

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



PARISH NAME:
St. Tammany Parish

DATE ADOPTED:
November 6, 2008

**DATE SUBMITTED FOR
APPROVAL:**
November 18, 2005

PARISH CONTACT INFORMATION

Name of Parish Official Kevin C. Davis	Agency St. Tammany Parish Government	Telephone Number 985-898-2362	E-mail address president@stp.gov.org	
Street or P. O. Box P.O. Box 628	City Covington	Parish St. Tammany	State LA	ZIP Code 70434

CONTACT OF PERSON RESPONSIBLE FOR PLAN IMPLEMENTATION

Name Sidney Fontenot, AICP	Firm/Agency St. Tammany Parish Planning	Telephone Number 985-898-2528	E-mail address sidf@stp.gov.org	
Street or P. O. Box P.O. Box 628	City Covington	Parish St. Tammany	State LA	ZIP Code 70434

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.

The St. Tammany Parish Planning Department will coordinate with the Louisiana Land Trust (LLT) for the disposition or redevelopment of properties acquired through the Road Home program. The Department will assign at least one fulltime Planner to administer the program on a full time basis until the program is complete. Other staff may be assigned in support functions as needed. The Department will also utilize specialized support service from other Parish Departments as needed.

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.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

Upon identification as a property purchased by the State and eligible for redevelopment, the Parish Planning Department will lead a review of each property to determine the appropriate use. All properties will be reviewed for appropriateness as 1) public open space, 2) public infrastructure, 3) sale to adjacent property owners, 4) redevelopment as workforce housing, or 5) private redevelopment.

Many of the LLT properties were subject to flooding as a result of Hurricane Katrina. It is the intent of St. Tammany Parish to promote the use of these properties as open space, whether publically or privately owned. Where practical, the priority of this program is to maintain the property as one of the following uses:

1) Public Open Space

All property will be cross referenced with the Parish's Repetitive Loss Structure List and all properties appearing on that list will be targeted for further review as public open space. Properties located within specific coastal areas will also be targeted for this review.

This review will consider the following issues:

- a) Is the subject property an appropriate location for public open space?
- b) Will redevelopment of the property result in an unacceptable risk to any occupants of the property?
- c) What are the advantages and disadvantages to the preservation of the property as open space?
- d) Is there any interest by local public agencies in acquiring the property for a public use that may prove more valuable to the community as a whole than public open space?

If the highest and best use of the property is public open space, the Parish will accept fee simple ownership of the subject property.

2) Public Infrastructure

If a property is needed for public infrastructure, the Parish or other public agency authorized by State Law to acquire and own land will accept fee simple ownership of the subject property. This public infrastructure includes but is not limited to drainage features, utility facilities, police and fire facilities, parks, and playgrounds, etc. All proposed public facilities must be consistent with the land use and development regulations of the local jurisdiction in which the property is located, as well as all applicable covenants and restrictions..

In order to qualify for ownership of the property, the public agency will need to provide documentation that the proposed use will comply with and be carried on in accordance with all Community Development Block Grant (CDBG) guidelines. The agency will also be required to provide a disposition and development plan and agreement outlining the proposal, documenting that the funds are available or are likely to be available to utilize the property as proposed within 5 years from acquisition by the agency, and forfeiting the rights to the property in favor of Parish Government should the plan not be implemented.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

3) Next Door Neighbor

The Parish will also institute a next door neighbor program which will permit the owner of property adjacent to the subject property to purchase the land to be utilized as additional yard. This program will provide for the transfer of property at a reduced rate as allowed by law for adjacent property owners who wish to assume ownership of the property subject to, but not limited to the following restrictions:

- a) The subject property must be legally joined with the adjacent property to create a single legal parcel. Restrictions in the deed of said property will prevent the re-subdivision of this new lot into more than one lot in the future.
- b) All new structures on said property must be accessory to the main use as defined by the land use and development regulations of the local jurisdiction in which the property is located.
- c) All new structures on said property must be in compliance with local building codes, elevation requirements and other applicable federal, state or local development standards.

