

## RS 33:4720.151

### CHAPTER 13-I. EAST BATON ROUGE REDEVELOPMENT AUTHORITY

#### §4720.151. East Baton Rouge Redevelopment Authority

A. This Chapter may be referred to as the "East Baton Rouge Parish Redevelopment Law".

B. It is hereby found and declared that:

(1) There exist in the parish of East Baton Rouge areas which have become slums, blighted, and distressed because of the unsafe, unsanitary, inadequate, or overcrowded condition of the structures therein, or because of inadequate planning for the area, or because of physically or functionally obsolete structures, or because of excessive dwelling unit density, or because of the lack of proper light and air and open space, or because of faulty street or lot design, or inadequate public utilities, or community services, or because of failure to adequately maintain and repair structures, or because of the conversion to incompatible types of land usage, or because of environmental conditions and circumstances. Such conditions or a combination of some or all of them have and will continue to result in making such areas economic and social liabilities.

(2) In the wake of Hurricane Katrina and Hurricane Rita, the resident population of the parish of East Baton Rouge in particular has increased dramatically, creating an urgent and immediate need for affordable residential housing. Persons displaced by Hurricane Katrina and Hurricane Rita should be assisted, should they so desire, in obtaining long-term or permanent housing in the parish of East Baton Rouge.

(3) The prevention and elimination of slum, blighted, and distressed properties are matters of public policy and concern, as such areas tend to consume a disproportionate amount of parish revenues because of the extra services required for police, fire, accident, and other forms of public protection, services, and facilities.

(4) The salvage, renewal, redevelopment, and reconstruction of such slum, blighted, and distressed areas will promote the public health, safety, morals, and welfare of the public.

(5) The powers conferred by this Chapter are for public uses, purposes, welfare, and utility for which public money may be expended as necessary and in the public's interest. The provisions herein provided shall apply for residential, recreational, commercial, industrial, or other purposes and otherwise to encourage the provision of healthful homes, safe neighborhoods, a decent living environment, and adequate places of employment for the people. Such purposes are hereby declared as a matter of legislative determination.

(6) The object of this Chapter is to provide for the following:

(a) A unified and comprehensive response to the housing shortages and other indirect effects of Hurricane Katrina and Hurricane Rita upon south central Louisiana.

(b) The general and economic welfare of the parish through housing, commercial, office, hospitality, recreation, education, infrastructure and utility capacity, manufacturing, industrial, research, retail, or other activities which will create or retain jobs, maintain or diversify industry, including new or emerging technologies, or maintain or increase the tax base.

(c) The improvement of conditions of deteriorated physical development, slow economic growth, and eroded financial health of the public and private sectors.

(d) The control, abatement, and prevention of pollution to protect public health and safety, and the development and use of indigenous and renewable energy resources.

(e) Assistance to nonprofit and governmental entities in support of health, educational, charitable, community, cultural, agricultural, consumer, or other services benefiting the citizens.

C.(1) There is hereby created in the parish of East Baton Rouge a body politic and corporate which shall exist in perpetuity and shall be known as the East Baton Rouge Redevelopment Authority, referred to in this Chapter as the "authority".

(2) The authority shall be a special district created pursuant to Article VI, Section 19 of the Constitution of Louisiana and political subdivision of the state as defined in Article VI, Section 44 of the Constitution of Louisiana. The authority, acting through its governing board, is hereby granted all of the rights, powers, privileges, and immunities accorded by the laws and the Constitution of Louisiana to political subdivisions of the state, subject to the limitations provided in this Chapter.

D. The authority, for the purposes of this Chapter, may within its jurisdiction, formulate a workable program or programs for using appropriate private and public resources to eliminate and prevent the development or spread of slums and blight, to encourage needed rehabilitation, and to provide for the redevelopment of slum or blighted areas, or to undertake other feasible parochial activities as may be suitably employed to achieve the objectives of such workable program.

E. The authority, to the greatest extent it determines to be feasible in carrying out the provisions of this Chapter, shall seek out cooperative endeavors, including partnerships, joint ventures, and equity participation structures, with nonprofit organizations and private enterprise.

