

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



**PARISH NAME:
Jefferson**

DATE ADOPTED:

**DATE SUBMITTED FOR
APPROVAL:**

PARISH CONTACT INFORMATION

Name of Parish Official Aaron F. Broussard	Agency Jefferson Parish	Telephone Number (504)736-6400	E-mail address abroussard@jeffparish.net		
Street or P. O. Box 1221 Elmwood Park Blvd., Suite 1002	City Jefferson	Parish Jefferson	State LA	ZIP Code 70123	

CONTACT OF PERSON RESPONSIBLE FOR PLAN IMPLEMENTATION

Name Anatola B. Thompson	Firm/Agency JP Community Dev.	Telephone Number (504)736-6260	E-mail address athompson@jeffparish.net		
Street or P. O. Box 1221 Elmwood Park Blvd., Suite 605	City Jefferson	Parish Jefferson	State LA	ZIP Code 70123	

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 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.

The Department of Community Development will be the lead entity and thus will coordinate with the Louisiana Land Trust (LLT) for the disposition of properties acquired through the Road Home Program.

It is anticipated that other personnel from various parish departments to include the Parish Attorney's Office, the Public Works Department, Parks and Recreation, Planning, and Inspection and Code Enforcement will also participate in this process. Each of these departments will be responsible for various aspects of this plan to include the development of green space, the reservation of property for utilities and other public purposes, the auctioning of property, demolition where necessary, and the resubdivision of property where appropriate, however, the DCD will be the agency source of contact as well as being the primarily responsible for the development of workforce housing and other housing efforts as appropriate and consistent with the priorities identified in "Envision 2020 Jefferson" and the "Consolidated Plan 2005-2009" for the Jefferson HOME Consortium. In the implementation of this Plan, the Parish of Jefferson will enter into a Memorandum of Understanding with any of the municipalities who desire to administer the Plan within their incorporated areas. In addition, Jefferson Parish's Plan incorporates the following policies and principals.

- The Road Home Corporation shall transfer and Jefferson Parish Department of Community development shall accept fee title ownership of all said properties, provided that they are transferred to Jefferson Parish with clear title.
- Upon taking title to the property, Jefferson Parish will review the list to determine if any of the properties are needed for a public purpose, i.e. green space, drainage, etc. If such is determination is made, said property shall remain in the name of Jefferson Parish at no cost to Jefferson Parish, with Jefferson Parish assuming full responsibility of any and all future maintenance.
- Where appropriate, properties will be turned over to Community Development at no cost to Jefferson Parish to be redeveloped and put back into commerce through existing programs.
- Any properties which Jefferson Parish determines are not needed for a public purpose and are a legal lot of record and are structurally sound shall be disposed of at a public auction. The auction will be conducted by Gilmore Auction & Realty Company, who has an existing contract with Jefferson Parish to conduct multi-property real estate auctions. If the structure is not sound, it will be demolished and then sold at auction.

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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.

Jefferson Parish, and each of the municipalities, will use a multiplicity of appropriate strategies and processes a part of this development and disposition plan. Jefferson Parish views this return of properties as an opportunity to assist many of its citizens in the recovery from Hurricanes Katrina and Rita. For those persons who unfortunately chose not to return or to rebuild, Jefferson Parish will seek to turn this availability of single family home sites as a means to correct some existing land incompatibility, to increase public improvements, provide for additional green space, increase workforce and elderly housing opportunities, and in all cases to bring all parcels back in commerce in a timely manner so that no neighborhood will be adversely affected. This major effort will be accomplished by implementing a process where each parcel will be being reviewed for its highest benefit to the neighborhood and to the Parish as a whole.