4) Redevelopment as workforce housing

Those properties not being utilized as open space, for public infrastructure, or for which no adjacent property owner expresses an interest shall be offered first to qualified not-for-profit agencies for the creation of work force housing at reduced rates, as allowed by law, and permitted by CDBG and LRA regulations subject to, but not limited to the following requirements:

- a) The agency's submission of a disposition and development plan and cooperative endeavor agreement with the Parish outlining the proposal, documenting that the funds are available or are likely to be available to utilize the property as proposed within 5 years from acquisition by the agency, and forfeiting all rights to the property in favor of the Parish Government should the plan not be implemented.
- b) This disposition plan must be structured in such a fashion that it will serve individuals below 100% of Median Family Income (FMI) in accordance with CDBG requirements.
- c) All new structures must be in compliance with local building codes, elevation requirements and other applicable federal, state or local development standards.
- d) The new structures must also be in compliance with all applicable restrictive covenants.

5) Private Redevelopment

All properties not being utilized as described above will be placed on open auction as permitted by federal, state and local regulations for sale to the highest bidder. These properties will be permitted to redevelop in accordance with market forces and subject to all land use and development regulations of the local jurisdiction in which the property is located and all restrictive covenants.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

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 St. Tammany Parish Long Term Community Recovery Plan was approved by the Louisiana Recovery Authority on October 11, 2007.

The St. Tammany Parish Long Term Community Recovery Plan lists a number of Parish Recovery Goals which focus on the provision of public spaces that will improve the quality of life of St. Tammany Parish residents. The provision of additional open space in those areas most likely to be damaged in future events reduces the possibility of injury or damage to property by preventing the development of said property, while providing additional public recreational properties in prime locations.

The reservation of key properties for public infrastructure also promotes other Parish Recovery Goals calling for the improvement of public safety through improvements to drainage, water and sewer systems. The provision of possible police, fire and EMS locations can greatly improve public safety as called for in these Parish Recovery Goals.

The provision of affordable workforce housing is a top Parish Recovery Goal as stated in the St. Tammany Parish Long Term Community Recovery Plan. Workforce housing is incorporated into this Plan as a proposed redevelopment alternative consistent with the Long Term Recovery Plan.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

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.

St. Tammany has not historically participated as a primary applicant in large scale CDBG programs. As recent population changes have resulted in the status of Large Entitlement Area, the Parish has made recent application under the HUD Consolidation Planning Program. Additional staff with CDBG experience has recently been hired by St. Tammany Parish Department of Social Services to address this issue.

In order to implement this plan, St. Tammany Parish Department of Planning will hire at least one qualified planner with CDBG experience to implement the program utilizing funds allotted through the LRA's Planning Capacity Grant. That person's experience and qualifications will be reviewed in accordance with the LRA's Action Plan Amendment 16 (First Allocation). Additionally, existing staff with housing experience will provide support services on a daily basis.

The Planning Department and the Grants Management office within the Parish's Department of Finance will assure compliance with all CDBG regulations and guidelines. These Departments within St. Tammany Parish Government have successfully managed numerous one-time and recurring grants through state and federal agencies with "no findings". Such agencies and programs include the U.S. Department of Housing and Urban Development's CDBG-EDI program, the U.S. Department of Transportation's FTA, FAA and FHWA programs, Department of Homeland Security's FEMA Hazard Mitigation and State Homeland Security Grant programs, as well as the Environmental Protection Agency, Department of Agriculture, Department of Health and Human Services, Department of Commerce, and Department of Justice programs.

The management of these programs has earned the Parish the Certificate of Achievement for Excellence in Financial Reporting for calendar years 2003, 2004, 2005, and 2006. This award is presented by the Government Finance Officers Association of the United States and Canada to government agencies with Comprehensive Annual Financial Reports (CAFRs) achieving the highest standards in government accounting and financial reporting.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

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.