The authority shall give consideration to this objective in exercising the powers granted pursuant to this Chapter.

F.(1) The East Baton Rouge Redevelopment Authority shall be comprised of all of the territory located within the parish of East Baton Rouge, including the territory comprising the municipalities of Baker, Baton Rouge, Central, and Zachary, constituted on July 10, 2007.

However, the governing authority of each municipality may opt out of being included within the territorial jurisdiction of the authority.

(2) The authority shall be activated and implemented by the appropriate governing authority recognizing and confirming the appointment of the initial five members of the board.

G.(1) The East Baton Rouge Redevelopment Authority shall be governed by a board of commissioners, referred to in this Chapter as the "board", consisting of five members appointed as follows:

(a) One member shall be appointed by the governing authority of the Baton Rouge Area Foundation.

(b) One member shall be appointed by the governing authority of the Baton Rouge Area Chamber.

(c) Three members shall be appointed by the mayor-president of the city of Baton Rouge and parish of East Baton Rouge.

(2) All appointments shall be confirmed by the appropriate governing authority.

(3) The appointing authority shall present its appointees to the appropriate governing authority. Such presentations by the appointing authorities shall be in writing, shall be made at an official and open meeting of the appropriate governing authority, and shall include information sufficient to allow the appropriate governing authority to assess the qualifications and fitness of the appointee for his intended duties. Upon receipt of such presentation, the appropriate governing authority shall have the right to confirm or reject said appointment. Such confirmation or rejection shall be made in the manner and under the procedure prescribed by the

governing authority. Regardless of the manner and procedure so employed, if the governing authority does not reject said appointment within sixty days after the presentation required by this Paragraph, then the appointment shall be deemed confirmed.

(4) Each board member shall be a citizen of the United States, a domiciliary of and a qualified voter in the appropriate jurisdiction for at least one year preceding the date of appointment, and shall remain a domiciliary of and a qualified voter of such jurisdiction during the entirety of the term of office. Furthermore, each board member shall be of good character and shall possess some skill, knowledge, or experience that will prove useful in the accomplishment of the goals of the authority as set forth in Subsection B of this Section.

(5) Each board member shall serve for a term of five years, unless removed for cause by the board, as provided in this Chapter, or removed for any reason by authorized action of the appointing authority.

(6) The board shall establish rules and requirements relative to the attendance and participation of members in its meetings, regular or special. Such rules and regulations may prescribe a procedure whereby, should any member fail to comply with such rules and regulations, such member may be disqualified and removed automatically from office by no less than a majority vote of the remaining members of the board, and that member's position shall be vacant as of the first day of the next calendar month. Any person removed under the provisions of this Paragraph shall be ineligible for reappointment to the board, unless such reappointment is confirmed unanimously by the board.

(7) A vacancy on a board shall be filled in the same manner as the original appointment. In such cases a majority of the remaining board members may appoint an interim member to serve until a new member is confirmed.

(8) Board members shall serve without compensation, shall have the power to organize and reorganize the executive, administrative, clerical, and other departments and forces of the authority and to fix the duties, powers, and compensation of all employees, agents, and consultants of the authority. The board may reimburse any member for expenses actually incurred in the performance of duties on behalf of the authority.

(9) The board shall elect yearly from its number a chairman, a vice chairman, a secretary, and a treasurer and shall establish their duties as may be regulated by rules adopted by the board. The offices of secretary and treasurer may be held by the same person. The board may meet in regular session once each month and also shall meet in special session as convened by the chairman or upon written notice signed by three members. A majority of the members of the board, not including vacancies, shall constitute a quorum for the conduct of business.

(10) All actions of a board shall be approved by the affirmative vote of a majority of the members of that board present and voting. However, no action of the board shall be authorized on the following matters unless approved by a majority of the total board membership:

(a) Adoption of bylaws and other rules and regulations for conduct of the authority's business.

(b) Hiring or firing of any employee or contractor of the authority. This function may by majority vote be delegated by the board to a specified officer or committee of the authority, under such terms and conditions, and to the extent, that the board may specify.

(c) The incurring of debt.

(d) Levy of taxes and call for any tax or other election.

