



**PARISH NAME:  
ST. BERNARD**

**DATE ADOPTED:**

**DATE SUBMITTED  
FOR  
APPROVAL:**

**PARISH CONTACT INFORMATION**

Name of Parish Official St. Bernard Parish	Agency Housing, Quality of Life, & Redevelopment Commission	Telephone Number 504-278-4227	E-mail address <a href="mailto:ctaffaro@sbgp.net">ctaffaro@sbgp.net</a>	
Street or P. O. Box 8201 W. Judge Perez Dr.	City Chalmette	Parish St. Bernard	State LA	Zip Code 70043

**CONTACT OF PERSON RESPONSIBLE FOR PLAN IMPLEMENTATION**

Name Craig Taffaro	Firm/Agency HQLRC	Telephone Number 504-278-4227	E-mail address ctaffaro@sbgp.net	
Street or P. O. Box 8201 W. Judge Perez Dr.	City Chalmette	Parish St. Bernard	Sate LA	Zip Code 70043

**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 (LL T) 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 dispose 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.**

#### **Response to Question 1**

1. The St. Bernard Housing Redevelopment and Quality (HRQLC) of Life Commission has been designated by St. Bernard Parish government as the exclusive recipient of all Road Home or Louisiana Land Trust properties. HRQLC is a public body corporate and politic, created in 2006 by resolution of the St. Bernard Parish Council, (Resolution enclosed).

HRQLC will be staffed by four additional persons including an executive director and three staff. Prior to creation of the HRQLC, St. Bernard parish administered all Road Home funds and FEMA funding. Currently the HRQLC is staffed by Community Development Office employees which is a three person fulltime staff. Through those efforts approximately 5,550 housing units were demolished in compliance with all Federal and State laws.

Members are designated by State Statute. Each member by state statute can appoint a designee. Members are : each councilmember, president, sheriff or appointed designee.

### **2. Disposition Paths**

HRQLC has five primary disposition methods it intends to utilize to manage LLT properties:

1. Public purpose uses by St. Bernard Parish for recreation, strike, drainage and green space.
2. Lot Next Door sales program after property demolition to individuals as adjacent property owner
3. Selected other uses deemed important to neighborhood redevelopment based on public hearings which could include senior community health centers, educational services and programs to reduce future flood risk to the residents including retention ponds
4. Preservation of existing housing of a historic character in the Friscoville/Arabi area.

5. Sales to private development entities (either non profits or profit making) to construct new housing or renovate existing housing as affordable housing (as defined herein)

HRQLC will continue to seek community and neighborhood views on the use of each of these disposition approaches to enhance the safety, health, security and quality of life of St. Bernard residents.

## **1. Lot Next Door and Transfers of Vacant Lots**

The Lot Next Door (“LND”) is a program that respects the sacrifices many people have made in returning to their neighborhoods and the need to eliminate blighted properties from these neighborhoods. The program is intended to be a means for adjacent landowners (on any of three sides of property) to expand their lots, add yards and driveways without creating additional living units on those properties. Under the LND, notices are sent to all adjacent residential property owners (whether homeowners or investor owners) which allows them the opportunity to purchase the adjacent property cleared of building improvements for its market value. Market value will be determined by an appraisal. Property owners who agree to participate will have their current parcel expanded in the public record to include the parcel to be purchased, which thereafter can only be transferred to others as a single combined unit of the original parcel and the LND parcel. Subdivision in half of a LND parcel will be allowed so that two adjacent owners (located on either side along the same fronting street) can be benefited by the LND program.

The HRQLC and St. Bernard Parish government will work with neighborhoods to encourage participation in the program. St. Bernard Parish government in conjunction with the HRQLC will identify parcels which have public purposes requiring the parcel to not be part of the LND program.

HRQLC will work with financial institutions to secure mortgage funding for buyers of LND lots. HRQLC and St. Bernard Parish will prioritize demolitions that qualify through FEMA (excluding foundations) for all parcels likely to be part of the LND program or as a site for new construction of affordable housing for public purposes.