In order of priority, each parcel will be reviewed for:

- need for Public improvements and/or public facilities
- green space
- workforce and elderly housing
- the appropriateness to sell to adjoining neighbors
- public auction of the remaining properties

Each parcel will be submitted first to the appropriate Planning Department(s) for a determination of current zoning and consistency with its Land Use Plan(s), then to Public Works {Each municipality will use their corresponding departments} for a determination on the need for the parcel for a public use. The Department of Inspection and Code will concurrently inspect any existing structures for health and safety violations (which may trigger demolition or other actions) while Jefferson Parish's Emergency Management Department will determine if it, or adjacent properties, is on the lists of repetitive flood losses and if HMPG or other FEMA funds are available for possible conversion to green space. Other guidelines for consideration of green space include the availability of green space, the size and other attributes of the sites such as the lack of hazardous materials, the type of green space, the concurrence and acceptance by the appropriate agency to maintain said site. (The Department of Parks and Parkways in the case of unincorporated Jefferson Parish, the City's recreation department, etc.). Further discussion of green space is found in section 6.

If the parcel has none of these limitations as well as consistency with current zoning and land use plans the Department of Community Development will analyze the properties as possible workforce housing or elderly and special population housing using criteria for selection neighborhood norms (to include scale, density, lot size, set-backs, building materials, building size, etc., on the abutting lots and on the remainder of the block where the parcel is located) and use CDBG and HOME guidelines to guide eligibility and economic feasibility (See question 5 for a more detailed description) Note: For structures still standing at the time of notification, the Parish shall, as soon as practical, conduct a rehabilitation feasibility study and if it is determined that the unit can be economically rehabbed, steps will be taken to stop any further deterioration

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of the unit if deemed necessary.

The Lot Next Door Program will consist of offering non-conforming lots (or if the adjoining lots themselves are non-conforming) at Fair Market Value (as required by the State rules) to the adjacent homeowners in areas that are fully developed. The homeowners will then be required to officially and legally merge the purchaser's existing lot with the additional footage. (Devaluation of the majority of property owners would most likely occur if conforming lots were offered.) The administrative aspect of this program will be conducted by the Property division of the Parish Attorney's office which has much expertise in this area. When it occurs, the coordinator of the program will be notified to return the appropriate amount of funds to the State. This office will also assure that the resub of the property is completed concurrently with the transference of the property.

As each parcel passes thru the processes described above, the maintenance and securing of properties will be contracted out by the Parish of Jefferson using its normal procurement process thru the Department of Inspection and Code which has several annual contracts for lot clearing, grass cutting, demolition, etc. Once a parcel is chosen for participation in the workforce housing element of the plan, any demolition and other maintenance costs will become project costs, thus will be reimbursed to the CDBG/HOME when the property is sold.

The Parish is not expected at this time to use a competitive process except for the normal bid process used by the Department of Community Development in implementing its various rehabilitation and new construction housing programs.

In regard to timely implementation of the Plan, many aspects cannot be finalized until all of the parcels to be part of this plan are known so that, collectively, parcels can be chosen which would best fit each of the planned reuse while meeting the goals of the program. In the meantime Jefferson Parish will use the "staggered" transfer method of transferring properties, with planned grouping of no more than 20 at one time, starting in January of 2008.

However, should all the properties that will become available to the Parish become known, and this amount is less than 200 by the end of the first quarter of 2008, Jefferson Parish may consider transferring the remainder of the properties all at one time to assure coordination in the various redevelopment plans among the geographic areas and to allow for quicker entry into commerce for all parcels.

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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 were developed in conformance with the Long Term Community Recovery Plan.

The Jefferson Parish Long Term Community Recovery plan was approved by the Louisiana Recovery Authority Board on September 11, 2007.

The process and policies of the Parish Redevelopment and Disposition Plan were designed to enhance the Long Term Community Recovery Plan in order to improve the overall quality of life for the citizens of Jefferson Parish. This proposed redevelopment and disposition plan will follow all public review, comment, and approval procedures used in the development and adoption of the Long Term Recovery Plan.