(e) Adoption or amendment of the annual budget.

(f) Sale, lease, encumbrance, or alienation of real property, improvements, or personal property with a value of more than fifty thousand dollars.

(11) Vote by proxy shall not be permitted. Any member may request a recorded vote on any resolution or action of the authority.

(12) The board shall cause minutes and a record to be kept of all its proceedings. Except as otherwise provided in this Paragraph, the authority shall be subject to the Public Records Law (Chapter 1 of Title 44 of the Louisiana Revised Statutes of 1950), the Open Meetings Law (R.S. 42:11 et seq.), and the Code of Governmental Ethics (Chapter 15 of Title 42 of the Louisiana Revised Statutes of 1950). Notwithstanding the provisions of R.S. 42:14, until thirty days prior to the date the board is scheduled to consummate a final sale or lease of any immovable property owned by the authority, the board may meet in executive session to discuss negotiations between the authority and any prospective seller, purchaser, lessor, or lessee of that property. R.S. 44:31 through 35 shall not apply to any records related to the negotiations of or to the terms of such a sale or lease until thirty days prior to the date the board is scheduled to consummate a final sale or lease. The board shall give written public notice of its intention to consummate a final sale or lease at least thirty days prior to the date on which the board intends to take such action. This notice shall comply with the procedural provisions of R.S. 42:19.

(13) Repealed by Acts 2008, No. 891, §3, eff. July 9, 2008. (See also Acts 2009, No. 45, §1, eff. June 15, 2009.)

H. The authority, through the board, shall have all powers necessary or convenient to carry out and effectuate the purposes and provisions of this Chapter, including but not limited to the following:

(1) To sue and be sued and as such to stand in judgment.

(2) To adopt, use, and alter at will a corporate seal.

(3) To acquire by gift, grant, purchase, lease, or otherwise and to hold and use any property, real, personal, mixed, tangible, or intangible, or any interest therein, necessary or desirable for carrying out the objects and purposes of the authority, and to engage in any action, such as the purchase of insurance, necessary or desirable for the maintenance or improvement of such property. The authority shall not have any power to expropriate, except that power which is granted by the appropriate governing authority.

(4)(a) To sell, lease for a term of up to ninety-nine years, exchange, or otherwise dispose of or transfer to or with other political subdivisions of this state or public or private persons at public or private sale any residential, commercial, industrial, or subdivision land, property, improvements, or portions thereof, including real property, which is, in the opinion of the board, appropriate to accomplish the objectives and purposes of the authority.

(b) Prior to any sale, lease, conveyance, disposition, or transfer of property pursuant to this Paragraph, the authority shall fix the price and terms of the sale, lease, exchange, or other contract to be made with reference to the property. Such sale, lease, conveyance, disposition, or transfer shall comply with the terms and provisions of this Chapter.

(c) Any sale of industrial land, as defined by Chapter 8 of Title 51 of the Louisiana Revised Statutes and the statutes referenced therein, shall be in accordance with laws providing for the disposition or transfer of such land.

(d) Other than the requirements of this Chapter, no other law limiting or regulating the form or manner of the sale, lease, conveyance, disposition, or transfer of property by public bodies, including without limitation R.S. 41:1338, shall apply to the sale, lease, conveyance, disposition, or transfer of property by the authority. All such sales, leases, conveyance,

dispositions, or transfers of property remain subject to the limitations imposed by the Constitution of Louisiana.

(5) To convey to the United States, the state, or to any political subdivision of the state any land, property, right-of-way, easement, servitude, or other thing of value, which the authority may own or acquire, for use by such governmental entity to accomplish the objectives and purposes of the authority, pursuant to the terms of any appropriate cooperative endeavor agreement.

(6) To make and collect reasonable charges for the use of property of the authority and for services rendered by the authority and to regulate fees or rentals charged for use of privately owned facilities located on property owned or sold by the authority when such facilities are offered for use by the public or by a private industrial, commercial, research, or other economic development entity or activity.

