

**Parish Redevelopment and Disposition Plan
For Louisiana Land Trust Properties**



PARISH NAME:
Cameron

DATE ADOPTED:

**DATE SUBMITTED FOR
APPROVAL:**

PARISH CONTACT INFORMATION

Name of Parish Official Magnus McGee	Agency Cameron Parish Police Jury	Telephone Number 337-775-5718	E-mail address cppjury@camtel.net		
Street or P. O. Box PO Box 1280	City Cameron	Parish Cameron	State LA	ZIP Code 70631	

CONTACT OF PERSON RESPONSIBLE FOR PLAN IMPLEMENTATION

Name Ernest Broussard, Jr., AICP/CEcD	Firm/Agency Cameron Parish Planning & Development	Telephone Number 337-775-5206	E-mail address cppd_ebroussard@camtel.net		
Street or P. O. Box PO Box 1271	City Cameron	Parish Cameron	State LA	ZIP Code 70631	

SUBMIT AN **ORIGINAL AND ONE COPY** OF THE PLAN TO:

Louisiana Recovery Authority
C/O Fay Ayers
150 Third Street, Suite 200
Baton Rouge, LA 70801

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

1. PARISH REDEVELOPMENT AND DISPOSITION ENTITY

Which entity will the parish designate to coordinate with the Louisiana Land Trust (LLT) for the disposition or redevelopment of properties acquired through the Road Home program? Parishes can designate a local agency and/or nonprofit for this purpose or request that the Louisiana Land Trust disposes of properties in partnership with the parish and in accordance with the outline set forth in the Parish Redevelopment and Disposition Plan. If the parish designates a local agency or nonprofit for this purpose, this section of the plan must briefly describe the qualifications and capacity of the organization and individuals responsible for implementing the Parish Redevelopment and Disposition Plan. In addition, the legal authority for this entity and a list of the organization's board members must be attached.

Cameron Parish Planning & Development (CPPD), in conjunction with the Cameron Parish Police Jury (CPPJ), will serve as principle coordinators for this endeavor. The Planning and Development Department will serve as the primary contact for the Louisiana Land Trust with regard to the development, redevelopment and disposition of properties acquired through the Road Home Program. The Cameron Parish Police Jury will insure that the requisite support and right of way for the approved Plan is provided.

Cameron Parish envisions this initiative as a comprehensive urban planning and redevelopment program and anticipates the necessity of a coordinated approach to participation from each parish department germane to the programs implementation. Departments vital to the success of this program include Parish Administration, the District Attorney, Tax Assessor, Office of Homeland Security & Emergency Preparedness, public works, recreation districts, gravity drainage districts, water districts, and Cameron Council on Aging. Each of these departments is important to the program and as such will be responsible for key aspects of the program, which anticipates development of green space, the reservation of property for utilities and other public purposes, the auctioning of property, demolition where necessary, and the subdivision of property where appropriate.

In addition to serving as the primary source of contact for disposition related objectives, CPPD will be primarily responsible for assembling and managing the disposition of properties the parish acquires from the Louisiana Land Trust, as well as the development of workforce housing and other housing efforts as appropriate and consistent with the priorities identified in the Cameron Parish Redevelopment Plan and other notable public documents on file. In the implementation of this Plan, the Parish of Cameron will enter into a Memorandum of Understanding with any of the entities who desire to administer the Plan within their jurisdiction. In addition, Cameron Parish's Plan incorporates the following policies and principals.

- Upon review of available properties, Cameron Parish Planning & Development, with full disclosure to the Cameron Parish Police Jury, will determine if any of the property is needed for a public purpose, i.e., economic development, housing, green space, drainage, right of ways, etc.
- The Road Home Corporation shall transfer and Cameron Parish Planning & Development shall accept fee title ownership of all chosen properties in conjunction with Cameron Parish Police Jury, provided that they are transferred with clear title.

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- Where appropriate, properties will be turned over to Cameron Parish Planning & Development at no cost to either party to be redeveloped and put back into commerce through existing or future programs.
- Any properties turned over to CPPJ of which CPPJ determines are not needed for a public purpose and are a legal lot of record and are structurally sound shall be first offered for a period of 10 calendar days to the previous landowners for a fee which is the greater of Fair Market Value or the combined total of the previous landowner's compensated Road Home Program benefit package plus any cost and fees incurred by the Louisiana Land Trust. Properties not disposed of to the previous landowners shall be offered to the adjacent property owner(s). If there are multiple adjacent land owners, the property will be subdivided equally and offered amongst the interested parties. If the property is rejected by the adjacent land owner(s), the next step will be disposition through public auction. The auction will be conducted by a private, independent auction & realty company, which the parish will contract with to conduct multi-property real estate auctions.
- The Parish will carry flood insurance on any improvement.