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

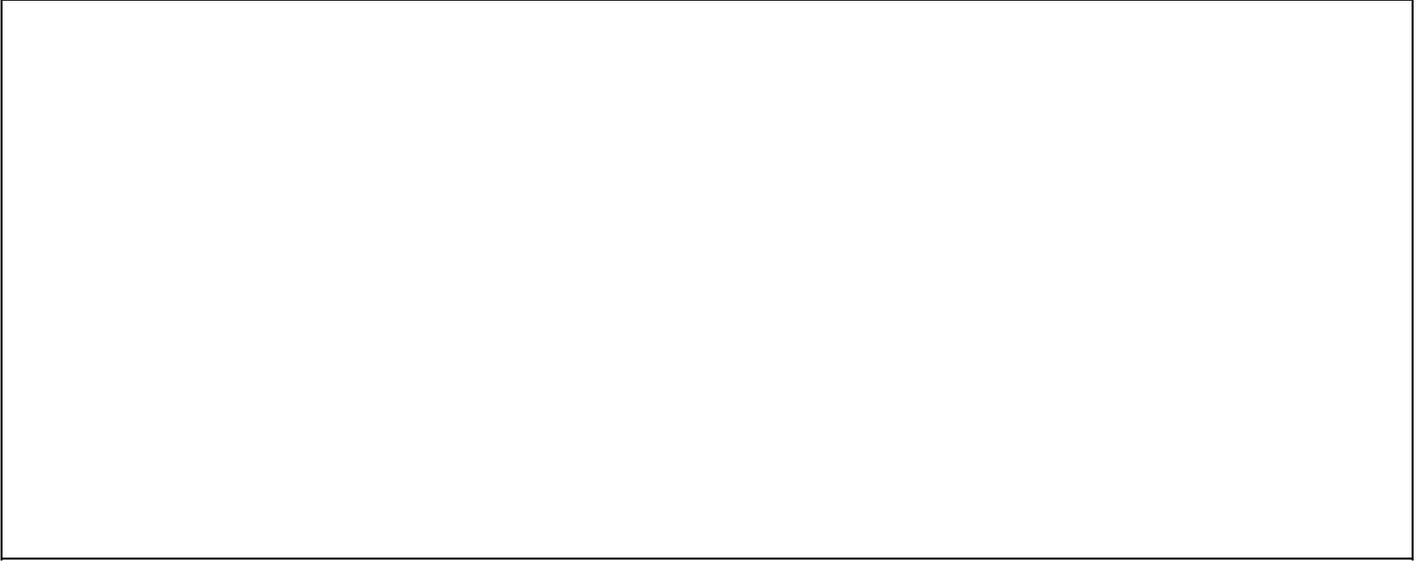
This section of the plan must provide information regarding parish's redevelopment program structure and qualifications of staff responsible for ensuring CDBG Guidelines are met. If work is to be contracted out, please describe the proposed method of procurement and selection criteria.

Jefferson Parish has been recognized by HUD as an urban county and entitlement grantee under the Community Development Block Grant (CDBG) program since 1975. Also, in 1993 Jefferson Parish established a consortium under HUD's HOME Investment Partnerships program that included the following member communities: Jefferson Parish, the City of Kenner, and St. Charles Parish. Jefferson Parish is responsible for the on-going administration of the HOME program for the consortium. Since 1975 Jefferson Parish has been awarded over \$192 million in CDBG, HOME and ESG funding, and none of these funds have been returned to HUD due to monitoring findings or mismanagement.

All incorporated municipalities in Jefferson and St. Charles parishes participate in the HOME program, and all municipalities in Jefferson (excluding Kenner) participate in the parish's CDBG program. The City of Kenner is recognized as a separate entitlement grantee by HUD and receives its own CDBG allocation and administers its own program. Therefore, Jefferson Parish and the City of Kenner will work together to ensure that all CDBG guidelines are met.

All professional staff members in Jefferson Parish's own Department of Community Development have a minimum of 10 years of experience in developing and implementing projects and activities funded through the CDBG and HOME programs. 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) by Gilmore Auction & Realty Company, which has an existing contract with Jefferson Parish to conduct multi-property real estate auctions, and the public bid process used in the CDBG and HOME programs to secure housing contractors for rehabilitation and new construction.