(7) To enter into contracts and agreements with public bodies or public and/or private entities to achieve the authority's objectives and purposes, including but not limited to contracts for professional, legal, and other services and for the purchase, lease, acquisition, sale, construction, operation, maintenance, marketing, and improvement of land, public works, and facilities, as the board may deem necessary or convenient to accomplish the objectives and purposes of the authority.

(8) To plan, develop, regulate, operate, and maintain activities and planned land uses to foster creation of new jobs, economic development, industry, health care, general public and social welfare, commerce, manufacturing, tourism, relocation of people and businesses to the area, shipbuilding, aviation, military, warehousing, transportation, offices, recreation, housing development, and conservation.

(9) To acquire land and improvements to construct, operate, and maintain facilities, improvements, and infrastructure, including buildings, roads, bridges, drainage, and utilities, and to perform other functions and activities on property owned or leased by the authority to accomplish the objectives and purposes of the authority. However, the authority is prohibited from constructing, operating, or maintaining any water, electric, or gas utility facilities which duplicate, curtail, impair, or directly compete with a regulated water, electric, or gas utility facility operating in or adjacent to the property owned or leased by the authority.

(10) To require and issue licenses.

(11) To levy annually and cause to be collected ad valorem taxes, provided that the amount, term, and purpose of such taxes, as set out in propositions submitted to a vote in accordance with the Louisiana Election Code, shall be approved by a majority of the qualified electors of the parish voting in an election held for that purpose.

(12)(a) To levy and collect sales and use taxes within the boundaries of the authority for such purposes and at such rate as provided by the propositions authorizing their levy, not to exceed in aggregate one percent, which taxes may not exceed the limitation set forth in the Constitution of Louisiana, provided the proposition submitted to a vote in accordance with the Louisiana Election Code shall be approved by a majority of the qualified electors of the parish voting in an election held for that purpose. In submitting a sales tax proposition to a vote, the board may enter into a cooperative endeavor agreement with the parish governing authority providing for the sales tax to be divided into parts between the parish and the authority for such purposes and in such amounts as may be set forth in the proposition.

(b) The tax shall be levied upon the sale at retail, the use, the lease or rental, the consumption, the distribution, and storage for use or consumption of tangible personal property, and upon the sales of services within the parish, all as defined in R.S. 47:301 et seq.

(c) Except where inapplicable, the procedure established by R.S. 47:301 et seq. shall be followed in the imposition, collection, and enforcement of the tax, and procedural details necessary to supplement those Sections and to make them applicable to the tax herein authorized shall be fixed in the resolution imposing the tax.

(d) The tax shall be imposed and collected uniformly throughout the parish.

(e) Any tax levied under this Paragraph shall be in addition to all other taxes which the parish or any other political subdivision within the parish is now or hereafter authorized to levy and collect.

(13) To develop, activate, construct, exchange, acquire, improve, repair, operate, maintain, lease, mortgage, sell, and grant a security device affecting the movable and immovable property, servitudes, facilities, and works within the parish under such terms and conditions as the board may deem necessary or appropriate for any public purpose, including industrial, residential, subdivision, and commercial development.

(14) To borrow money and to pledge or grant a security device affecting all or part of its revenues, leases, rents, and other advantages as security for such loans.

(15) To appoint officers, agents, and employees, prescribe their duties, and fix their compensation.

(16) To undertake and carry out redevelopment projects and related activities.

(17) To apply for and accept advances, leases, grants, contributions, and any other form of financial assistance from the federal government, the state, parish, or other public bodies, or from any sources, public or private, for the purposes of this Chapter, and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the federal government such conditions imposed pursuant to federal laws as the board may deem reasonable and appropriate and which are not inconsistent with the purposes of this Chapter.

(18) To make or have made all surveys and plans necessary to the carrying out of the purposes of this Chapter and to adopt or approve, modify, and amend such plans, which plans may include but are not limited to:

(a) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

(b) Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

(c) Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of redevelopment projects and related activities.

(19) To develop, test, and report methods and techniques and carry out demonstrations and other activities for the prevention and the elimination of slums and urban blight, including developing and demonstrating new or improved means of providing housing or continuing care, assisted living, or independent living or other similar type housing for elderly or retired persons or other persons desiring such housing facilities.