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2. PROPOSED REDEVELOPMENT AND DISPOSITION PROCESSES/POLICIES

Please outline the parish's redevelopment and disposition processes and policies. If there is not sufficient space below, the response may be attached as a separate document. This section must address whether properties will be bundled and auctioned, sold for targeted development, offered to adjacent owners, or reintroduced to the marketplace through other strategies. These strategies must be carried out in accordance with Community Development Block Grant (CDBG) guidelines (please see attached). If properties are to be assembled and offered through a competitive process, this section must detail the methods by which the parish will prioritize, evaluate, and select redevelopment proposals. If the LLT will be directing disposition, the parish must recommend the preferred method for the LLT to follow. If the parish plan includes disposition of properties to individuals, the parish must outline the methods to prioritize requests, assess fair market value, and/or distribute lots for the development of affordable housing.

In accordance with the objectives as outlined in the Cameron Parish Redevelopment Plan and other notable public documents on file, the Parish of Cameron will acquire and assemble properties it receives from the Louisiana Land Trust into one portfolio for Parish ownership. The Portfolio will be maintained by and disposition shall be managed in accordance with all applicable CDBG guidelines and national objectives by the Cameron Parish Planning & Development with the following priorities and policies:

1. The Cameron Parish Police Jury, the governing body of the parish, commissioned and has completed a Redevelopment Plan to determine the highest and best values and use of the properties it anticipates acquiring from the Louisiana Land Trust. All potential uses will be defined in conformance with said Plan and pending land use ordinances.
2. In line with the States Disaster Recovery Action Plan, as amended, the Cameron Parish Police Jury will target specific parcels it acquires for the purpose of enhancing economic development, providing housing, preservation of recreation/open space initiatives and other ancillary utilities.
3. Where the highest and best use of properties have been determined by the Police Jury to be reintroduction into commerce, the properties will be offered first to the previous landowners for a fee equal to the greater of which is bid at fair market value or the combined total of the previous land owner's compensated Road Home Program benefit package plus any cost and fees incurred by the Louisiana Land Trust. The election of this option must be made within 10 calendar days of offering.
4. Where the previous landowner does not within 10 calendar days elect the "first right of refusal" in accordance with the established guidelines, the properties will be offered for bids at fair market value to the adjacent land owners. Where there are multiple adjacent land owners, the property shall be subdivided equally and sold at a pro rata fee to each purchasing adjacent land owner.
5. Where the adjacent land owner rejects the offer to purchase, Cameron Parish shall pursue disposition through public auction. The auction will be conducted by a private, independent auction & realty company, which the parish will contract with to conduct multi-property real estate auctions. Bids at auction will open with the properties fair market value. If the property has an unsound structure on it, the structure will be demolished prior to sale at auction. Structure will be subject to environmental review.

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3. PARISH LONG TERM RECOVERY PLAN

This section of the plan must indicate whether the parish's Long Term Community Recovery Plan has been submitted and approved by the LRA Board. If the plan has not been submitted and approved, this section must include the timeframe for completion. In addition, this section must describe how the policies outlined in the proposed Parish Redevelopment and Disposition Plan was developed in conformance with the Long Term Community Recovery Plan.

The Cameron Parish Long-Term Community Recovery Plan was submitted and has been approved by the Louisiana Recovery Authority Board.

The Long Term Community Recovery Plan is comprised of the Parish's ESF-14 projects. These projects are also included as one component of our recently submitted and approved Parish Redevelopment Plan.

The Redevelopment & Disposition Plan have been presented to the elected & appointed officials for review and comment. The Plan has been introduced to the general public in a series of "Citizen Participation Forums" which were held at four different locations (Cameron, Grand Lake, Hackberry, & Johnson's Bayou) around the Parish to ensure that all community stakeholders had the proper opportunity to review and comment on the Plan. This process is consistent with that utilized in the development of the Parish Redevelopment Plan & the original ESF-14 Recovery Plan.

All input on the Disposition and Redevelopment Plan has been documented, retained in our permanent Parish records and will be filed at the Cameron Parish Court House upon finalization.