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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 Jefferson Parish will undertake due diligence to meet the guidelines as established by the LRA via HUD's guidance. However, Jefferson is of the opinion that it may not be able to meet this requirement due to the high cost of redevelopment, and thus would like the opportunity to revise the Plan should this requirements is altered.

This portion of the Plan has as among its goals to stabilize neighborhoods and promote confidence in neighborhoods, to avoid concentrations of low and very low income households, to use universal design and energy conservation and green technologies in the redevelopment of these housing. Both in the rehabilitation and in new construction energy efficiency will be stressed, as the cost of utilities in the region, along with the high cost of insurance is one of the reasons for high housing cost burdens. Also, modular and other newer building techniques will be used where feasible and cost effective.

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 LLI. 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 Jefferson Parish to concentrate this portion of the plan initially on work force housing and on elderly housing efforts. However, in some cases, the established housing programs operated by the Department of Community Development for in-fill housing may be used to meet the LRA requirements. (See attached description of current programs) Additionally, where warranted, non owner occupied 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.

Workforce housing is defined as housing for policeman, teachers, healthcare workers, firemen, military personnel and other first responders whose family income is generally between 75% and 120 % of the average median income. The importance of these persons to provide essential goods and services within the community without them forced to commute long distances for affordable housing assists in eliminating urban sprawl and adds overall to the quality of life standards of a community. It is estimated that there are over 15,000 households that would fit this requirement.

The Workforce Program will be marketed thru the Jefferson Parish Finance Authority which offers lower interest mortgage rates for first time home buyers. It is anticipated that in some cases, rehabilitation along with acquisition may be required; therefore, the Department 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 not more than 30% of income on PITI(Principal, Interest,

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Taxes, and Insurance).

Jefferson 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 lost of some 20,000 units, and due the overflow of population from the adjoining parishes. Service agencies report safe and affordable housing request from the elderly as the number one request for assistance since the hurricanes.

Therefore, former elderly home owners, and former Jefferson Parish elderly renters, will receive priority in the development of these in-fill projects. Cohousing 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 utilize by the Department of Community 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 collectively 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.

Through collaboration of the Jefferson Parish departments of Inspection and Code, Community Development, Parks and Recreation, Public Works and the Attorneys office, properties will be identified for conversion to green space in perpetuity, particularly properties that have suffered damage through repetitive flooding. It will be the intent of Jefferson 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.

This proposed redevelopment and disposition plan will and has followed all public review, comment, and approval procedures in order to ensure that Jefferson Parish is addressing the concerns and needs of its' citizens. Additionally, this plan has been designed to enhance the Parish Long Term Community Recovery Plan which incorporated the five principles noted above and was designed not only to restore, but to also improve upon the quality of life in Jefferson Parish.

More specifically, Jefferson Parish will address (or is currently addressing) the principles for recovery and rebuilding as noted above in the following manner(s):

With regard to the creation of infrastructure that supports recovery by restoring confidence, enhancing the quality of life, and withstanding future disasters, and in light of the lessons learned from Hurricanes Katrina and Rita, Jefferson Parish has made significant changes within its Emergency Management department, has revised its evacuation plan to include assurances and procedures for better coordination and communication with surrounding parishes, municipalities and the state, and is in the process of building an improved emergency operations center. The parish is also working very actively with the U.S. Army Corps of Engineers to ensure the timely and effective completion of drainage and levee projects needed to ensure better protection and preparation for future disasters. Finally, the parish has been very active in improving the quality of life in Jefferson by increasing its efforts to ensure that all health and safety codes are being followed. This is being accomplished in a comprehensive manner with neighborhood and community "sweeps" that include teams from the Inspection and Code Enforcement Department, the Sheriff's Department, Entergy, and the Fire Department.

The promotion of economic growth has and will continue to be guided by the Jefferson Parish Economic Development Commission which has created and is in the process of implementing "The Jefferson Edge," the parish's plan of working through four(4) critical issues task forces established to address the areas of technology development, land development, image and marketing, and regional development.