(20) To make and from time to time amend and repeal bylaws, orders, rules, and regulations in order to effectuate the provisions of this Chapter.

(21) To exercise all or any part or combination of powers herein granted by this Chapter.

(22) The authority shall not be deemed to be an instrumentality of the state for purposes of Article X, Section 1(A) of the Constitution of Louisiana.

(23) To purchase property at a sale conducted pursuant to enforcement of judicial mortgages created in accordance with R.S. 13:2575(C) by tendering a bid equal to or greater than the minimum bid advertised, which bid may be a credit bid consisting of the obligation of the authority to satisfy the bid by payment to the political subdivision holding the lien being enforced in accordance with intergovernmental agreements between the authority and such political subdivision. Such a bid shall be given priority over all other bids regardless of amount, except for a higher bid submitted by a conventional mortgage holder holding a mortgage on the subject property.

I.(1) The authority may incur debt and issue general obligation bonds under the authority of and subject to the provisions of Article VI, Section 33 of the Constitution of Louisiana, and Subpart A of Part III of Chapter 4 of Subtitle II of Title 39 of the Louisiana Revised Statutes of 1950, for the acquisition and operation of authority property or to carry out the other public purposes of this Chapter, and to issue any other bonds permitted by law, borrow money, and issue certificates of indebtedness, notes, and other debt obligations as evidence thereof and provide for the manner and method of repayment in accordance with law.

(2) The authority may issue revenue bonds to finance the undertaking of a redevelopment project under this Chapter, or otherwise to acquire, purchase, lease, construct, or improve housing, residential development, subdivision development, commercial, research, industrial, or other plant sites and buildings, or other capital improvements authorized in this Chapter, including energy and pollution abatement and control facilities and necessary property and appurtenances thereto; and may sell, lease, sublease, or otherwise dispose of by suitable and appropriate contract to any enterprise locating or existing within the jurisdiction of the authority such sites, buildings, or facilities and appurtenances thereto, all or severally. The funds derived from the sale of such bonds may be disbursed in whole or in part upon delivery of the bonds as shall be provided in the contract between the authority and the residential, commercial, research, industrial, or other enterprise to be aided, encouraged, or benefited subject to the requirements of this Chapter.

(3) The issuing authority may enter into, amend, or terminate, as it determines to be necessary or appropriate, any ancillary contracts (a) to facilitate the issuance, sale, resale, purchase, repurchase, or payments of bonds, including without limitation bond insurance, letters of credit, and liquidity facilities, or (b) to attempt to hedge risk or achieve a desirable effective interest rate or cash flow, all subject to the approval of the State Bond Commission.

(4) Bonds issued under Paragraph (2) of this Subsection shall be authorized by resolution of the board and shall be limited obligations of the issuing authority; the principal and interest, costs of issuance, and other costs incidental thereto shall be payable solely from the income and revenue derived from the sale, lease, or other disposition of the project or facility to be financed by the bonds issued under this Subsection, or from the income and revenue derived from the sale, lease, or other disposition of any existing project or facility acquired, constructed, and improved under the provision of this Subsection, or from any source available for such purpose. However, in the discretion of the issuing authority, the bonds may be additionally secured by mortgage or other security device covering all or part of the project from which the revenues so pledged may be derived. Any refunding bonds issued pursuant to this Subsection shall be payable from any source described above or from the investment of any of the proceeds of the refunding bonds authorized under this Subsection and shall not constitute an indebtedness or pledge of the general

credit of the parish or municipality, as appropriate, or the authority within the meaning of any constitutional or statutory limitation of indebtedness and shall contain a recital to that effect.

Bonds of the authority issued under this Subsection shall be issued in such form, shall be in such denominations, shall bear interest, shall mature in such manner, and be executed by one or more members of the board as provided in the resolution authorizing the issuance thereof. Such bonds may be subject to redemption at the option of and in the manner determined by the board in the resolution authorizing the issuance thereof.

(5) No bonds or other evidences of indebtedness may be issued under this Subsection without the prior approval of the State Bond Commission of the terms and provisions thereof.