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4. METHODS TO BE USED TO ENSURE COMFORMANCE WITH CDBG GUIDELINES

This section of the plan must provide information regarding parish's redevelopment program structure and qualifications of staff responsible for ensuring CDBG Guidelines are met. If work is to be contracted out, please describe the proposed method of procurement and selection criteria.

Cameron Parish Planning & Development, a division of the Cameron Parish Police Jury, which serves as the lead on this Plan, is under the directorship of a 30-year, Board-certified planner, who additionally is an economic development professional with more than 26 years of experience in the administration of community development. Moreover, the department has an impressive staff of professionals with years of experience in the development and management of projects funded through various HUD and other federal funding sources including the Community Development Block Grant program. Staff is acutely aware of the federal guidelines that govern the utilization of funds including management of procurements as defined in CFR part 24.

Additionally, the parish has its own Purchasing Department. Therefore, it is anticipated that most work will be done "in house." The only anticipated exceptions are the auctioning of property (as discussed also in # 2 above) to be handled by an auction & realty company, with which the parish will contract to conduct multi-property real estate auctions, utilizing the public bid process used in the CDBG and HOME programs to secure housing contractors for rehabilitation and new construction.

As this is a comprehensive, multifaceted urban planning and redevelopment strategy, CPPD will work with all entities in Cameron Parish who participate in the HOME and CDBG program (excluding those that are recognized as separate entitlement grantees by HUD, and that administer and receive their own allocation of CDBG funding) to ensure that CDBG guidelines are followed and requirements are met.

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5. AFFORDABLE HOUSING

This section of the plan must describe the methods and redevelopment policies to be used by the parish in order to ensure that 25% of all properties are redeveloped for affordable housing in accordance with the requirements outlined in Action Plan Amendment 14.

The affordable housing component of this Disposition plan will be limited to the mandated 25% at this point in time, and Cameron Parish will undertake due diligence to meet the guidelines as established by the LRA under HUD's direction. However, Cameron Parish will do its best effort to comply with these guidelines; however, we would like the opportunity to revise the Plan should LRA and HUD later soften its position on this requirement.

This portion of the Plan has as among its goals to stabilize and promote confidence in neighborhoods, through accepted development, planning and implementation practices. Among the objectives of this section of the plan are:

- Smart Growth
- Utilize mixed income and mixed use principles
It is nationally understood that avoiding concentrations of low and very low income households is critical to the long term stabilization, growth and vibrancy of neighborhoods.
- Utilize Green Technology
As the cost of utilities is steadily rising in this region as well as the nation, energy efficiency must be stressed. It has become a generally accepted practice to use universal design and energy conservation technology in the new construction and rehabilitation of residential housing and commercial structures.
- Utilize modular, panelized and other cost saving building techniques
Where feasible and cost effective the Plan will allow for the use of new and traditional methods of construction.

Cameron Parish hopes that these principles along with a concerted effort to address the high cost of insurance will lower the cost of redevelopment make housing more affordable and create stabilized neighborhoods.

Each municipality is expected to participate in the affordable housing requirement in a proportion equal to the required percent (i.e. 25%) of the total properties returned to the LLT. This will insure geographic diversity consistent with federal requirements.

Just as there is no one strategy for the disposition of the Road Home properties, there is no one strategy of addressing this requirement of the Plan. Therefore, it is the intention of Cameron Parish to concentrate this portion of the plan initially on workforce housing and on elderly housing efforts. However, in some cases, the established housing programs operated by CPPD for in-fill housing may be used to meet the LRA requirements. (See attached description of current programs). Additionally, where warranted, non-owner occupied parcels, such as lease to own, group homes, etc., will be considered. In all cases where any non-traditional housing is proposed, neighborhood consensus will be mandated before there is a commitment to continue with the proposal.

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Workforce housing is defined as housing for policeman, teachers, healthcare workers, firemen, military personnel and other first responders whose family income is 80% of the average median income. This housing allows these persons to provide essential goods and services within the community without their being forced to commute long distances for affordable housing, therefore assisting in eliminating urban sprawl and adding to the overall quality of life standards of a community. It is estimated that there are over 3,000 households that would fit this requirement.

