



# St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043  
(504) 278-4228 Fax (504) 278-4209  
[www.sbpg.net](http://www.sbpg.net)

**#16**

**Kerri Callais**  
*Councilmember  
at Large*

**Richard "Richie" Lewis**  
*Councilmember  
at Large*

**Gillis McCloskey**  
*Councilmember  
District A*

**Nathan Gorbaty**  
*Councilmember  
District B*

**Howard Luna**  
*Councilmember  
District C*

**Wanda Alcon**  
*Councilmember  
District D*

**Manuel "Monty"  
Montelongo III**  
*Councilmember  
District E*

**Roxanne Adams**  
*Clerk of Council*

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, AUGUST 20, 2019 AT THREE O'CLOCK P.M.

On motion of Mr. Gorbaty, seconded by Mr. Montelongo, it was moved to adopt the following ordinance:

## ORDINANCE SBPC #2182-08-19

### Summary No. 3732

Introduced by: Administration on 8/6/19  
Public Hearing on 8/20/19

AN ORDINANCE TO AMEND ORDINANCE SBPC #1821-10-16, AMENDING THE APPROVED ST. BERNARD PARISH GOVERNMENT REDEVELOPMENT AND DISPOSITION PLAN FOR LOUISIANA LAND TRUST PROPERTIES AND FORWARD THE PLAN TO THE STATE OF LOUISIANA.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

**SECTION 1.** That the following St. Bernard Parish Government Redevelopment and Disposition Plan for Louisiana Land Trust Properties is hereby amended and authorized as attached. (Exhibit A) Upon adoption of the Amended Redevelopment and Disposition Plan for Louisiana Land Trust Properties, it will then be forwarded to the State of Louisiana.

**SECTION 2.** Effective Date. This ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto this ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

**SECTION 3.** Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion of this Ordinance with the invalid portions omitted.



# St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043  
(504) 278-4228 Fax (504) 278-4209  
www.sbps.net

Page -2-

Extract #16 continued  
August 20, 2019

**Richard "Richie" Lewis**  
Councilmember  
at Large

**Gillis McCloskey**  
Councilmember  
District A

**Nathan Gorbaty**  
Councilmember  
District B

**Howard Luna**  
Councilmember  
District C

**Wanda Alcon**  
Councilmember  
District D

**Manuel "Monty" Montelongo III**  
Councilmember  
District E

**Roxanne Adams**  
Clerk of Council

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

**YEAS:** McCloskey, Gorbaty, Alcon, Montelongo, Callais

**NAYS:** Luna

**ABSENT:** None

The Council Chair, Mr. Lewis, cast his vote as **YEA**.

And the motion was declared **adopted** on the 20<sup>th</sup> day of August, 2019.

ROXANNE ADAMS  
CLERK OF COUNCIL

RICHARD "RICHIE" LEWIS  
COUNCIL CHAIR

Delivered to the Parish President

9/23/19 2:35pm

Date and Time

Received by

Magen Campu

Approved ✓

Vetoed       

Parish President

GUY MCINNIS

Returned to Clerk of the Council

8/30/19 3:35pm

Date and Time

Received by

Elspeth McLean



## **St. Bernard Parish Government**

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

### **Parish Contact Information:**

Jason Stopa  
Director of Community Development  
St. Bernard Parish Government  
8201 W. Judge Perez Dr.  
Chalmette, LA 70043  
[jstopa@sbpg.net](mailto:jstopa@sbpg.net)

**Date Adopted:**  
**July 3, 2012**

**Date Submitted for Approval:**  
**July 5, 2012**

**Amended:**  
**October 4, 2016**  
**August 20, 2019**

## **Table of Contents**

<b>I. Parish Redevelopment and Disposition Entity</b>	<b>3</b>
<b>II. Proposed Disposition Paths, Processes and Policies</b>	<b>3</b>
<b>III. Long Term Recovery Plan</b>	<b>5</b>
<b>IV. Conformance with Community Development Block Grant Guidelines</b>	<b>5</b>
<b>V. Affordable Housing</b>	<b>5</b>
<b>VI. Green Space</b>	<b>6</b>
<b>VII. Conformance with Recovery and Rebuilding Principles</b>	<b>6</b>
<b>VIII. Strategy for Property Insurance, Maintenance, and Security</b>	<b>6</b>
<b>IX. Redevelopment and Disposition Timeline</b>	<b>7</b>
<b>X. Public Input and Local Commitment to Redevelopment and Disposition Plan</b>	<b>8</b>
<b>XI. Estimated Budget and Financing</b>	<b>8</b>
<b>XII. Redevelopment and Disposition Plan Approval</b>	<b>10</b>
<b>Acronym Index and Amendment Procedures</b>	<b>11</b>
<b>Appendix A: Budget Line Item Estimates</b>	<b>12</b>
<b>Appendix B: HRQLC Approval</b>	<b>13</b>
<b>Appendix C: Planning Commission Approval</b>	<b>14</b>
<b>Appendix D: Council Approval (May 2012)</b>	<b>15</b>
<b>Appendix E: Council Approval (July 2012)</b>	<b>16</b>
<b>Appendix F: LLT Restrictive Covenants</b>	<b>17</b>
<b>Appendix G: LLT Restrictive Covenants Approval</b>	<b>18</b>
<b>Appendix H: Council Approval of 2016 Amendments</b>	<b>19</b>
<b>Appendix I: Council Approval of 2019 Amendments</b>	<b>20</b>