(6) Bonds issued under this Subsection shall be issued, sold, and delivered in accordance with the terms and provisions of a resolution adopted by the board. The board may sell such bonds in such manner, either at public or at private sale, and for such price as it may determine to be in the best interests of the authority, subject to the approval of the State Bond Commission.

The resolution issuing bonds shall be published in a newspaper of general circulation within the jurisdiction of the authority, and for a period of thirty days after said publication, any interested citizen may bring an action to contest the bonds and the security therefor, as provided in the Constitution of Louisiana. If, after the expiration of thirty days, no suit has been filed, the issuance, sale, and security of the bonds shall be incontestable, and no court shall have authority to entertain any action questioning or contesting such matters.

(7) Bonds issued by the authority under this Chapter are deemed to be securities of public entities within the meaning of Chapters 13 and 13-A of Title 39 of the Louisiana Revised Statutes of 1950, and shall be subject to defeasance in accordance with the provisions of Chapter 14 of Title 39 of the Louisiana Revised Statutes of 1950, shall be subject to the refunding provisions of Chapter 14-A of Title 39 of the Louisiana Revised Statutes of 1950, and may also be issued as short-term revenue notes of a public entity under Chapter 15-A of Title 39 of the Louisiana Revised Statutes of 1950.

(8) No bonds, other debt obligations, or contracts of the authority shall be a charge upon the income, property, or revenue of the parish or municipality, as appropriate, nor shall any obligations of the authority be the obligations of the applicable parish or municipality.

(9) Any bonds issued by the authority shall be subject to the Bond Validation Law (R.S. 13:5121), pursuant to which the issuance of the bonds may be submitted to the courts for validation.

J.(1) The exercise by the board of the powers conferred by virtue of this Chapter shall be deemed and held to be an essential governmental function of the state and parish. As the exercise of the powers granted by this Chapter will be in all respects for the benefit of the people of the state and parish, for the increase of their commerce and prosperity, and for the improvement of their health and living conditions, the authority shall not be required to pay any taxes, including but not limited to sales and use taxes, ad valorem, occupational licensing, income, or any other taxes of any kind or nature, or fees or assessments upon any property held, acquired, or used by the authority under the provisions of this Chapter, or upon the income therefrom. Any bonds, certificates, or other evidences of indebtedness issued by the authority and the income therefrom shall be exempt from taxation by the state and by any parish, municipality, or other political subdivision of the state. The authority shall not be deemed to be a public utility and shall not be subject in any respect to the authority, control, regulation, or supervision of the Louisiana Public Service Commission.



(2) All property of the authority, including funds owned or held by it for the purpose of this Chapter, shall be exempt from levy and sale by virtue of an execution, and no execution or other judicial process shall issue against the same, nor shall judgment against the parish or authority be a charge or lien upon such property. However, the provisions of this Subsection shall not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given pursuant to this Chapter by the authority on its rents, fees, grants, or revenues.

K.(1) The authority may purchase adjudicated properties within its territorial jurisdiction from any political subdivision of the state of Louisiana. No such purchase shall be construed to, or otherwise have the effect of, extending or suspending the period prescribed by law for the redemption of the property by the tax debtor or any other person.

(2) In addition to the authority set forth in Subpart B of Part IV of Chapter 5 of Subtitle III of Title 47 of the Louisiana Revised Statutes of 1950, such purchases by the authority may be in the manner provided for in Chapter 13-A of Title 33 of the Louisiana Revised Statutes of 1950 or by a direct negotiated purchase and sale agreement between the authority and a political subdivision without any other requirement of a public sale prior to the transfer of such properties to the authority. Such purchases by the authority shall not be considered the sale of surplus property or of property owned by the political subdivision.

(3) Effective upon the recordation of the transfer of an adjudicated property to the authority pursuant to a purchase and sale agreement, the rights of the authority in and to such property shall be the rights of a purchaser at a tax sale as contemplated by Chapter 5 of Subtitle III of Title 47 of the Louisiana Revised Statutes of 1950, subject only to the rights of redemption of the property set forth in Article VII, Section 25(B) of the Constitution of Louisiana, and the property shall no longer be deemed to be adjudicated property as of such recordation. For purposes of the right of redemption in Article VII, Section 25(B) of the Constitution of Louisiana, the three-year period commences on the date of the recordation of the initial adjudication to the political subdivision and not on the date of transfer to the authority.