## **2. Sales To For-Profits and Non-Profits For Development as Residential Property**

Katrina damaged to varying degrees 100% of the residential, commercial and civic properties in St. Bernard. Today approximately 11,500 families have returned to houses renovated since Katrina of the 26,121 unit stock prior to the storm. The costs of rebuilding has been escalated by 15% or 20% due to labor, materials and contractor shortages since Katrina. Households earning less than the metro median household income (\$52,500) often must work very long work weeks, have minimal savings and were often under insured prior to Katrina. They are most in need of housing to be created for them by others at a costs affordable with their incomes. Twenty five percent of the LLT parcels shall be identified

and set aside for redevelopment as either renovation of existing housing or new construction for use as affordable housing for those earning 100% or less of the metropolitan area median household income.

The unit designs, specifications, bedrooms and bath counts, costs of development, transaction costs and soft second mortgage levels necessary to restrict total housing expenses to 30% of the purchasers adjusted gross income shall be part of the for profit or non-profit developers contractual responsibilities to the HRQLC.

### **3. Public Purpose Needs**

The LLT properties are scattered suburban infill sites in most cases with a small portion located in the more rural areas of St. Bernard. These infill sites do not naturally lend themselves into transformation into large green spaces. Most of these parcels may be located next to existing public facilities which need more land area to efficiently operate in the future such as public parks and playgrounds, sewer and drainage facilities, public buildings for parking or expansion including schools. Parcels not suitable for the LND program or redevelopment into affordable housing could be used for community gardens, pocket parks and urban agriculture. HRQLC will work with neighborhoods to identify appropriate sites for these uses. HRQLC will develop a financially feasible plan to maintain and administer all the public purpose needs parcels.

### **4. Preservation of Housing in Friscoville and Arabi**

One of the oldest, relatively intact historic neighborhood areas is the Friscoville/Arabi area between St. Claude Avenue and the Mississippi River near the Orleans Parish municipal line and Jackson Barracks. The street Friscoville is in the unincorporated town of Arabi, which was one of the parish's first established area for residential and commercial activity. It encompasses unique architectural and development that is different than other parts of St. Bernard Parish. A count of LLT properties (or those households seeking to have theirs purchased) identified about 60 parcels to be transferred to the HRQLC. Those parcels along with others yet to be identified will be reviewed for structural integrity. Those parcels found to be economically feasible for renovation will be offered for sale to owner-occupants who agree to perform a historically consistent renovation of the property in accordance with SHIPO guidelines. These will be market priced units but will likely carry substantially higher renovation costs because of the historically consistent facades and exterior finishes and maintenance costs required.

### **5. Selected Other Uses**

Based on public hearings at the neighborhood level, analyses of the school board and public health agencies and past street flooding events, locations for additional community health.

A framework will be developed so that parcels may be assembled and to identify appropriate locations. Properties will be disposed of at Fair Market Value.

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

**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 LL T 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.**

**Response to Question 2**

**Disposition Principle**

1. HRQLC will integrate these plans with LRA and CDBG requirements regarding these properties.
2. A market analysis has been funded and completed by Dr. Wade R. Ragas, PhD MAI, to assist in determining the market pricing levels and costs of providing these programs which will help guide this effort.
3. All city and state ordinances regarding the lot next door program, land swaps, parcel sales and redevelopment activities shall be conformed to.
4. HRQLC will work where appropriate with neighborhood groups, particularly in those areas with substantial numbers of LLT properties. Public hearings on this endeavor have been ongoing and a series of meeting dates will be determined after approval of this plan.

**A. Community Participation and Neighborhood Involvement**

Before any decisions were reached regarding the disposition of LLT Properties, meetings were conducted in each council manic district with emphasis placed on neighborhood civic association's involvement. Meetings were held between February 1 and March 30 and attended by over 300 people.

HRQLC recognizes the need for better data on the location and condition of LLT properties. HRQLC will work with the LLT to allow the display at an address level of all parcels closed for transfer to the LLT and those parcels where the owner has expressed an

intent to transfer the LLT. Once the HRLQC has received permission from the LLT, it will provide address level maps and lists to help inform the public of the location of these parcels. These maps and lists will be periodically updated on the St. Bernard Parish Government web site.

## **B. Ensure and Require Maintenance of LLT Properties**

A study of maintenance costs for LLT properties has been performed for the HRQLC by Dr. Wade Ragas. Attached to this Redevelopment and Disposition Plan are a copy of his findings. Further discussion appears in response to question 8.