## **I. Parish Redevelopment and Disposition Entity**

St. Bernard Parish Government (SBPG) has been designated as the exclusive recipient of all residual Louisiana Land Trust (LLT) properties in St. Bernard Parish. Upon conveyance of residual LLT properties and program revenue to SBPG, the Administration shall be responsible for executing the Redevelopment and Disposition Plan outlined herein. The three primary disposition paths for LLT properties are as follows: (1) Lot Next Door (LND) program; (2) Public use, recreational amenities, environmental quality, and ecotourism; and (3) Private redevelopment.

## **II. Proposed Disposition Paths, Processes and Policies**

### **1. Lot Next Door Program**

SBPG will continue to work in conjunction with its contractors and LLT to facilitate the purchase of LLT properties through the LND program in accordance with the guidelines which have been established and approved by the Housing, Redevelopment, and Quality of Life Commission (HRQLC) and LLT. Deadlines associated with the private purchase of LLT properties through the LND program have been extended indefinitely and this disposition path will remain active until otherwise voted upon by the HRQLC. Ultimately, the LND program will run concurrently with other disposition paths as they are activated. It is estimated that approximately 2,200 LLT properties have either been sold or have sales pending through the LND program as of March 2012.

### **2. Public Use, Recreational Amenities, Environmental Quality, and Ecotourism**

SBPG and the HRQLC have already facilitated the conveyance of several LLT properties to other governmental entities for the purpose of improving and/or expanding public services. As the final conveyance of residual LLT properties from LLT to SBPG approaches, SBPG will double its efforts in seeking out governmental entities interested in utilizing LLT properties for such purposes. SBPG will solicit public input when considering conveying LLT properties to other governmental entities, and will submit a proposal to both the St. Bernard Parish Planning Commission and the St. Bernard Parish Council for final approval before any transaction is executed.

SBPG may maintain LLT properties or convey them to other governmental entities, neighborhood associations, non-profit organizations, or private developers for the purpose of establishing green space, pocket parks, bike paths, and other recreational amenities as deemed appropriate. The Waggoner and Ball LLT Plan will be used as guidance to SBPG in terms of how and where recreational amenities should be developed. SBPG will solicit public input when considering maintaining or conveying LLT properties for recreational purposes, and will submit a proposal to both the St. Bernard Parish Planning Commission and the St. Bernard Parish

Council for final approval before any resources are dedicated to maintenance or any transaction is executed. SBPG also reserves the right to mandate that recreational amenities be provided by a private developer.

Finally, SBPG may maintain LLT properties or convey them to other governmental entities, neighborhood associations, non-profit organizations, private developers, or educational institutions for the purpose of improving drainage, engaging in other water management strategies, increasing flood protection, or otherwise enhancing environmental quality and/or promoting ecotourism in St. Bernard Parish. SBPG will only entertain engaging in such actions if they are consistent with all applicable regulations and/or approved plans pertaining to floodplain management, water resources management, pollution reduction, economic development, land use, and the like. SBPG will solicit public input when considering maintaining or conveying LLT properties for the purpose of enhancing environmental quality and/or promoting ecotourism, and will submit a proposal to both the St. Bernard Parish Planning Commission and the St. Bernard Parish Council for final approval before any resources are dedicated to maintenance or any transaction is executed.

### **3. Private Redevelopment**

SBPG and its contractors will actively engage in promoting the sale of LLT properties for the purpose of private redevelopment. Covenants may also be established and attached to LLT property titles as properties are conveyed from SBPG to private entities (Appendices F and G). SBPG shall convey LLT properties to private entities under a competitive bidding process. This may be accomplished via the current auction services being provided by LLT or via an internal bidding process established by SBPG in accordance with all applicable laws. If SBPG elects to utilize the auction services being provided by LLT, the scope of such auctions shall be established by the Administration and the Department of Community Development and approved by the St. Bernard Parish Council prior to execution. SBPG may engage in “bundling” LLT properties for the purpose of large-scale development; may target certain neighborhoods for small scale redevelopment; or may re-subdivide LLT properties prior to sale for the purpose of encouraging low density redevelopment.

SBPG will partner with the St. Bernard Home Mortgage Authority and local lending institutions to facilitate the availability of “soft second” mortgage opportunities, and may also partner with local realtors and investors in instituting a “buy and build” program for prospective LLT property purchasers. Additionally, SBPG will partner with the US Department of Agriculture and other agencies and/or non-profit organizations for the purpose of making LLT properties available for affordable housing opportunities.