It is the intent and desire of St. Tammany Parish Government to promote the development of affordable workforce housing, whether through renovation or demolition/reconstruction. The policy of the Parish is to first offer sites to be redeveloped to qualified not-for-profit agencies for the creation of work force housing. The Parish defines workforce housing as below 100% MFI.

The Parish hopes to accomplish this goal by targeting well-known, respected not-for profit agencies that have shown an ability to provide such housing for participation in this program. It is the intent of St. Tammany Parish to assist and augment these goals through cooperation in the regulatory arena and the promotion of specialized financing options through the St. Tammany Parish Finance Authority and similar agencies. We also intend to promote the use of soft second mortgages created via the LRA's Action Amendment Number 24 and similar programs.

Among the agencies that have expressed an interest in participating in this program is Habitat for Humanity, Volunteers of America and the St. Tammany Housing Partnership. These organizations are a sample of the quality agencies that have discussed participation in the provision of affordable workforce housing.

It is clear that not all St. Tammany properties can be developed to meet the needs of the below 100% MFI population. The value and restrictive covenants of some LLT properties in very affluent subdivisions prevent redevelopment at this price point. To increase the number of units available to the population below 100% MFI, St. Tammany Parish Government requests that the State of Louisiana consider a reimbursement of all funds generated by this program to target additional acquisitions of damaged properties that can be redeveloped to meet the needs of this population.

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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 greenspace in perpetuity. This section of the plan must describe the method by which the parish will identify these greenspace areas and include timelines for the conversion of these properties.

St. Tammany Parish Government is working with the Louisiana Land Trust to assure that the structures on all eligible properties are removed prior to the transfer of said properties to the Parish. Once the structure(s) on a property designated for open space is removed, the Parish shall then accept fee simple ownership of the subject property.

While all properties will be considered for acquisition as public open space those listed on the Parish's Repetitive Loss Structure List or located in specific coastal areas will be targeted. Those properties that conform to the FEMA Hazard Mitigation Grant Program (HMGP) and appearing on the St. Tammany Target Structure List will be given a priority.

The Next Door Neighbor option will create further opportunities for LLT properties to remain as privately maintained open space.

Whether the property is publicly owned parks or vistas, publicly owned infrastructure, or privately owned, expanded yards, the first three options in this Plan call for options other than the redevelopment of the damaged property as residential property.

This open space not only improves the overall appearance and livability of St. Tammany Parish, but also minimizes the impact of future storm events should we again be faced with that challenge.

It is the goal of the program to have properties that are to be designated green space secured and completely cleaned within 120 days of acquisition by the Parish.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

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.

The focus of the St. Tammany Parish Plan is on public open space, public infrastructure, and the provision of workforce housing.

- By targeting properties for open space in the most vulnerable areas of the Parish as its first consideration, this Plan provides for passive infrastructure that allows for recreational use, visual amenities in the form of vistas to some of the most beautiful areas of St. Tammany Parish, and provides for public access to the natural attributes of the Parish, particularly, adjacent to the Big Branch Wildlife Management Area and along the shoreline of Lake Pontchartrain.

- The second priority allows for public agencies to acquire property for the provision of hard infrastructure, whether it be for a drainage structure or maintenance easement, fire or police substation, or active recreational area in portions of the Parish that such property was not readily available prior to this event.

- The enhancement of the public realm through the creation of open space and parks, the provision of infrastructure and the creation of affordable workforce housing creates an economic benefit to the community in which it is created. The provision of workforce housing through homeownership greatly enhances the quality of life of all residents living near these properties. The replacement of vacant and blighted properties with new homes occupied by the owners of the property has been proven to greatly enhance the value and livability of nearby residences.

Likewise, the removal of blight and the maintenance of property through an advantageous use, whether it be passive or active likewise promotes the economic health of a community. The lack thereof begins to diminish the appearance, viability and ultimately economic desirability of a community.

