

Children...Most mobile home parks have large numbers of children.

Diversity...Although some multi-housing complexes and mobile home parks tend to have higher concentrations of one ethnic group, many had signs of diverse populations of Hispanic, white and black people.

### **What kinds of needs exist among people living in multi-housing units?**

Some needs are evident from windshield surveys.

CHILDREN'S MINISTRY \*\*\*\*

Ministry to those who are addicted or affected by addictions.

Ministry to the disabled. *\*Almost 70,000 persons in the three parish area are listed as having disabilities.*

Possible after-school programs for children. The percentage of parents who commute to work is high throughout the area.

Ministry to the poor. One in five people in Tangipahoa Parish lives below the poverty level.

Senior Adults

Students  
Families

**Where do people live in multi-housing units/complexes along the I-12 corridor known as the Northshore?**

**A. Albany – Springfield Area**

***Mobile Home Parks***

Bankston's Mobile Home Park  
29020 LA HWY 43  
Albany, LA 70711

Jim's Mobile Home Park  
29906 Highway 22  
Springfield LA 70462  
48 sites

***Apartment Complexes***

Springfield Manor Apartments  
25126 Blood River Rd  
Springfield, LA 70462    225 294 5183

Rainbow Acres Apts  
18916 Florida Blvd  
Albany, LA                    225 567 1549

**B. Ponchatoula – Hammond – Amite Area**

***Mobile Home Parks***

Bedico Creek Mobile Home Park  
28288 Bedico Creek Lane  
Ponchatoula, LA 70454

Creekside Mobile Home Park  
15569 East Hoffman Road

Ponchatoula, LA 70454  
88 sites, Established 2003

Cypress Creek Mobile Home Court  
41058 South Range Rd  
Ponchatoula, LA 70454  
31 sites, Established 2003

Dunson Mobile Home Park  
20061 Dunson Park  
Ponchatoula, LA 70454  
59 sites

L & J Trailer Park  
41521 Brown Road  
Ponchatoula, LA 70454

Pretty Acres Mobile Home Park  
18230 Rose Drive #15  
Ponchatoula LA 70454

Pinelake Mobile Home Park  
40430 East I-55 Service Road  
Ponchatoula, LA 70454  
71 sites, Established 1978

Range Road Mobile Home Park  
41074 Range Road  
Ponchatoula, LA 70454

Wind Crest Mobile Home Park  
39437 South Hover Road  
Ponchatoula LA 70454  
27 sites

Country View Mobile Home Park  
49560 River Road  
Hammond, LA 70401

Dave's Mobile Home Park

13444 Old Baton Rouge Hwy  
Hammond, LA 70403  
3 phases of parks, many sites, Af. Am.  
children.

Dorason Estates  
46269 North Cherry Street  
Hammond, LA 70401  
35 sites, Established 1973

Hillside Mobile Home Park  
43356 Klein Road  
Hammond, LA 70403

Intersection Connection Mobile Home Park  
41489 West I-55 Service Road  
Hammond, LA 70403  
30 sites

Joe's Mobile Home Park  
46068 Milton Road  
Hammond, LA 70401

Landon Mobile Home Park  
42554 Pumpkin Center Road  
Hammond, LA 70403  
27 sites, Established 1994

Siless Mobile Home Park  
42149 Greg Drive  
Hammond, LA 70403

Tangi Mobile Home Park  
13402 Old Baton Rouge Hwy  
Hammond, LA 70403

Yorkshire Mobile Home Park  
43200 Baham Lane  
Hammond, LA 70403

City to Country Mobile Home Park  
51287 Lamarca Lane  
Independence, LA 70443

Strawberry Heights  
55141 Old US Hwy 51  
Independence, LA 70443  
29 sites, Established 2000

Carolyn's Trailer Park  
49017 Stafford Road  
Tickfaw, LA 70466

Serenity Mobile Home Park  
Tickfaw, LA 70466

Sleep Hollow Mobile Home Park  
14070 Old Genessee Road  
Tickfaw, LA 70466

Superior Mobile Home Park  
14145 Old Genessee Road  
Tickfaw, LA 70466  
22 sites, poor, Af-Am. Hispanic, children

Whiskey Lane Mobile Home Park  
49452 Whiskey Lane  
Tickfaw, LA 70466

Homestead Trailer Park  
26236 Galatas Rd  
Loranger, LA 70446

Salem Street Mobile Home Park  
56545 North Cooper Road  
Loranger, LA 70446

Binder Trailer Park  
 Binder Lane  
 Amite, LA 70422  
 24 sites

Cascio's Mobile Home Park  
 209 West Chestnut  
 Amite, LA 70422

Ballard's Mobile Home Park  
 12708 Hwy 1048  
 Roseland, LA 70456

*Apartment Complexes*

Tangi Lakes Townhomes  
 17530 Tangi Lakes Dr. A  
 Hammond, LA 985 507 4007

Pine Creek University Apts.  
 1203 Martin Luther King Ave.  
 Hammond, LA 985 345 9513