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The provision of public services that enhance the quality of life for everyone has and will continue to be a priority of the Parish Council of Jefferson Parish. As a result of damages suffered from Hurricanes Katrina and Rita, efforts and resources have most recently been channeled toward repairs to all damaged community centers and senior citizen centers, repairs to regional hospitals (East Jefferson General Hospital and West Jefferson Medical Center), and repairs to public sewerage and water systems.

The development and implementation of policies that promote a healthy environment have and will continue to be led by the Jefferson Parish Department of Environmental Affairs which oversees solid waste management (including landfill operations) and coastal zone management, and has developed and is implementing programs for recycling, brownfields redevelopment, and storm water controls (particularly for construction sites).

The planning and design of communities that advance livability will be guided by the Jefferson Parish Planning Department in the implementation of “Envision 2020 Jefferson,” the parish’s comprehensive plan that includes a complete analysis and strategy for land use (including a revised zoning ordinance and other land use regulations), transportation and housing (including an “aging in place” policy for the elderly.

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).

Jefferson Parish will utilize its’ own Department of Risk Management to provide all necessary insurance. Through a competitive bid process, qualified companies will be selected to properly secure and maintain property until its final disposition. Jefferson Parish Department of Inspection and Code will be utilized in establishing bid specifications and subsequent monitoring of selected companies.

The administrative coordinator will be assigned the duty to track program income generated from property disposition via the sell to adjoining property owners or thru the public auction.

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9. REDEVELOPMENT AND DISPOSITION TIMELINE

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

Once property has been transferred to Jefferson Parish, it is our intent to initiate the disposition of each parcel within 12 months of receipt of property with clear title. Property selected for affordable housing will take an additional one to two years to sell to appropriate buyers. Once all properties are identified for auction that action will be taken within 60 days of that determination. (These estimates are based upon 100 properties total available under this Plan)

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.

This proposed redevelopment and disposition plan has followed all public review, comment, and approval procedures in order to ensure that Jefferson Parish is addressing the concerns and needs of its' citizens.

Also, the incorporated municipalities and neighborhood and civic associations will be involved in the review and design of plans for affordable housing to ensure adherence to neighborhood norms as well as adherence to all applicable land use standards and regulations.

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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.

A public hearing was held on the initial draft of this plan on November 14, 2007 during the regularly scheduled monthly meeting of the Parish Council. Based upon the questions and concerns expressed by citizens attending this hearing, participating in a follow-up radio talk show, and responding to articles on the proposed plan in The Times-Picayune, this plan was revised to address those issues as well as the various issues and concerns of the LRA. A second public hearing, a final review, and the subsequent approval of this plan, is scheduled to occur on December 12, 2007 at the regularly scheduled monthly meeting of the Parish Council.

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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 commitments.

Source	Total	Percent	Status of Funds
Parish	\$ 750,000	21%	Under Negotiation *
State			
Local			
In-Kind			
Other Federal Funds:			
Other Funds:	\$ 2,750,000	79%	Under Negotiation **
TOTAL			

Note: This budget is an estimate based upon the receipt of 100 properties.

* Jefferson Parish General Fund

** Entitlement CDBG and HOME funding – 2008 and following years as needed

ESTIMATED BUDGET

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

Activity	Total Cost
Administrative (actual time only)	\$100,000
Property Disposition	
-Insurance	\$250,000
-Maintenance (force account only)	\$30,000
-Security (force account only)	\$125,000
Other (Explain on separate sheet)	\$2,995,000
TOTAL	\$3,500,000

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

Note: Jefferson Parish will recoup funds as properties are auctioned as well as when they are rehabbed or redeveloped and sold.

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NAME AND SIGNATURE OF AUTHORIZED REPRESENTATIVE

Signature, Chief Executive Officer

Parish President

Aaron F. Broussard

Date

Other Category Budget Explanation:

Demolition	\$ 150,000
Rehabilitation	\$ 600,000 (10% of 100 properties)
New Construction	\$ 2,150,000 (15% of 100 properties)
Contingency	\$ 95,000
Total	\$ 2,995,000