SBPG will authorizing the direct sale of property at fair market value for commercial, industrial, or agricultural development when consistent with the zoning standards for the district. SBPG will also have the ability to sell property directly to resolve nonperformance issues or disputes related to the Lot Next Door (LND) II Program. According to the LND II ordinance, buyers who have not constructed a dwelling within two years will have the sale rescinded by the Parish. The Parish may consider requests from buyers to retain property purchased through the LND II

program. If the request is considered by the Council, Buyers shall pay the LND II discount to the Parish to ensure that buyers pay fair market value. LND buyers receive a discount because the program's regulations limit use. The Parish Council shall consider each request for a direct sale (LND II or commercial, industrial, or agricultural development) and determine if it is in the best interest of the Parish. If the Council believes that it is, they shall pass an ordinance approving the sale.

Some examples of a direct sale request for commercial, industrial, or agricultural uses are:

- 1) A business wants to buy a lot to create or expand parking, 2) a business wants to expand their building, 3) a business wants a larger site for future development, 4) a lot is landlocked or is surrounded by an adjacent business, 5) or any other situation that the Parish Council deems in keeping with the intent of the program.

In the event that a Road Home grantee who has defaulted on their Road Home Option 1 obligations wishes to modify their Road Home award to Option 2 or 3, OCD will require the grantee to pay the outstanding balance (difference between initial award and modified award) and demonstrate the ability to transfer clear title back to the State. In such instances, SBPG will provide the grantee with an opportunity to purchase the property directly back from LLT for fair market value plus any additional costs incurred by SBPG, OCD, and LLT as a result of the default and subsequent title transfers. Such costs shall include a new 1004 appraisal. SBPG shall exclude grantees from directly purchasing a property back in this manner if the grantee has had any code enforcement violations associated with the subject property within the past three years of the Post Closing Option Change closing.

### **III. Long Term Recovery Plan**

St. Bernard Parish adopted a long term recovery plan which was approved by the Louisiana Recovery Authority in 2006. The Plan focuses heavily on the integration of infrastructure needs and population growth in St. Bernard Parish, and outlines the means by which the parish intends on demolishing storm-damaged structures; consolidating sewer treatment services; rehabilitating the water plant and distribution system; and supporting the construction of a hospital and medical services district.

Thousands of storm-damaged structures have since been demolished in St. Bernard Parish, and many of the large-scale improvements to the water and sewer systems have either been completed or are slated to be completed by March 2014. Finally, the new hospital is slated to be completed and open for business by June 2012. The hospital will be accompanied by a medical office building which is scheduled to be completed and fully operational by the end of the year. The construction of the hospital and medical office building has already prompted a considerable amount of commercial development along West Judge Perez Dr. in western St. Bernard Parish.

The population of St. Bernard Parish is now estimated to be over 35,000 as SBPG enters the final phase of its recovery. The disposition paths outlined in the Redevelopment and Disposition Plan

are intended to provide SBPG with the tools needed to solidify St. Bernard Parish's recovery by utilizing LLT properties to redevelop remaining distressed and/or blighted areas in a manner that promotes community, long term well-being, and prosperity. The extent to which public input and neighborhood support will drive the efforts of SBPG cannot be overstated.

#### **IV. Conformance with Community Development Block Grant Guidelines**

SBPG has historically utilized the Community Development Block Grant (CDBG) program to fund local community development activities. Andrew Becker, SBPG Assistant Recovery Manager, has been designated by the Administration as its Equal Opportunity Officer, 504 Coordinator and Residential Anti-displacement Officer. Additionally, Jerry Graves, Jr., SBPG Chief Administrative Officer, has been designated by the Administration as its Fair Housing Coordinator. Both will work under the direction of SBPG and in tandem with LLT and the Louisiana Office of Community Development (OCD) to ensure that the Redevelopment and Disposition Plan is administered in a manner consistent with CDBG guidelines.

#### **V. Affordable Housing**

SBPG is committed to making 25% of all residual LLT properties available for the purpose of affordable housing. SBPG has already designated a number of LLT properties for the purpose of affordable housing through its partnership with the National Relief Network and other non-profit organizations. Additionally, hundreds of low-to-moderate income residents have purchased LLT properties at a discounted rate through the LND program, and will continue to have the opportunity to do so for the life of that disposition path. Finally, SBPG has expressed an interest in partnering with the US Department of Agriculture and other local non-profit organizations for the purpose of making LLT properties available for newly constructed affordable housing.

#### **VI. Green Space**

Please refer to *Section II. Proposed Disposition Paths, Processes and Policies, Subsection 2. Public Use, Recreational Amenities, Environmental Quality, and Ecotourism*. The Waggoner and Ball LLT Plan will be used by SBPG as a guide for creating green space via LLT properties.

#### **VII. Conformance with Recovery and Rebuilding Principles**

SBPG has spent over \$1 billion on its recovery. Most of the infrastructure in St. Bernard Parish is new, and the entire federal hurricane levee protection system around St. Bernard Parish will be recertified in 2012. SBPG has also spent millions of dollars on hazard mitigation activities and has utilized recovery funding to increase drainage and pumping capacity whenever possible.

SBPG intends on utilizing LLT properties in a manner that further restores confidence among the public, enhances quality of life, and increases community resiliency by (1) decreasing pre-Katrina housing density in the floodplain; (2) creating green space; (3) creating new recreational

opportunities; (4) enhancing environmental quality and promoting ecotourism; and (5) facilitating the availability of a new housing stock that meets all current codes and standards.