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- After creation of public open space, the primary goal of this plan is to facilitate the provision of public infrastructure or services by offering the land to local governmental agencies who demonstrate a desire and ability to provide additional services or facilities on the subject properties.
- The public open space and public infrastructure that will result from this plan will help withstand future disasters, provide services and protection to citizens and remove damaged and blighted properties in an efficient and effective manner, and will clearly promote a healthy environment.
- The scattered nature of the St. Tammany Parish properties makes planning and design of communities in the traditional sense extremely difficult. However, by establishing and implementing a plan to bring these properties back into an appropriate use will advance the livability of the local community and have a potentially greater, more immediate impact upon large numbers of existing residents than many large scale plans.

By focusing on properties that have been the subject of repetitive flooding and are likely to bear the brunt of future storm events, providing additional public infrastructure, creating workforce housing and removing blighted properties St. Tammany Parish clearly meets the five principles for recovery and rebuilding, as well as the LRA creed of “Stronger, Safer, Smarter”.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

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

Provide detail regarding the parish strategy for insuring, maintaining, and securing Louisiana Land Title 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).

St. Tammany Parish Planning Office will work with the Parish Government's Risk Management Department and Property Management Department to assure that all required insurance, maintenance, and security issues are adequately addressed.

This strategy is presently used on properties acquired through the FEMA Hazard Mitigation program and Park and Ride properties.

Maintenance on these properties is handled through competitive bidding for groups of properties. The size of the property groupings is dependent upon the number of properties located within a specific geographic area and the size of those properties.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

9. REDEVELOPMENT AND DISPOSITION TIMELINE

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

The Parish will acquire properties which will be utilized for public green space, for public infrastructure and for the creation of workforce housing.

Most of the properties acquired for green space will have already been cleared of structures with the possible exception of foundations. Plans for each specific property as public greenspace will be published and comment will be taken at a public hearing within six (6) months of transfer of fee simple ownership to Parish Government and those plans will be considered for adoption by the Parish Council. Implementation of approved plans will commence within one year of the adoption of said plans.

Properties dedicated to a specific public infrastructure will be utilized as green space until such time as the plans and financing for the ultimate end use is completed. Three years after acquisition of said property, all properties not being utilized as planned will be subject to review to determine the need and appropriateness of the property for the designated public infrastructure. If the property is no longer needed for public infrastructure the property will be dedicated as permanent open space or sold for development at public auction.

The Parish will dispose of 25 properties every six (6) months. This rate of transfer of property would permit the Partnership to conduct the necessary evaluations of the transferred property and establish a program for maintenance and security. This rate of transfer would continue until all properties have been transferred.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

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.

The Parish Planning Staff has advertised and held a public workshop on the proposed plan as follows:

- 1) A copy of the proposed plan was made available to the public on the parish website and in the offices of the St. Tammany Parish Planning Department during a 15 day review and public comment period was held from October 7, 2008 through October 22, 2008. Written comments were requested during this period via e-mail and regular mail to the Planning staff. No comments were received.
- 2) A public workshop was held on October 23, 2008 at which time no comments were offered. (See attached documentation on advertising)
- 3) In addition to the ongoing commitment of the St. Tammany Parish Government to 1) efficiently and effectively eliminate the dangerous and blighted properties resulting from Hurricane Katrina and 2) the provision of workforce housing within St. Tammany Parish this plan has received the endorsement of the following entities:

Habitat for Humanity – St. Tammany West (See attached letter)

Northshore Business Council (See attached letter)

St. Tammany Healthcare Alliance (See attached letter)

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

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.

A proposed St. Tammany Parish Redevelopment and Disposition Plan for Louisiana Trust Properties was prepared by the parish planning staff and submitted to the public for review and comments.

A review and comment period was advertised in the official journal for St. Tammany Parish Government on October 2, October 9 and October 16 notifying the public of a 15 day review and public comment period from October 7, 2008 through October 22, 2008. Written comments were accepted during this period via e-mail and regular mail to the Planning staff. No comments were received.