Lion's Way Apts  
 15043 Woodstone Dr.  
 Hammond, LA 985 542 9016

Camelot Apts  
 1312 North Oak St  
 Hammond, LA 985 419 0687

Cross Creek Apts  
 43242 Hammond Square Dr.  
 Hammond, La 985 350 6151

Camelot Apts  
 601 Pecan St.  
 Hammond, LA 985 419 2508

College Town Apts.  
2200 North Morrison Blvd  
Hammond, LA 985 345 1605

Contempo Apts  
13054 Quick Blvd  
Hammond, LA 985 542 0500

Cypress Cove Apts  
17477 East Park Ave.  
Hammond, LA 985 542 6876

The Creeks of Hammond  
15015 Creeks Road  
Hammond, LA 985 340 8966

Oakwood Apts  
44187 South Baptist Rd  
Hammond, LA 985 567 2131

Rowyn Oaks Apts  
Stafford Rd  
Hammond, LA 985 969 6108

Westminster Gardens  
501 Edwin Neill Way  
Hammond, LA 985 345 5010

Greg's View Apts  
100 Burton Lane  
Hammond, LA 985 345 1911

Ritz Apts  
116 South Cypress St.  
Hammond, LA 70401 985 345 5307

Pin Oak **Senior** Citizen Apts  
44135 Simpson Place  
Hammond, LA 985 542 0100

Hammond Eastside Apts  
 107 S. Orange St.  
 Hammond, LA 985 543 0403

Hammond Place Apts  
 304 S. Mooney Ave.  
 Hammond, LA 985 429 0230

Hammond Square Apts  
 15510 W. Club Deluxe Rd  
 Hammond, LA 985 542 4825

Happywoods Apts. South  
 14027 Louise Dr.  
 Hammond, LA 985 542 6616

Krogen Kove Townhomes  
 Hammond, LA  
 (18 4-plexes, 2 duplexes)

Windrush Trace Apts  
 414 Windrush Dr.68  
 Hammond, LA 985 345 6468

Willow Villas Home  
 43542 WillowVilla Rd  
 Hammond, LA 985 419 0024

University Apts  
 1002 W. University Ave.  
 Hammond, LA 985 345 7078

C C Apts  
 21312 Wittie Rd  
 Ponchatoula, LA 70454 985 542 0059  
 Carriage House Apts  
 12041 Carraige House Ln  
 Ponchatoula LA 70454 985 294 3498

Grand Centre  
42212 South Airport Rd  
Ponchatoula, LA 70454 985 386 0830

Live Oak Apts  
41037 South Range Rd  
Ponchatoula, LA 70454 985 370 7100

Ponchatoula Meadows Apts  
3200 Oak Meadow Lane  
Ponchatoula, LA 70454 985 386 7703

Westminster Place Apts  
250 S 1<sup>st</sup> St.  
Ponchatoula, LA 70454 985 386 4819  
(senior adults)

Holly Grove Apts  
601 Walnut St.  
Amite, LA 985 748 9989

Cross Creek  
415 Dogwood Dr.  
Amite, LA 985 747 2005

La Posada Apts  
13092 Progresso St.  
Independence, LA 985 878 2275

Evelyn Estates  
49473 Melrose Place  
Natalbany, LA 225 954 1126

### **C. Mandeville – Covington Area**

#### ***Mobile Home Parks***

Chahta Mobile Home Park  
1101 Colbert Street  
Mandeville LA 70448

50 + sites, poverty, Af. Am & Hispanic  
lots of children.

Covington Manor Mobile Home Park  
161 Barbee Road  
Covington, LA 70433  
40+ sites, mostly older trailers, mixed ethnic population but more Hispanics.  
lots of children & older people

Oak Villa Mobile Home Park  
15455 Ronald Reagan Hwy  
Covington, LA 70433

Pounds Mobile Home Park  
20378 Highway 36  
Covington, LA 70433  
40+ sites, No sign, Old & many in bad condition,  
Poor, children, probably Af Am.