The repopulation of blighted and/or distressed neighborhoods and the availability of a new housing stock will undoubtedly enhance property values and promote economic growth in St. Bernard Parish. Additionally, the increased tax base will allow SBPG to provide a broader range of public services and to appropriately maintain the abundance of new infrastructure that has been constructed during the recovery. Finally, the concepts introduced in the Redevelopment Disposition Plan, the Waggoner and Ball LLT Plan, and the forthcoming land use plan will be used as a means of promoting planning in St. Bernard Parish and ultimately redeveloping a more sustainable and livable community.

## **VIII. Strategy for Property Insurance, Maintenance, and Security**

SBPG will accept residual LLT properties from LLT at the latest possible date. According to a real estate market analysis conducted by Dr. Wade Ragas, insurance, maintenance, and security for each LLT property would cost an average of \$1,050 annually. SBPG estimates that it may acquire no less than 2,000 residual properties by the end of 2012. Consequently, the annual cost for SBPG to insure, maintain, and secure 2,000 LLT properties would be approximately \$2.1 million.

The revenue already generated by the LND program is now estimated to be approximately \$3 million. This figure would only provide SBPG with enough funding to address all of the costs associated with 2,000 LLT properties for approximately seventeen (17) months. Additional program revenue generated by the LND program and other disposition paths would also be utilized for the purpose of covering the costs associated with LLT properties. Ultimately, it will be necessary for SBPG to aggressively market LLT properties for private sale in order to generate a steady stream of revenue and to maintain a sustainable redevelopment program.

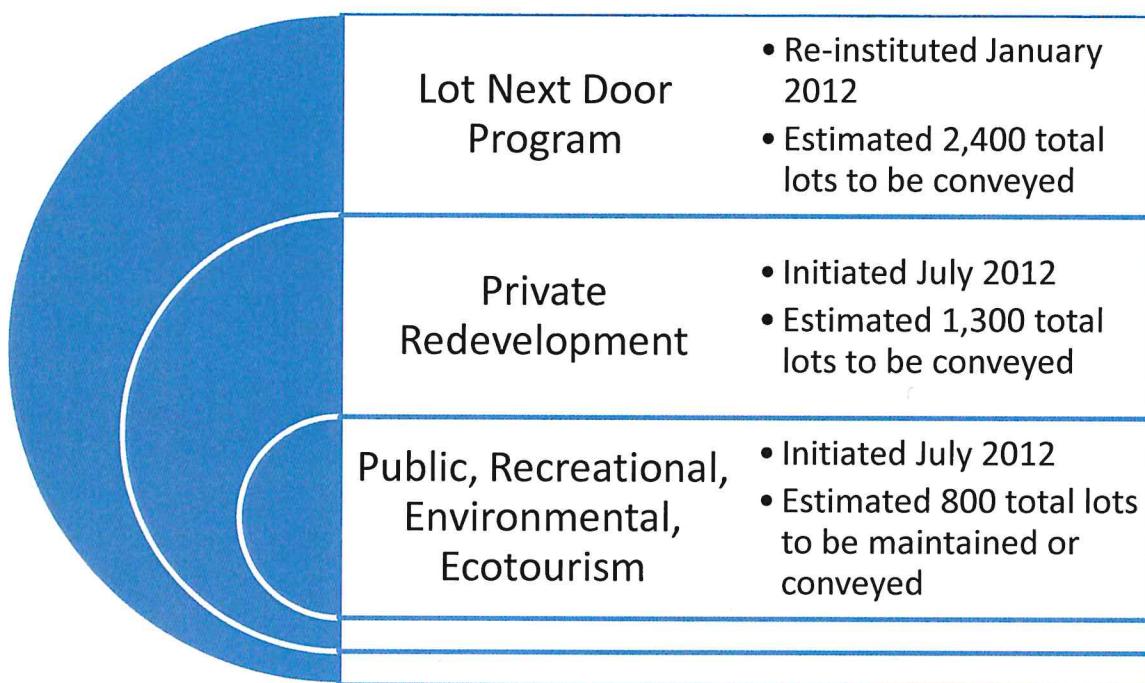
SBPG may also engage in a number of measures to control the costs associated with insuring, maintaining, and securing LLT properties. Partnerships with governmental entities, neighborhood associations, and non-profit organizations would provide various cost saving opportunities. Public use of LLT properties for suburban/agricultural purposes or low maintenance native plantings may also provide a great deal of fiscal relief by eliminating the otherwise constant need for lawn care.

## **IX. Redevelopment and Disposition Timeline**

The LLT originally acquired approximately 4,500 properties in St. Bernard Parish. As of March 2012, nearly 2,200 LLT properties have either been conveyed or have pending purchase agreements through the LND program. SBPG estimates that as many as 200 additional LLT properties may be conveyed through LND as the program continues. As previously stated, the LND disposition path will remain activated indefinitely.