A public workshop was held at 6:00 PM on October 23, 2008 at which time no comments were offered.

The proposed St. Tammany Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties was submitted to the Parish Council as a resolution for public hearing, review and discussion at Parish Council meeting of November 6, 2008, where it was again offered for public comment.

The Plan was then adopted via St. Tammany Parish Council Resolution C-2518 on November 6, 2008. See Attached.

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

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 commitments.

Source	Total	Percent	Status of Funds
Parish (Planning Staff)	50,000		Budgeted
State (Via Planning Capacity Grant)	188,400		Via pending Planning Capacity Grant
Local	0		
In-Kind	15,000		Budgeted office cost
Other Federal Funds:	0		
LLT (Legal Fees)	20,000		
Other Funds:	0		
LLT (Maintenance and Security)	270,000		
TOTAL	543,400		

ESTIMATED BUDGET

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

Activity	Total Cost
Administrative (actual time only)	\$238,400
Property Disposition	
-Insurance	270,000
-Maintenance (force account only)	
-Security (force account only)	
Legal fees (closings, recordations)	20,000
Cleanup	0
Office cost	15,000
TOTAL	\$ 542,400

* Parishes can only be reimbursed for actual costs related to property maintenance and security (i.e., force account).

Parish Redevelopment and Disposition Plan For Louisiana Land Trust Properties

NAME AND SIGNATURE OF AUTHORIZED REPRESENTATIVE



Signature Chief Executive Officer

Parish President

Title

Kevin C. Davis

Name Typed

November 6, 2008

Date

AFFIDAVIT OF PUBLICATION

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

Before me, Notary, personally came and appeared Maureen T. McCrossen who,
being duly sworn, did depose and say that she is administrative assistant of

THE ST. TAMMANY FARMER

a newspaper of general circulation published within the Parish of St. Tammany, and that the legal notice

St. Tammany Parish Planning, Notice of Comment Period and Public Hearing, St. Tammany Parish
Redevelopment and Disposition Plan for LA Trust Properties...

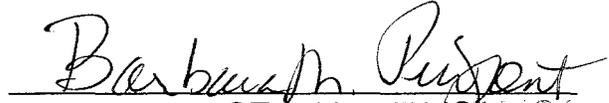
as per copy attached hereto, was published in said issue (s) of

October 2, 9 and 16, 2008



Subscribed and sworn to before me this 16th day of October 2008

(A Correct Copy of Publication Here)


Barbara M. Puffant
NOTARY PUBLIC #4464
St. Tammany Parish

PUBLIC NOTICE

**NOTICE OF
COMMENT
PERIOD AND
PUBLIC
HEARING**

**St. Tammany
Parish**

**Redevelopment and
Disposition Plan for
Louisiana Trust
Properties**

The 15 day public-comment period for the St. Tammany Parish Redevelopment and Disposition Plan for Louisiana Trust Properties begins October 7, 2008 and ends October 22, 2008.

The Plan may be downloaded from the website at www.stpgov.org. Copies are also available at the Planning Department, in the St. Tammany Parish Administrative Complex, 21490 Koop Drive, Mandeville, LA.

A Public Discussion and Workshop will occur in the Parish Council Chambers in the St. Tammany Parish Administrative Complex, 21490 Koop Drive, Mandeville, LA on Thursday, October 23, 2008 at 6:00 p.m.

The St. Tammany Parish Redevelopment and Disposition Plan for Louisiana Trust Properties establishes the goals and processes by which St. Tammany Parish Government will receive and dispose of properties purchased by the Louisiana Land Trust as part of the Road Home program.