The Workforce Housing Program will be administered jointly through CPPD and the Cameron Parish Housing Authority. It is anticipated that in some cases rehabilitation along with acquisition may be required; therefore, CPPD will work with existing non-profits and community groups that may help with these efforts, reducing the cost of the unit. Down payment assistance will be the primary means by which assistance would be offered, while adhering to the HOME Program regulation that homeowners should not spend more than 30% of income on PITI (Principal, Interest, Taxes, and Insurance).

Cameron Parish lost many elderly home owners as many simply did not have the knowledge and energy to rebuild their homes, especially immediately after the hurricane where construction workers were at a premium. Also, elderly renters cannot return due the high cost of rent with the loss of some 40 units and the overflow of population from the adjoining parishes. Service agencies report safe and affordable housing requests from the elderly as the number one request for assistance since the hurricanes.

Therefore, former elderly home owners, and former Cameron Parish elderly renters, will receive priority in the development of these in-fill projects. Transitional housing units and other unique designs will be considered where feasible, particularly where units can be clustered into similar units. Other shared housing arrangements to reduce housing costs will also be considered if appropriate.

Any program income received as a result of these affordable housing efforts will be utilized by Planning & Development in a manner consistent with HUD and HOME guidelines.

As stated previously, many aspects of this Plan cannot be known until all of the parcels are known so that parcels can be chosen which would best fit the affordable housing models.

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6. CONVERSION OF PROPERTY TO GREENSPACE

It is anticipated that funding will become available from the FEMA Hazard Mitigation Grant Program (HMGP) for properties acquired by the LLT. HMGP funding can be used for reimbursement of costs associated with acquiring properties that risk future damage when those properties are converted to green space in perpetuity. This section of the plan must describe the method by which the parish will identify these green space areas and include timelines for the conversion of these properties.

The Parish anticipates assessing each parcel for individual value and its connectivity with adjacent properties to determine its peripheral or collateral benefit. Professional planners will compare these assessments with the LLT land use objectives and economic strategies in order to determine prudent development scenarios. Every effort will be taken to mitigate future losses and to employ smart growth practices. As a priority, properties that have suffered damage through repetitive flooding will be identified for conversion to green space in perpetuity.

It is the intent of Cameron Parish to initiate the conversion process of identified properties within 12 months of transfer of clear title.

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7. CONFORMING TO RECOVERY AND REBUILDING PRINCIPLES

This section of the plan must describe how the parish's redevelopment and disposition plan addresses the following five principles for recovery and rebuilding as recommended by the APA/AIA and adopted by the Louisiana Recovery Authority Board on December 1, 2005:

- Create infrastructure that supports recovery by restoring confidence, enhancing the quality of life, and withstanding future disasters;
- Promote economic growth that benefits everyone;
- Provide public services that enhance the quality of life for everyone;
- Pursue policies that promote a healthy environment;
- Promote planning and design of communities that advance livability.

Acquisition of these parcels is germane and necessary for the Parish's overall redevelopment mission. Utilizing current building codes, environmentally sensitive land use practices, and maintaining consistency with wetland, floodplain and coastal policies will ensure sustainable development.

The Parish will promote economic growth by maintaining these parcels as a resource to help leverage future economic development, housing, and open space initiatives. Job creation, safe and sanitary infrastructure and open and uncongested development are just a few of the salient features of this plan.

The staff will maintain direct interface with schools, libraries, healthcare, and other social organizations as a means of monitoring the needs assessment for the Parish. A demand-responsive system will be employed that will involve the community, special advocacy groups, and appointed and elected leadership.

A healthy environment is central to the overall health and character of the Cameron community. The vast areas of wetland, marsh, waterfront, and naturally appearing cheniers are the character of the Parish. Joint integration and assimilation of the Army Corps of Engineers, the Department of Wildlife & Fisheries, Coastal Energy, CIAP, WRDA, the Coast Guard, the newly improved Coastal Protection Master Plan, DEQ, as well as local agencies and advisory groups will be employed in order to conceive sound development approaches.

The acquisition of the appropriate parcels that are suitable for conversion or adaptive use will advance livability by creating a development envelope in a public/private partnership that could address housing, healthcare, education, economic development, infrastructure facilities, and other ancillary utility.

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8. PARISH STRATEGY FOR PROPERTY INSURANCE, MAINTENANCE, AND SECURITY

Provide detail regarding the parish strategy for insuring, maintaining, and securing Louisiana Land Trust properties until property disposition. If non-profit services will be utilized for these efforts, please provide information about the non-profit organization's capacity. If the parish elects not to receive the LLT properties, please indicate that the Louisiana Land Trust will be responsible for these items. It is important to note that the parish will be required to track program income generated from property disposition and must adopt the Louisiana Land Trust's methods for tracking costs per property. (Please see attached guidelines).