Upon approval of the Redevelopment and Disposition Plan and execution of the Cooperative Endeavor Agreement, SBPG will activate the remaining two disposition paths. SBPG estimates that approximately 1,300 LLT properties will be conveyed for the purpose of private redevelopment and 800 properties will be either maintained or conveyed for public, recreational, environmental, or ecotourism purposes over the course of the next three years.

**Figure IX-1: Redevelopment and Disposition Timeline and Path Estimates**



## **X. Public Input and Local Commitment to the Redevelopment and Disposition Plan**

The HRQLC and the St. Bernard Parish Council have conducted a series of town hall meetings regarding the Redevelopment and Disposition Plan. Additionally, the HRQLC has discussed updating the plan at several recent public meetings. The final version of the proposed plan will go before the HRQLC, the St. Bernard Parish Planning Commission, and the St. Bernard Parish Council prior to approval. Each of these bodies will conduct a public hearing regarding the plan. Finally, as mentioned in several subsections of the plan, there are various components of the disposition paths which require approval from the HRQLC, the St. Bernard Parish Planning Commission, and the St. Bernard Parish Council. Subsequent public hearings will therefore be held as each disposition path is activated and implemented.

## XI. Estimated Budget and Financing

As stated in *Section VIII. Strategy for Property Insurance, Maintenance, and Security*, SBPG estimates that approximately 2,000 LLT properties will be conveyed SBPG in 2012. These estimates account for ongoing LND sales throughout the year, but do not account for any potential LLT conveyances through disposition paths that have yet to be activated. Furthermore, these estimates do not account for any LLT properties that may be conveyed to SBPG as the result of Road Home Option 1 defaults. The annual budgeting and financing estimates outlined in this section each assume that 2,000 LLT properties will be conveyed to SBPG in September 2012 and that each disposition path will be activated and implemented in a manner that is consistent with the estimates provided in *Figure IX-1: Redevelopment and Disposition Timeline and Path Estimates*.

Figure XI-1: 2012 LLT Program Budget

### 2012 LLT Program Budget\*

LLT Property Inventory as of 9/1/2012 (2,000)

Revenue:	Program Revenue	\$3,000,000	<i>Balance received from LLT</i>
	Lot Next Door	\$250,000	<i>Based on 100 sales</i>
	Public, Recreation, etc.	\$25,000	<i>Based on 10 sales</i>
	Private Sales	\$250,000	<i>Based on 100 sales</i>
	<b>TOTAL REVENUE:</b>	<b>\$3,525,000</b>	<i>Total 2012 Sales: 210</i>
Expenditures:	Insurance, Maint., etc.	\$525,000	<i>Based on 2,000 LLT properties</i>
	Appraisal, Title, Closing	\$157,500	<i>Based on 210 LLT sales</i>
	Advertising	\$5,000	
	<b>TOTAL EXPENDITURES:</b>	<b>\$687,500</b>	
	<b>2012 Fund Balance:</b>	<b>\$2,837,500</b>	
	<b>2012 Inventory Balance:</b>	<b>1,790</b>	

**Figure XI-2: 2013 LLT Program Budget**

**2013 LLT Program Budget\***

LLT Property Inventory as of 1/1/2013 (1,790)

Revenue:	Program Revenue	\$2,837,500	<i>Balance from 2012</i>
	Lot Next Door	\$375,000	<i>Based on 150 sales</i>
	Public, Recreation, etc.	\$125,000	<i>Based on 50 sales</i>
	Private Sales	\$1,250,000	<i>Based on 500 sales</i>
	<b>TOTAL REVENUE:</b>	<b>\$4,587,500</b>	<i>Total 2013 Sales: 700</i>
Expenditures:	Insurance, Maint., etc.	\$1,879,500	<i>Based on 1,790 LLT properties</i>
	Appraisal, Title, Closing	\$525,000	<i>Based on 700 LLT sales</i>
	Advertising	\$15,000	
	<b>TOTAL EXPENDITURES:</b>	<b>\$2,419,500</b>	
	<b>2013 Fund Balance:</b>	<b>\$2,168,000</b>	
	<b>2013 Inventory Balance:</b>	<b>1,090</b>	

**Figure XI-3: 2014 LLT Program Budget**

**2014 LLT Program Budget\***

LLT Property Inventory as of 1/1/2014 (1,090)

Revenue:	Program Revenue	\$2,168,000	<i>Balance from 2013</i>
	Lot Next Door	\$125,000	<i>Based on 50 sales</i>
	Public, Recreation, etc.	\$150,000	<i>Based on 60 sales</i>
	Private Sales	\$1,500,000	<i>Based on 600 sales</i>
	<b>TOTAL REVENUE:</b>	<b>\$3,943,000</b>	<i>Total 2014 Sales: 710</i>
Expenditures:	Insurance, Maint., etc.	\$1,144,500	<i>Based on 1090 LLT properties</i>
	Appraisal, Title, Closing	\$532,500	<i>Based on 710 LLT sales</i>
	Advertising	\$15,000	
	<b>TOTAL EXPENDITURES:</b>	<b>\$1,692,000</b>	
	<b>2014 Fund Balance:</b>	<b>\$2,251,000</b>	
	<b>2014 Inventory Balance:</b>	<b>380</b>	

**\* See Appendix A for an explanation of budget line item estimates**

## **XII. Redevelopment and Disposition Plan Approval**

The Redevelopment and Disposition Plan has been prepared by the SBPG Chief Administrative Officer and the Office of Housing and Redevelopment staff. The plan was first submitted to the HRQLC for review and public hearing (Appendix B). The plan was then amended by the HRQLC and forwarded to the St. Bernard Parish Planning Commission for review and public hearing (Appendix C). The St. Bernard Parish Planning Commission submitted its comments to the HRQL, and the staff edited the plan and submitted it to the St. Bernard Parish Council for review, public hearing and final approval.