## **C. Support Affordability and Equity**

An analysis of new construction, renovation and modular housing costs has been performed for HRQLC by Dr. Wade Ragas. New construction of a 1,450 foot three bedroom 2 bath house is likely to cost \$125,000, including a market price for the vacant lot before foundation removal. Without a soft second mortgage this average quality and size house would require a household income in excess of the median household income with a 30% total housing expense ratio. Renovated historic existing housing may be possible at a cost near \$148,000 including land before foundation removal which is affordable to households earning 100% or more of the median income but not lower income households. Again soft second funding will be needed. See copy of Wade R. Ragas Analysis attached.

Providing housing for those earning between 70% and 90% of LMI will require a provision of soft second mortgages with no interest charges if occupancy continues for 5 years by the same household after which the soft second is defeased.

To support affordability, HRQLC needs a fully funded program of soft second mortgages. Proceeds from the sale of lots after demolition or houses after gutting would occur at market value. Over half the second mortgage, soft second costs will need to be funded by LRA to support the use of 25% of the parcels for affordable housing with the remainder funded by the LND program.

Vacant lot values are likely to be modest based on preliminary analyses of 90 vacant lot sales and 46 gutted house sales by Dr. Wade Ragas. However, inexpensive land will not alone be enough of a subsidy to make housing affordable to those earning between 70% and 100% of AMI. Significant additional subsidies to create affordable housing financing structures will be necessary. There are very few other significant subsidies available for this owner occupant population. This affordability gap is devastating to St. Bernard because these are the salaries of first responders, teachers, social workers, and other crucial community stakeholders. According to the U.S. Census in 2005, before Katrina the median household income in St. Bernard was below \$37,000 or at 70% of adjusted median household income.

Without a soft second program funded to achieve owner occupant affordability for those earning 70% to 90% of AMI it will not be possible to construct and occupy 25% of LLT stock as affordable housing.

## **LLT TRANSFER APPROACH**

### **A. HRQLC to be Exclusive Recipient**

Making HRQLC the sole recipient of all LLT properties in St. Bernard will provide five significant benefits:

1. It ensures all development occurs in compliance with St. Bernard's comprehensive zoning process.
2. It ensures all development coincides with St. Bernard's planned investments in infrastructure, schools and public safety.
3. It builds upon St. Bernard's successful working with FEMA and others for the demolition of 5,500 houses as well as their familiarity with FEMA Project worksheet process
4. Through centralized dispersal of lots for the Lot Next Door and affordable housing programs by the HRQLC can achieve a development and sales pace at a sustainable level that does not over supply the market with lots and houses.
5. HRQLC and St. Bernard parishes experience with CDBG compliance and monitoring will provide assurances that all dispositions are consistent with CDBG regulations.

### **B. Support for Maintenance**

LLT will incur expenses for maintenance, security and insurance costs all to be done in line with LRA/LLT policy. HRQLC will incur substantial expenses for maintenance, security and insurance costs. Our analyses indicate over time these costs can be funded from the sale of lots and property but not during the first two years. Liability insurance, accumulating a fund for a large insurance deductible of \$250,000 per claim, initial appraisal inspections for structural condition and asbestos, boarding up or grass cutting (where these have not been done), replace and rekey locks, identification of adjacent owners with mailing address, administration, accounting, database management and treatment for termites, vermin, pest including Formosan termites) are estimated to cost \$2,825 per house and lot. Thereafter maintenance costs are much lower. A vacant lot alone is estimated to have a \$340 per lot initial startup costs.

The first two years of initial startup costs for 5,618 houses and 2,235 lots is estimated to total \$17,887,000 million; \$2,277 per parcel.

Recurring maintenance costs for grass cutting, insurance, vermin pest/termite treatments, database management, building security plus administrative costs are estimated to total \$2.31 million for an average inventory of 2,200 parcels or about \$1,100 per parcel.

### C. Demolition Costs

The FEMA second contract for demolition services from April 16, 2006 to December 31, 2006 in St. Bernard totaled \$18,544,164. The demolition costs are expected to be funded by FEMA just as the first 4,854 house demolitions were funded in 2006 in the version 2 NEMIS#3070V2 of PA ID No. 087-99087-00. Only 33% of authorized work was completed as of December 31, 2006. That is of the 1,551 authorized demolition about 569 had occurred. Previously 3,485 house had been demolished for a total of 4,054 as of now. Subsequently, about 800 more houses have been demolished leaving funding for 200 more houses (which are currently under discussion. Based on discussions with the FEMA demolition contractors, current demolition, debris hauling and hazardous material removal/disposal are now costing about \$15,000 per house. Some reduction in these costs should occur since all of the remaining houses have been partially demolished of white goods, soft goods, personal effects, dry wall materials (excluding studs), ceiling finishes, installations and cabinets plus this debris has been hauled away. In many cases all flooring has been removed. Disposal of the materials has occurred. Instead of \$15,000 per house, we have allowed for a \$12,500 per house demolition/disposal fee.