This plan outlines a review of properties for appropriateness as 1) public open space, 2) public infrastructure 3) sale to adjacent property owners, 4) redevelopment as workforce housing or

5) private redevelopment by analyzing the location, natural features and regulatory limitations of each property. It also establishes the criteria of the plan for compliance with the established redevelopment policies of department of Housing and Urban Development's Community development Block Grant Programs, the Louisiana Recovery Authority, and the Louisiana Land Trust.

Written comments may be directed to the St. Tammany parish Planning Department via e-mail at planning@stpgov.org or regular mail at P.O. Box

628, Covington, LA 70434.

10/2, 9 & 16/08



St. Tammany Parish Government

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Notice of Comment Period and Public Hearing (10-01-2008)

St. Tammany Parish Redevelopment and Disposition Plan for Louisiana Trust Properties

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Written comments may be directed to the St. Tammany Parish Planning Department via e-mail at planning@stpgov.org or regular mail at P.O. Box 628, Covington, LA 70471.

AD DATES – Oct. 2, 2008 October 9, 2008 October 16, 2008

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Help build it!

November 11, 2008

Ms. Fay Ayers
Louisiana Recovery Authority
150 Third Street, Suite 200
Baton Rouge, Louisiana 70801

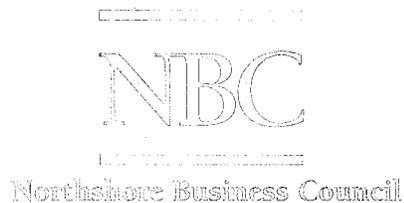
Dear Ms. Ayers:

Please accept this letter of support for St. Tammany Parish President Kevin Davis' Parish Redevelopment and Disposition Plan for Louisiana Trust Properties.

As a non-profit, we have worked with President Davis over the past several years to develop a plan for the disposition of the trust properties. We will continue to be involved in this arena and would appreciate your approval of this plan.

Sincerely,

Patricia Brister
Board Chair



October 29, 2008

Ms. Fay Ayers
Louisiana Recovery Authority
150 Third Street, Suite 200
Baton Rouge, Louisiana 70801

Dear Ms. Ayers:

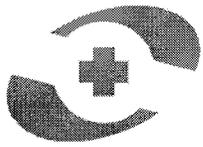
Please accept this letter of support for St. Tammany Parish President Kevin Davis' Parish Redevelopment and Disposition Plan for Louisiana Trust Properties.

As a business council, we have worked with President Davis over the past several years to develop a plan for the disposition of the trust properties. We will continue to be involved in this arena and would appreciate your approval of this plan.

Sincerely,

A handwritten signature in cursive script that reads "Shelby LaSalle/pla".

Shelby LaSalle
Chairman



St. Tammany
**Healthcare
Alliance**

610 Hollycrest Blvd.
Covington, LA 70433
(985) 789-1382
www.sthealthcare.org

Mr. Sidney Fontenot
Director of Planning
St. Tammany Parish Government

November 7, 2008

Dear Mr. Fontenot,

As Director of the St. Tammany Healthcare Alliance and a member of the St. Tammany Housing Partnership, I am confronted each day with the shortage of affordable housing in our parish and the obstacles it creates for our workforce.

A study conducted by GCR and Associates in 2007 revealed a large disparity between local wages and the current price of housing in St. Tammany. It also revealed a need for at least 11,000 low-moderate income units by 2010. The majority of workers within the parishes top job sectors, healthcare, government and education, cannot even afford to rent an average priced efficiency apartment let alone become a homeowner. The gap between median housing costs and median wages is substantial, forcing many workers to live in intolerable conditions or commute long distances.

The St. Tammany Healthcare Alliance completed a transportation study in 2008 to determine what percentage of healthcare workers were commuting from outside of the parish and were unable to live in St. Tammany. An average of 35% and up to 58% in some cases of the employees at our hospitals and nursing homes drive from rural areas or from outside of the parish.

The St. Tammany Healthcare Alliance supports the St. Tammany Parish "Redevelopment and Disposition Plan" for Louisiana Land Trust properties. The proposed plan to designate a qualified local non profit to oversee the redevelopment of properties acquired from the Road Home program for workforce housing is a necessity for the parish to continue positive economic growth.