The Redevelopment and Disposition Plan was initially approved by Council Ordinance #1303-05-12 (Appendix D) on May 15, 2012.

Upon receipt of comments from LLT and OCD in early June, SBPG revised the plan and submitted it back to the St. Bernard Parish Council for public hearing and final approval on June 13, 2012. The Redevelopment and Disposition Plan was once again approved by Council Ordinance #1315-07-12 (Appendix E) on July 3, 2012.

The Redevelopment and Disposition Plan was amended in October 2016 to provide for direct buy back provisions for Road Home Option 1 defaults (see the last paragraph on page 4). The Council approved the amendments by Council Ordinance # SBPC#1821-10-16 (see Appendix H) on October 4, 2016.

The Redevelopment and Disposition Plan was amended in August 2019 to provide for direct sale of property at fair market value for commercial, industrial, or agricultural development when consistent with the zoning standards for the district. SBPG will also have the ability to sell property directly to resolve nonperformance issues or disputes related to the Lot Next Door (LND) II Program (see the last paragraph on page 4). The Council approved the amendments by Council Ordinance SBPC #2182-08-19 (see Appendix I) on August 20, 2019.

### **Acronym Index**

**CDBG** Community Development Block Grant

**HRQLC** St. Bernard Parish Housing, Redevelopment, and Quality of Life Commission

**LND** Lot Next Door

**LLT** Louisiana Land Trust

**OCD** Louisiana Office of Community Development

**SBPG** St. Bernard Parish Government

## **Amendment Procedures**

SBPG will prepare amendments to the Redevelopment and Disposition Plan through the Administration and the Department of Community Development and will submit them to the Planning Commission for comment and to the St. Bernard Parish Council for public hearing and final approval.

## **Appendix A: Budget Line Item Estimates**

### **LLT Program**

### **Budget Line Item**

### **Estimates**

Revenue:	Lot Next Door	*\$4,000/lot	*Based on Estimated Average Sale Price
	Public, Recreation, etc.	*\$4,000/lot	
	Private Sales	*\$4,000/lot	
Expenditures:	Insurance, Maint., etc.	\$1,050/lot	Annual Estimate Provided by Dr. Wade Ragas
	Appraisal, Title, Closing	\$750/lot	Based on Estimate and 50% Cost-Share
	Advertising	Various	Based on Anticipated Annual Need

## Appendix B: HRQLC Approval



### *St. Bernard Parish Government*

8201 West Judge Perez Drive  
Phone (504) 278-4200  
Chalmette, Louisiana 70043  
Fax (504) 278-4330

David E. Peralta  
Parish President

#### MEMORANDUM

TO: JERRY GRAVES, JR.  
CHIEF ADMINISTRATIVE OFFICER  
  
FROM: DONNA A. NYE, BOARD SECRETARY  
ST. BERNARD HOUSING, REDEVELOPMENT & QUALITY OF LIFE COMMISSION  
  
RE: SBP HOUSING, REDEVELOPMENT & QUALITY OF LIFE COMMISSION

As the Board Secretary to the St. Bernard Housing, Redevelopment & Quality of Life Commission I certify the following results of action taken at a regular meeting of the St. Bernard Parish Housing, Redevelopment & Quality of Life Commission on April 25, 2012, regarding the St. Bernard Parish Redevelopment and Disposition Plan for the Louisiana Land Trust properties.

The Commission approved the SBPG Redevelopment and Disposition Plan for Louisiana Land Trust properties and further voted to forward the plan to the St. Bernard Parish Council for final approval with recommendations from the Planning Commission and Administration.

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

YEAS: Lauga, Lewis, McInnis, DiFatta and Peralta

NAYS: None

ABSENT: Gorbaty, Montelongo and Cavignac

The Vice Chairman, Mr. Hunnicutt, cast his vote as Yea.

And the motion PASSED on the 25<sup>th</sup> day of April, 2012.

Respectfully submitted,  
A handwritten signature of Donna A. Nye in black ink.  
Donna A. Nye  
Board Secretary

## Appendix C: Planning Commission Approval



### St. Bernard Parish Government

Department of Community Development

8201 Wet Judge Percy Drive

Chalmette, La. 70043

978-4308

978-4298 (Fax)

David E. Peralta  
Parish President

May 16, 2012

TO: Jerry Graves, Jr.  
FROM: Candace Watkins  
RE: Planning Commission Approval LLT Disposition Plan

Below, please find the results of the vote taken at the regular meeting of the St. Bernard Parish Planning Commission held April 24, 2012, concerning approval of the St. Bernard Parish Redevelopment and Disposition Plan for the Louisiana Land Trust Properties

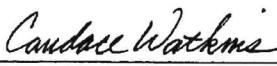
Upon the motion of Mr. Pentney, seconded by Mr. Williams, the motion was unanimously passed to APPROVE the LLT Disposition Plan.