Rapid funding and conduct of demolitions is essential to meet the cost minimization budget presented herein and rapidly complete the safety, health, damages diminishment responsibility of government after these two tragic storms (Katrina and Rita).

**Parish Redevelopment and Disposition Plan  
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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 from completion. In addition, this section must describe how the policies outlined in the proposed Parish Redevelopment and Disposition Plan were developed in conformance with the Long Term Community Recovery Plan.**

**Response to Question 3**

St. Bernard Parish adopted a long term recovery plan which was approved by the Louisiana Recovery Authority in May, 2006.

The Plan was approved by the Louisiana Recovery Authority (LRA) pursuant to the requirements established by that entity under its “ Long Term Community Recovery Program”, which is the principal state recovery funding vehicle for local government for projects aimed at emergency (first 5 years) recovery efforts and subsequent long term efforts.

The Long Term Recovery Plan for St. Bernard Parish includes an integration of infrastructure needs and population growth. The focus of the Long Term Recovery Projects include partnerships with FEMA and GOHSEP to address the reduction of abandoned properties through demolition, consolidation of sewer treatment services, rehabilitation of the parish’s water plant and distribution system, and the support of the construction of a hospital and medical services.

Specifically in addressing the needs of the housing market, the Long Term Recovery Plan addresses partnerships with educational institutions, non-profit organizations, and residents to create the most positive outcome possible while promoting affordable housing.

The Disposition Plan presented herein is designed to

1. Meet the local priorities of St. Bernard
2. Have broad-based support from the local community as indicated by inclusion in the recovery plan.
3. Include direct benefits to the most affected communities
4. Have the support of elected officials of those most impacted communities

**Parish Redevelopment and Disposition Plan  
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**4. METHODS TO BE USED TO ENSURE CONFORMANCE 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.**

**Response to Question 4**

St. Bernard Parish has historically funded community redevelopment activities through CDBG funds. The current executive director of the Housing Redevelopment and Quality of Life Commission is the St. Bernard Parish Director of Housing Clay Cosse and additional staff. Resumes of all current personnel appear in the addenda. Four additional experienced staff will be hired as soon as funds are available.

**Parish Redevelopment and Disposition Plan  
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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 required outlined in Action Plan Amendment 14.**

**Response to Question 5**

HRQLC will to the extent legally permitted create financial incentives for first responders, police, school teachers, firefighters, medical technicians, nurses, and others essential to the community rebuilding and recovery effort. The HRQLC will work closely with neighborhoods and the RFP development recipients to identify the appropriate scope of the affordable programs for each neighborhood.

All HRQLC dispositions under a DDA will be subject to contractual agreements that will require non-profits and for-profit developers to comply with any representations they make regarding affordability. All requirements imposed by CDBG's guidelines and Action Plan Amendment 14 will be adhered to by the HRQLC and all RFP developers. The target groups will qualify by level of income consistent with the AMI for the New Orleans Metropolitan statistical area for "affordable housing." Income levels will be identified within target groups consistent with Action Plan Amendment #20.

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

### **6. CONVERSION OF PROPERTY TO GREENSPACE**

**It is anticipated that funding will become available from the FEMA Hazard Mitigation Grant Program (HMGP) for properties 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.**

#### **Response to Question 6**

The inherently scattered nature of lots purchased by the LLT and transferred to St. Bernard will not be suitable to provide significant contiguous green space (in most cases). Groups of lots may be assembled where possible because of their contiguousness or through voluntary private lot swaps with private owners. The Lot Next Door program can substantially increase the open space and yard recreational areas in all neighborhoods. Lot maintenance, insurance and safety become the responsibility of lot owner in the LND program. This private support of green space is the most effective means of reducing household density and providing useable green space.

Restrictions in the LND program will prohibit the construction of an additional independent dwelling unit on the LND lot or its subsequent sale separate to the lot to which it has been annexed.

Parcels located next to right of ways for levees, drainage or retention areas will be assessed for their suitability for development as housing. HRQLC and St. Bernard Parish will work together to determine if FEMA Hazard Mitigation Grants can support redevelopment and maintenance activities other than permanent relocation, including raised elevations.