(4) Any such purchase and sale agreement shall set forth the total consideration to be paid by the authority and the method and timing of payment of such consideration by the authority.

(5) The state and any political subdivision with liens on the property may, pursuant to intergovernmental agreements with the authority, cancel such liens contemporaneously with or subject to the transfer of the property to the authority.

(6)(a) The authority shall have the right, subject to the provisions of this Section, to purchase properties at tax sales conducted in accordance with R.S. 47:2183, and any and all such purchases shall be a purchase pursuant to R.S. 47:2183 and not an adjudication to a political subdivision.

(b) Notwithstanding the provisions of Chapter 5 of Subtitle III of Title 47 of the Louisiana Revised Statutes of 1950, the authority may tender a bid at a tax sale which is a credit bid, consisting of the obligation of the authority to satisfy the component parts of the bid by payments to the respective political subdivisions and taxing entities in accordance with intergovernmental agreements between the authority and such political subdivisions and taxing entities.

(c) A bid by the authority at a tax sale for the minimum amount shall take priority over all other bids for the same quantity of property, except for a higher bid submitted by a conventional mortgage holder holding a mortgage on the subject property.

(7) The authority shall submit annual reports to the House Committee on Municipal, Parochial and Cultural Affairs and the Senate Committee on Local and Municipal Affairs and each member of the East Baton Rouge Parish legislative delegation concerning property purchased by the authority. Such report shall be filed by March first each year and shall cover the previous calendar year. Each report shall include:

- (a) The legal description or other indication of the location of each property purchased.
- (b) The amount paid for each property.
- (c) The minimum bid that was set for the property and the appraised value of the property.
- (d) A general description of the authority's plans for the property and how such plans advance the purposes for which the authority is created.

L.(1) The authority shall have the power to create and execute redevelopment or development plans for specified areas within its territorial jurisdiction. The implementation of all such plans shall not proceed until, to the extent required by law, the authority has obtained the approval of the local planning commission or zoning board. In the execution of such a redevelopment plan, the authority shall have the powers provided in this Subsection. The fact that a certain power is expressed or implied in this Paragraph as pertinent to the authority's execution of a redevelopment plan shall not suggest or imply that such power is otherwise denied to the authority.

(2) A redevelopment plan shall include a definition of the redevelopment area. This area, or any part thereof, may be further designated as a subdistrict of the authority.

(3) The authority may sell, lease, exchange, or otherwise transfer immovable property or any interest therein acquired by it for residential, recreational, commercial, industrial, or other uses or for public use, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it may deem to be necessary or desirable to assist in carrying out the purposes of this Chapter. The purchasers or lessees and their successors and assigns shall be obligated to devote such immovable property only to the uses as the authority may determine to be in the public interest, including the obligation to begin within a reasonable time any improvements on such immovable property. Such immovable property or interest shall be sold, leased, exchanged, or otherwise transferred at not less than its fair value for uses in accordance with the redevelopment or development plan. In determining the fair value of immovable property for uses in accordance with the redevelopment or development plans, the authority shall take into account and give consideration to the use provided in such plan; the restrictions upon and the covenants, conditions, and obligations assumed by the purchaser or lessee; and the objectives of such plan. The authority, in any instrument of conveyance to a private purchaser or lessee, may provide that such purchaser or lessee shall be without power to sell, lease, exchange, or otherwise transfer the immovable property without the prior written consent of the authority until such purchaser or lessee has completed the construction of any and all improvements which he has obligated himself to construct thereon. Immovable property acquired in accordance with the provisions of the plan shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the project plan. Such plan and any substantial modification of such plan shall be filed as a public record in the office of the clerk of the parish, and any conveyances, encumbrances, or other contracts may incorporate the provisions thereof by reference which shall afford notice thereof to all parties.