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

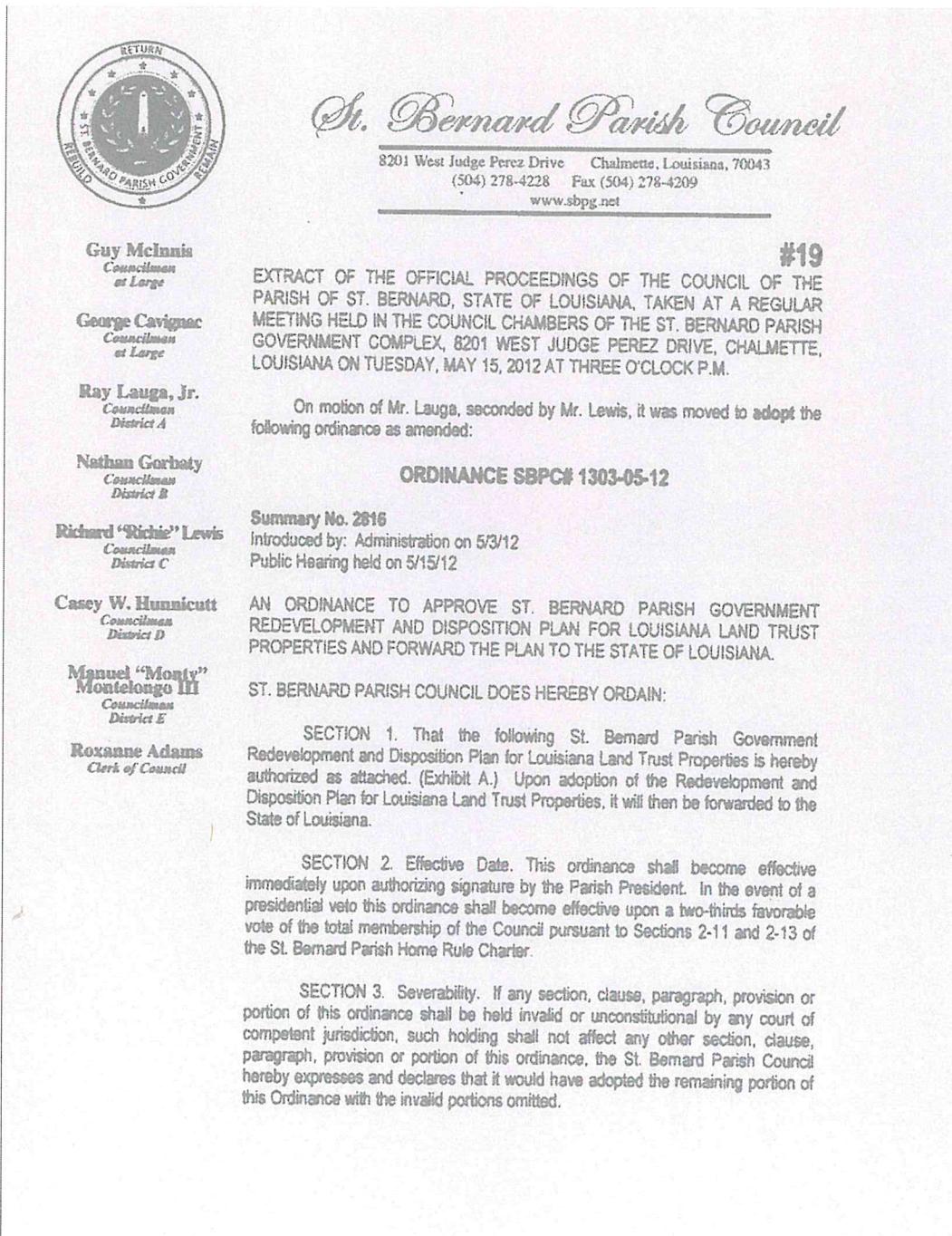
YEAS:	Schneider, McElroy, Gross, Williams, Pentney
NAYS:	None.
NOT VOTING:	None.
ABSTAINED:	None.
ABSENT:	District (A), (vacant)

The Chairman, Earl Dauterive, III, cast his vote as YEA.

And the motion was adopted on the 24<sup>th</sup> day of April, 2012.

  
Candace Watkins, Secretary to the Commission

## Appendix D: Council Approval (May 2012)



## Appendix E: Council Approval (July 2012)



### St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043  
(504) 278-4228 Fax (504) 278-4209  
[www.sbpgr.net](http://www.sbpgr.net)

#16

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PERRZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, JULY 3, 2012 AT SEVEN O'CLOCK P.M.