## **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**

#### **Response to Question 7**

The HRQLC LLT Property Disposition Plan is based directly on the strategies and priorities codified in the “St. Bernard Parish Recovery and Redevelopment Plan” and seeks to minimize economic damages. The HRQLC Disposition Plan and the overall Parish recovery plan are action-oriented policymaking guides that outline projects, procedures and implementation strategies for use among Parish governmental entities that are charged with carrying out recovery-related functions on behalf of the citizens of St. Bernard Parish. The St. Bernard plan was developed through high levels of community participation with Waggonne & Ball Architects as well as the Tulane Regional Urban Design Center. In addition, these plans are civic tools to help guide the repair and rebuilding of St. Bernard in a rational way that creates stability and paves the way for future growth and prosperity. They provide a systematic approach to repairing and rebuilding the damage caused by Hurricanes Katrina and Rita in an expeditious and measured timeframe that accommodates the infrastructure and essential services needs of current residents, while planning for their expansion as new citizens establish residence in the Parish over the coming years.

The Plans are also general policy planning guides that should be used by Parish governmental entities to structure and enable the development of more detailed, situation-specific policies, programs, and projects that contribute to the recovery of St. Bernard Parish. In so doing, the Plans focus primarily on programmatic strategies aimed at remedying economic and physical damage within the Parish attributed to Hurricanes Katrina and Rita and establishing hazard mitigation systems to reduce the risk of future harm. Unlike traditional master plans, the Plans are intended as a means of establishing programs and projects within a short timeframe, ranging from immediate application to implementation within five years emergency condition time period.

The Redevelopment Plan also provides a strategic framework for maximizing public financing and private investment towards Parish recovery projects. Finally, the Plans detail currently unfunded recovery programs and projects that should serve as basis for additional future funding requests from the State, the federal government or other entities. St. Bernard Parish is currently undergoing a planning and zoning review and designated development districts which will be used for the application of long term redevelopment.

**Parish Redevelopment and Disposition Plan  
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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 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).**

**Response to Question 8**

Please see attached budget for greater detail. The budget presented herein is meant to be illustrative rather than prescriptive. HRQLC will seek to move properties as quickly as can be done so in a responsible manner that is sensitive to market demand.

Based on private market estimates the HRQLC estimates that maintenance, security and liability insurance will range from \$695 to \$1,400 per year on a typical property. Based on initial estimates, St. Bernard is slated to eventually receive between 6,500 -7,800 properties from the LLT. Total cost of maintenance will decline as properties are sold and demolished. However, as the plan set forth above describes, it would be extremely foolish to dump properties on to the market to avoid maintenance and security costs. In particular if there is no active redevelopment/rehabilitation market, property owners are likely to retain properties, but not maintain or develop them. By selling properties more quickly than the market can absorb them, the HRQLC would simply shift the burden of maintenance to the Parishes code enforcement department. Lot Next Door will be particularly vital in reducing maintenance costs and should be pursued vigorously. Rapid demolition of lots for the LND program also will substantially reduce new building costs. HRQLC is requesting that the State, as the creator of the Road Home program, help bear these maintenance and security costs, particularly in the short-term when the burden will be its greatest. As the owner of these properties, HRQLC will agree to manage the actual maintenance efforts, but expects significant funding for this maintenance to come from a combination of direct appropriation or loans and the redirection of proceeds from the sale of property into these activities. As noted above, given the overall weakness in the market, it is very unlikely that short-term proceeds from lot sales will cover all costs and HRQLC takes these properties with the explicit understanding that the LLT or State of Louisiana will help fill this gap.

The attached budget estimates the amount of unfunded maintenance liabilities that HRQLC faces. In the event that there were unexpected profits, HRQLC would willingly return those profits to the State of Louisiana. These profits could be used to fill gaps in the road home program and, in the event the Road Home program is fully funded, they could provide additional resources to help the storm damaged neighborhoods.

**Parish Redevelopment and Disposition Plan  
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**9. REDEVELOPMENT AND DISPOSITION TIMELINE**

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

**Response to Question 9**

**“To the extent possible, the timeline will conform to the disposition schedule and action plan amendment #20. It will track the report provided by Wade R. Ragas and monitor real estate values as we move forward and make appropriate necessary adjustments.**

**Parish Redevelopment and Disposition Plan  
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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.**

**Response to Question 10**

The St. Bernard Parish HQLRC has taken great care to include public input and participation in the planning and recovery process. Following the lead of the Louisiana Recovery Authority and the hosting of Andres Duaney neighborhood charrete series, St. Bernard Parish Government and the HQLRC in conjunction with the citizen lead Citizen's Recovery Committee hosted a series of community events designed to receive public commentary.

