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TO: Paul Rainwater
Executive Director
Office of Community Development (OCD)/LRA

FROM: Eric D. Shaw
Director, Community Planning
Louisiana Recovery Authority (LRA)

DATE: October 9, 2008

RE: Summaries of Cameron, St. Bernard and Terrebonne Parishes
Redevelopment and Disposition Plans for Louisiana Land Trust
(LLT) Properties

Overview

LRA intergovernmental relations and planning staff and Louisiana Land Trust staff have been working closely with parish governments to create Redevelopment and Disposition Plans for Louisiana Land Trust (LLT) Properties. Cameron, St. Bernard, and Terrebonne parishes have completed their plans and submitted them to LRA staff for review and approval by the LRA Board.

A team comprised of OCD, LLT, and LRA staff met to review and provide comments on the plans. The team found that all the plans are in line in with the draft disposition guidelines and recommend that they be approved by the LRA board.

Thus far the LRA Board has approved the disposition plans for Jefferson Parish and Orleans Parish.

Summaries of the parish disposition plans are listed below:

Cameron

The Cameron Parish Planning and Development department is serving as the lead agency for the disposition of LLT properties. The Parish plan has identified parcels it will use for the purpose “of enhancing economic development, providing housing, preserving recreation/open space and ancillary initiatives.” For the disposition of remaining properties the parish is offering the previous owners the right of first refusal. After the 10 day response period, properties will be offered to adjacent property owners (Lot Next Door) and in the event there is no interest by adjacent property owners, sale by public auction.

The parish’s affordable housing development strategy emphasizes providing ownership and rental opportunities for displaced elderly residents. They are also proposing innovative affordable housing strategies for elderly such as co-housing and shared housing.

As of September 11, 2008, 89 properties were owned by the LLT in Cameron Parish.

St Bernard

The St. Bernard Housing Redevelopment and Quality of Life Commission (HRQLC) has been designated by the parish as exclusive recipient of LLT properties. The commission will dispose of properties using the following approaches: (1) meeting public purpose us related to green space, recreation and draining, (2) sale to adjacent property owners (Lot Next Door), (3) meeting community identified neighborhood development priorities, (4) preserving the historic character of the Friscoville/Arabi area, and (5) sale to private entity for the development of new and affordable housing.

The parish's affordable housing development strategy emphasizes providing ownership and rental opportunities for residents who are essential to the community rebuilding and recovery effort (i.e. first responders, teachers, and nurses). The parish is also proposing the improvement of historic neighborhoods of Friscoville/Arabi, located between St. Claude Avenue and the Mississippi River and the Orleans Parish line and Jackson Barracks. The units will be sold at market rate, given higher renovation costs associated with meeting façade, finish and maintenance costs of historic properties.

As of September 11, 2008, 3,482 properties were owned by the LLT in St. Bernard Parish.

Terrebonne

The Terrebonne Consolidated Government will be the lead entity for the disposition of LLT properties. The government is working to identify parcels whose reuse will address parish needs for (1) public improvements and public facilities, (2) flood management, (3) workforce and elderly housing, (4) enhancing neighborhood stability (Lot Next Door), and (5) green space and spaces of ecological value.

Terrebonne Parish is working to balance its needs for housing and flood protection. More than 85% of the parish is wetland or open water, and the parish plans to make the best use of developable land. It has prioritized the development of housing for underserved communities and will support homeownership through down payment and closing cost assistance programs offered by the Parish's Department of Housing and Human Services. New construction is required to meet international building codes to withstand high winds and flood damage. Properties identified to be in areas of repetitive flooding may be converted into green space in perpetuity, or used to support the restoration efforts of the Coastal Restoration Department.

As of September 11, 2008, 34 properties were owned by the LLT in Terrebonne Parish.