On motion of Mr. Gorbaty, seconded by Mr. Lauga, it was moved to adopt the following ordinance:

#### ORDINANCE SBPC #1315-07-12

##### Summary No. 2832

Introduced by: Administration on 6/19/12  
Public Hearing held on 7/3/12

AN ORDINANCE TO AMEND ORDINANCE SBPC #1303-05-12, APPROVING ST. BERNARD PARISH GOVERNMENT REDEVELOPMENT AND DISPOSITION PLAN FOR LOUISIANA LAND TRUST PROPERTIES AND FORWARD THE PLAN TO THE STATE OF LOUISIANA.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. That the following St. Bernard Parish Government Redevelopment and Disposition Plan for Louisiana Land Trust Properties is hereby amended and authorized as attached. (Exhibit A.) Upon adoption of the Amended Redevelopment and Disposition Plan for Louisiana Land Trust Properties, it will then be forwarded to the State of Louisiana.

SECTION 2. Effective Date. This ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto this ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion of this Ordinance with the invalid portions omitted.

## **Appendix F: LLT Restrictive Covenants**

# *St. Bernard Parish Government*

### **Louisiana Land Trust Restrictive Covenants**

St. Bernard Parish Government (SBPG) and the Housing, Redevelopment and Quality of Life Commission propose to adopt the following restrictive covenants for Louisiana Land Trust (LLT) properties in order to support quality housing and healthy neighborhood development:

- 1) *Large-Scale Redevelopment* Individuals and/or entities who purchase a Developer's Package of LLT properties of five (5) or more must complete the construction of a home on no less than twenty percent (20%) of the total purchased properties within a two-year period. This two-year period shall commence on the date of closing for a Developer's Package. Failure to meet this quota grants SBPG and/or LLT the right to demand the return of the properties.
- 2) *Re-subdivision* LLT properties may not be re-subdivided into smaller lots for future individual use or sale;
- 3) *Fences* Drawings indicating the location, material, type, and dimensions of all fencing on LLT properties must accompany the building plans submitted to the Department of Community Development as part of a building permit application. All developed LLT properties must have a fenced-in rear yard; and
- 4) *Lawn Maintenance* Grass violations resulting in liens valued at 50% of the original purchase price of an LLT lot will be considered a violation of the terms of the original sale and grants SBPG and/or LLT the right to demand the return of the property.

## Appendix G: LLT Restrictive Covenants Approval



### St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043  
(504) 278-4228 Fax (504) 278-4209  
[www.sbpgr.net](http://www.sbpgr.net)

#15

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, JULY 3, 2012 AT SEVEN O'CLOCK P.M.

On motion of Mr. Gorbaty, seconded by Mr. Cavignac, it was moved to adopt the following ordinance:

#### ORDINANCE SBPC#1314-07-12

##### Summary No. 2826

Introduced by: Administration on 6/5/12  
Public Hearing held on 6/19/12  
Tabled by Council on 6/19/12

AN ORDINANCE TO APPROVE RESTRICTIVE COVENANTS FOR LOUISIANA LAND TRUST (LLT) PROPERTIES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. That St. Bernard Parish Council does hereby adopt the attached document (Exhibit A) as restrictive covenants for LLT properties.

SECTION 2. Effective Date. This ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto this ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion of this Ordinance with the invalid portions omitted.

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

## Appendix H: Council Approval of 2016 Amendments



### St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043  
(504) 278-4228 Fax (504) 278-4209  
[www.sbpgr.net](http://www.sbpgr.net)

#16

**Kerri Callais**  
Councilmember  
at Large

**Richard 'Richie' Lewis**  
Councilmember  
at Large

**Gillis McCloskey**  
Councilmember  
District A

**Nathan Gorbaty**  
Councilmember  
District B

**Howard Luna**  
Councilmember  
District C

**Wanda Alcon**  
Councilmember  
District D

**Manuel "Monty" Montelongo III**  
Councilmember  
District E

**Roxanne Adams**  
Clerk of Council

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, OCTOBER 4, 2016 AT SEVEN O'CLOCK P.M.

On motion of Mr. Gorbaty, seconded by Mr. Lewis, it was moved to adopt the following ordinance:

#### ORDINANCE SBPC #1821-10-16

##### Summary No. 3417

Introduced by: Administration on 9/6/16

Public hearing held on 9/20/16

Tabled on 9/20/16 until 10/4/16

AN ORDINANCE TO AMEND ORDINANCE SBPC #1315-07-12, AMENDING THE APPROVED ST. BERNARD PARISH GOVERNMENT REDEVELOPMENT AND DISPOSITION PLAN FOR LOUISIANA LAND TRUST PROPERTIES AND FORWARD THE PLAN TO THE STATE OF LOUISIANA.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

**SECTION 1.** That the following St. Bernard Parish Government Redevelopment and Disposition Plan for Louisiana Land Trust Properties is hereby amended and authorized as attached. (Exhibit A) Upon adoption of the Amended Redevelopment and Disposition Plan for Louisiana Land Trust Properties, it will then be forwarded to the State of Louisiana.

**SECTION 2.** Effective Date. This ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto this ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

**SECTION 3.** Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion of this Ordinance with the invalid portions omitted.

---

**Appendix I: Council Approval of 2019 Amendments**