The Citizen's Recovery Committee, made up of local civic, business, and industry leaders meet regularly each week and share input and feedback with the St. Bernard Parish Council, Parish Government Administration, and the St. Bernard HQLRC.

Waggoner and Ball Architects and Planners were also consulted during the planning process and subsequently formed the basis for the resolved plan of S. Bernard Parish.

Neighborhood, civic club, and home owner organization input was sought. During the time following Hurricane Katrina, local input and involvement reached an all time high in St. Bernard Parish. Some of the specific organizations that participated were the St. Bernard Sportsman's League, Rediscover District C, Old Arabi Historic District, Jumonville Homeowner's Association, Lexington Place Civic Corp., Concerned Citizens Around Murphy, and the St. Bernard Chamber.

Additionally, specific meeting agenda items were captured to promote public involvement.

**Parish Redevelopment and Disposition Plan  
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**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.**

**Response to Question 11**

The St. Bernard Parish Council, St. Bernard Parish Executive/Finance Committee, and the St. Bernard Parish Housing, Quality of Life, and Redevelopment Commission all held public discussions and received public commentary. The Commission also sought professional consultation with Dr. Wade Ragas as part of the planning process.

A specific public hearing was held by the St. Bernard HQLRC on December 13, 2007. Attached is the resolution that formally supported the redistribution plan for St. Bernard Parish.

**Parish Redevelopment and Disposition 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 letter of commitments.**

**Response to Question 12**

**Quarterly estimates of Expenses by Category and Revenues follow this response section for the time period 2008 to 2013. The completion of the affordable housing program is expected to require six years. The lot next door program is optimistically forecast herein to be completed by 2010. Historic Renovations and all demolitions are forecast to be completed by 2009. Maintenance and recurring costs are minimized by having a lot only inventory to maintain by 2010. A summary of the detailed quarterly costs and revenues in two year increments follows the approximate total program costs and revenues as required in this submission.**

Source	Total	Percent	Status of Funds
Parish	\$61,760,000		Estimate of Sales of Lot Next Door and Affordable housing lots
State	\$32,278,690		To Be Appropriated by LRA. Funds required increases if lot next door and affordable housing sales by parish are not met.
Local	0		
In-Kind	0		
Other Federal Funds: FEMA Category A	\$84,970,000		Used for demolitions only
Other Funds:	0		
<b>TOTAL</b>	<b>\$179,513,690</b>		Not fully adjusted for inflation

In order to startup the program an initial startup loan of \$8,435,000 is needed to fund costs incurred ahead of lot sales from the LND program for initially accepting lots, securing the parcels, pest vermin and termite treatment and all other startup costs. These funds should be able to be repaid in the 2010 to 2011 time period from lot sales. The estimated total costs to the LRA for the St Bernard program of \$32,278,000 assumes a successful LND program and affordable housing sales.

## ESTIMATED BUDGET

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

Activity	Total Cost
Administrative excluding contractor services for various activities	\$2,344,000
Startup costs, Property security, pest/vermin/termite treatment, grounds, computer database	\$17,887,230
Recurring Maintenance and security	\$10,265,667
Demolition	\$85,533,820
Soft Seconds	\$63,500,973
<b>TOTAL</b>	<b>\$179,531,690</b>

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

A quarterly detailed budget follows for the 2008 to 2013 time period labeled as tables 21 to 23. Estimates are approximate and depend on a large number of assumptions regarding costs and future revenues. Actual costs and revenues may differ materially from these estimates over the 6 year expected program period. Any lots remaining unsold at the end of 6 years would become available for development or sale to meet the long term plan of St Bernard parish in accordance with the rules and laws governing the Louisiana Recovery Authority and the Federal community block grants requirements.

**Parish Redevelopment and Disposition Plan  
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NAME AND SIGNATURE OF AUTHORIZED REPRESENTATIVE

**Craig P. Taffaro, Jr.**

Chairman

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Signature: St. Bernard Housing  
Redevelopment & Quality of Life

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Title

Craig P. Taffaro, Jr.

4/17/2008

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Name Typed

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Date