### *Apartment Complexes*

The Woodlands Apartments  
1402 North Causeway Boulevard,  
Mandeville, LA 985 626 3849

Parkview Apts  
100 Parkview Blvd  
Mandeville, LA 985 845 8107

Chapel Creek  
200 Chapel Loop  
Mandeville, LA 985 845 9700

Tchefuncte Harbour Townhouses  
127 Hwy 22 E.  
Madisonville, LA 985 845 0811

Heavens Drive Townhouses  
100 Parkview Boulevard  
Mandeville, LA 985 845 2141

Chenier  
1901 U.S. 190  
Mandeville, LA 985 778 0459

Abita Gardens Apts  
70515 Fuchsia St.  
Abita Springs, LA 985 875 1050

Abita East Venture Apts  
22516 LA 36  
Abita Springs, LA 985 893 5263

Woodland Trace Apts  
4000 Florida Street  
Mandeville, LA 985 674 4332

Botanica Apts Gate  
200 Saint Ann Dr.  
Mandeville, LA 985 624 8071

Acadian Apts  
2903 Monroe St # 19  
Mandeville, LA 985 626 5291

Cypress Lake Apts  
2615 N. Causeway Blvd  
Mandeville, LA 985 893 5140

Mandeville Lakes Apts  
4840 LA 22  
Mandeville, LA 985 792 0045

Cliff Apts  
1575 LA 1088  
Mandeville, LA 985 626 4156

Castine Cove Apts.  
351 Jackson Ave.  
Mandeville, LA 985 264 0740

Parkview Aptss  
700 Parkview Blvd  
Covington, LA 985 892 0854

Highlands Apts  
220 Greenbriar Blvd  
Covington, LA 985 892 8801

Appletree Townhouses  
2308 West 21<sup>st</sup> St  
Covington, LA 985 264 3042

Maple Ridge Apts  
20284 LA Hwy 36  
Covington, LA 985 898 0225

Audrey Heights  
172 Audrey Lane  
Covington, LA 985 871 8850

Palmetto Greens  
900 Emerald Forrest Blvd  
Covington, La 985 8675220

Cottonwood Apts  
13318 LA 40  
Folsom, LA 985 796 9447

## D. Slidell Area

### *Mobile Home Parks*

Timberland Trailer Park  
59356 Transmitter Road  
Lacombe, LA 70445

Azalea Lane Mobile Home Park  
1110 Brownsitch Road  
Slidell, LA 70461-1626

Country Club Mobile Home Park  
144 Rainey Road  
Slidell, LA 70458

Dream Courts Mobile Home Park  
217 Dream Court  
Slidell, LA 70461  
28 sites

Eagle Lake Mobile Home Park  
1210 Eagle Lake Boulevard  
Slidell, LA 70460  
185 sites, Established 1983

Northshore Mobile Home Park  
100 Woodhaven Drive  
Slidell, LA 70461

Pine Crest Mobile Home Park  
2601 Old Spanish Trail  
Slidell, LA 70461

Rocket Ranch  
1110 Brownsitch Road  
Slidell, LA 70461-1626

Shady Pines Park  
 59275 Shady Lane  
 Slidell, LA 70460  
 35 sites, Established 1956, Age Restricted

Southern Manor Mobile Home Park  
 60375 North Military Road  
 Slidell, LA 70458  
 82 sites, Established 1984

Tammany Mobile Home Park  
 41662 HWY 190 East  
 Slidell, LA 70461  
 157 sites, Established 1962

Whispering Pines Mobile Home Park  
 158 Margene Ct.  
 Slidell, LA 70461

Messer's Mobile Manor  
 60105 Hwy 3081  
 Pearl River, LA 70452  
 50 sites, Established 1964, Age Restricted

### **Apartment Complexes**

Audubon Gates Apts.  
 250 Brownsitch Road  
 Slidell, LA 985 643 5803

Greenbrier Estates  
 100 Greenbrier Way  
 Slidell, LA 985 781 1001

Pelican Pointe Apts  
 3400 Pelican Point Dr.  
 Slidell, LA 985 645 8881

Lakeside Apts  
301 Lakeshore Blvd  
Slidell, LA 70461            985 718 4034

Meadowbrook Apts  
1 Meadows Blvd  
Slidell, LA            985 649 2663

Villa Du Lac  
62200 West End Blvd  
Slidell, LA            985 690 4141

Sunshine Village Housing Corp.  
2600 Mary Street  
Slidell, LA            985 781 6080

Stones Throw Apts.  
61333 Hwy 11  
Slidell, LA            985 643 6226

The Anchorage Condominiums  
1650 Harbor Dr.  
Slidell LA 70458            985 643 3148  
303 units on Lake Ponchartrain

Canterbury House Apts.  
301 Spartan Drive  
Slidell, LA            985 690 7447

Stone Creek Apts  
400 Joseph St  
Slidell, LA            985 643 8744

Royal Edens Apts  
4480 Ponchartrain Dr.  
Slidell, LA 70458            985 649 1073  
(water Front)

King's Square Apts  
400 Voters Rd

Slidell, LA 70458            985 649 5555

Harborside Apts  
3500 Oak Harbor Blvd  
Slidell, LA 70458            985 641 0429

Forestwood Apts  
2700 Mary St.  
Slidell, LA 70458            985 643 2745

Woodland Grove Apts  
61325 Airport Rd  
Slidell, LA                    985 646 1022