Currently, the Parish has a comprehensive program for insuring and sustaining all publicly owned lands under its jurisdiction. Please see attached insurance information.

9. REDEVELOPMENT AND DISPOSITION TIMELINE

Provide a timeline for the redevelopment and/or disposition of parish properties.

Once property has been transferred to Cameron Parish, it is our intent to initiate the disposition of each parcel within 12 months of receipt of property with clear title. The disposition Plan will be consistent with the timeline indicated in Action Plan Amendment #20 through HUD. It should be noted that however, property selected for affordable housing may take an additional one to two years to sell to qualified buyers. Properties that are identified for auction should be handled within two to three months, depending on the number of parcels that are identified.

We expect that this will be an ongoing process as a function of development pressures. However, we anticipate a 3 year window after acquisition.

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10. LOCAL/REGIONAL COMMITMENT AND INVOLVEMENT WITH THE DEVELOPMENT OF THE REDEVELOPMENT AND DISPOSITION PLAN

Briefly describe the local and/or regional commitment to the project (i.e. level of participation of local officials, business leaders, neighborhoods, and other parish related groups). In addition, detail the methods that will be utilized to solicit citizen participation in planning and implementation of the development of the plan. A minimum of one public workshop, charrette, or open house is required prior to approval. Please attach a tear sheet or affidavit of publication for the meeting, sign in sheet, minutes, and parish response to public comments.

Concurrent with the previously executed public involvement initiatives, Cameron Parish has used the same series of public briefing in the four quadrants of the Parish that was utilized in the ESF-14 LTRC Plan and the Parish Redevelopment Plan – Phase I.

We advertised in the local paper twice beginning 14 days before the first meeting, including a comment period for citizens to submit comments on the plan via mail, email, or drop off. Meetings were held in Cameron, Grand Lake, Hackberry, and Johnson's Bayou. Records of sign-in sheets have been retained.

Examples of local advocacy groups to be involved in the Plan are the Cameron Parish Tax Assessor, Cameron Council on Aging, Cameron Parish Housing Authority, Cameron Parish Police Jury, West Cameron Port Authority, Cameron Chamber of Commerce, SWLA Alliance, IMCAL, and other civic, social, business, environmental and public service groups that could be direct or indirect beneficiaries of this Disposition agenda.

All meetings have been chronicled and attached for your viewing.

11. PARISH PLAN APPROVAL

Briefly describe the plan approval process and date on which the plan was approved. Attach a copy of the Resolution adopting the plan.

This Plan is being assembled and formulated consistent with the positions of the LRA and DOA/OCD/DRU. After the completion of the series of public briefings for input, a formal public hearing was held by the Cameron Parish Police Jury on March 3, 2008 for final acceptance.

Please find attached a resolution by the Cameron Parish Police Jury adopting this Plan.

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12. ESTIMATED BUDGET AND FINANCING

Include **all** funding amounts and sources for all proposed activities outlined in the plan i.e. maintenance and security costs, procuring a CDBG administrator, etc. Please complete all appropriate columns and specify whether funds are Approved, Pending, or currently under Negotiation. If approved, please provide all letters of commitment.

All costs are TBD with final acceptance.

Source	Total	Percent	Status of Funds
Parish			
State			
Local			
In-Kind			
Other Federal Funds:	CDBG	100%	Pending & Available
Other Funds:			
TOTAL			

ESTIMATED BUDGET

Please provide a detailed breakdown on all projected costs by line item.

Activity	Total Cost
Administrative (actual time only)	\$50,000 annually
Property Disposition	
-Insurance	
-Maintenance (force account only)	
-Security (force account only)	\$250,000
Other (Explain on separate sheet)	
Environmental Review	\$350,000
Clean-up	\$750,000
TOTAL	\$1,400,000

* Parishes can only be reimbursed for actual costs related to property maintenance and security (i.e. force account). **TBD, in conjunction with LLT and LRA.**

**Parish Redevelopment and Disposition Plan
For Louisiana Land Trust Properties**

NAME AND SIGNATURE OF AUTHORIZED REPRESENTATIVE

Signature, Chief Executive Officer

President
Title

Magnus McGee
Name Typed

March 3, 2008
Date