Thank you.

Sincerely,

Jan Robert
Executive Director
St Tammany Healthcare Alliance

An Alliance of:

East St. Tammany Chamber of Commerce
Fairway Medical Center
Lakeview Regional Medical Center

Louisiana Medical Center & Heart Hospital
Northshore Regional Medical Center
Ochsner Health System

St. Tammany Parish Hospital
St. Tammany West Chamber of Commerce
Slidell Memorial Hospital

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2518

COUNCIL SPONSOR: FALCONER PROVIDED BY: PLANNING

RESOLUTION REQUESTING THAT THE LOUISIANA RECOVERY AUTHORITY ACCEPT AND APPROVE THE ST. TAMMANY PARISH REDEVELOPMENT AND DISPOSITION PLAN FOR LOUISIANA LAND TRUST PROPERTIES PRESENTED IN ACCORDANCE WITH THE ROAD HOME PROPERTY DISPOSITION AND REDEVELOPMENT PROCESS - ACTION PLAN AMENDMENT NUMBER 20 FOR DISASTER RECOVERY FUNDS AS APPROVED ON FEBRUARY 12, 2008 BY THE LOUISIANA RECOVERY AUTHORITY

WHEREAS, on February 12, 2008, the Louisiana Recovery Authority adopted the Road Home Property Disposition and Redevelopment Process – Action Plan Amendment Number 20 for Disaster Recovery Funds calling upon certain parishes to develop their own plan to establish the goals and processes by which each parish government will receive and/or dispose of properties purchased by the Louisiana Land Trust as part of the Road Home program.

WHEREAS, in response to the overwhelming devastation of Hurricane Katrina, the State of Louisiana established the Road Home Program which, among other options, implemented a “buyout” of residential properties damaged by that storm,

WHEREAS, the State of Louisiana established the Louisiana Land Trust to take possession of those properties until a plan could be established for the re-use and or redevelopment of that property with the ultimate goal of allowing individual Parishes to determine the appropriate use of said properties,

WHEREAS, St Tammany Parish Government has developed this Redevelopment and Disposition Plan (see attached to this resolution as Exhibit A) which lays out the basis for the review and determination of over 130 individual properties throughout St. Tammany Parish as open space, public infrastructure, workforce housing or market rate redevelopment that best suits the needs of St. Tammany Parish,

WHEREAS, the Plan was submitted for a 15 day public comment beginning on October 7 and continuing through October 22, 2008. The same Plan being the subject of a public discussion and workshop on October 23, 2008. No comments being submitted during that period or at the workshop.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES and request that the Louisiana Recovery Authority accept and approve the St. Tammany Parish Redevelopment and Disposition Plan for Louisiana Land Trust Properties in accordance with the Road Home Property and Disposition and Redevelopment Process – Action Plan Amendment Number 20 for Disaster Recovery Funds as approved on February 12, 2008 by the Louisiana Recovery Authority.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY MR. FALCONER, SECONDED BY MR. BILLIOT

YEAS: COOPER, THOMPSON, FALCONER, GOULD, CRAWFORD-HOWELL, HAMAUEI, CANULETTE, BELLISARIO, BILLIOT, STEFANCIK, ARTIGUE (11)

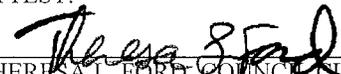
NAYS: (0)

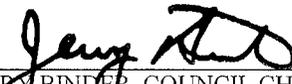
ABSTAIN: (0)

ABSENT: DEAN, BINDER, BURKHALTER (3)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 6TH DAY OF NOVEMBER 2008 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

ATTEST:


THERESA L. FORD, COUNCIL CLERK


JERRY BINDER, COUNCIL CHAIRMAN

“CERTIFIED TRUE COPY”

CLERK OF COUNCIL