(4) The authority may dispose of, sell, exchange, or lease immovable property in a redevelopment area to any private person for the fair market value of the property as determined

by a certified and competent appraiser, or to any private person pursuant to reasonable competitive bidding procedures as it shall prescribe subject to the provisions set forth in this Paragraph. Such reasonable bidding procedures must include public notice, by publication once each week for two consecutive weeks in a newspaper having a general circulation in the community, inviting proposals from and making available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a redevelopment area or any part thereof. Such notice shall identify the area, or portion thereof, and shall state that proposals shall be made by those in interest within thirty days after publication of such notice, and that such further information as is available may be obtained at such office as shall be designated in the notice. The board shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out, and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any immovable property acquired by the authority in the redevelopment area. The board may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this Chapter. Such notice, and all contracts to sell, lease, exchange, or otherwise transfer immovable property under the provisions of this Chapter, shall be a public record and shall include the name of the redeveloper or purchaser, together with the names of its officers and principal members or shareholders and investors and other interested parties, the redeveloper's estimate of the cost of any residential development and rehabilitations, and the redeveloper's estimate of rentals and sales prices of any proposed housing involved in such redevelopment and rehabilitation. Thereafter, the board may execute such contract in accordance with the provisions of this Chapter and deliver acts of sale, leases, and other instruments and take all steps necessary to effectuate such contract.

(5) The authority may temporarily operate, maintain, or lease real property acquired by it in a redevelopment area for or in connection with a redevelopment project pending disposition of the property as authorized in this Chapter for such uses and purposes as may be deemed desirable even though not in connection with the redevelopment plan.

(6) Any real property within a redevelopment area acquired pursuant to Subsection K of this Section may be disposed of without regard to the other provisions of this Chapter. Real property acquired in accordance with the redevelopment plan may be disposed of to a public body for public reuse without regard to the provisions of this Subsection.

(7) Notwithstanding any other provisions of this Chapter where an area in the parish is designated as a redevelopment area under the Federal Area Redevelopment Act (Public Law 87-27), or any Act supplementary thereto, land in a redevelopment project area designated under the redevelopment plan for industrial or commercial uses may be disposed of to any public body or nonprofit corporation for subsequent disposition as promptly as practical by the public body or corporation for redevelopment in accordance with the redevelopment plan, and only the purchaser from or lessee of the public body or corporation, and their assignees, shall be required to assume the obligation of beginning the building of improvements within a reasonable time.

Any disposition of land to a public body or corporation under this Paragraph shall be at its fair value for uses in accordance with the redevelopment plan.

M.(1) The authority may, in the implementation of a redevelopment plan, create one or more subdistricts to conduct, oversee, or assist in the implementation of such redevelopment plan. The boundaries of such a subdistrict may include all or part of the redevelopment area. Such a subdistrict shall have and exercise such powers and responsibilities as the authority shall specify in the enabling resolution. The full extent of such powers and responsibilities may

include such powers as the authority itself may exercise, and such other powers as are given to the subdistrict by this Paragraph or any other law, but any exercise of such powers by the subdistrict shall be confined solely to the geographical limits of the subdistrict. Such a subdistrict may be established to exist at the pleasure of the authority, or for any period of time, or until the happening of any occurrence or occurrences, that the authority may specify.

(2) The creation of a subdistrict shall in no instance result in the detachment, severance, or loss of any power or responsibility granted to the authority by this Chapter, and within the confines of any subdistrict, the authority shall have full jurisdiction, concurrent with that of the subdistrict, to exercise said powers and responsibilities. The fact that a certain power is expressed or implied in this Paragraph as pertinent to a subdistrict's conduct, overseeing, or assistance in the implementation of the redevelopment plan shall not suggest or imply that such power is otherwise denied to the authority. However, the authority and its subdistricts shall not, collectively, have any greater power to tax than that granted, in the first instance, to the authority alone.

(3) Unless otherwise specified in the resolution or other formal act creating the subdistrict, the board members of the authority shall constitute the governing authority of the subdistrict.

(4) Unless otherwise specified in the resolution or other formal act creating the subdistrict, the subdistrict shall be a distinct and separate juridical entity, and the rights, interests, and liabilities of the subdistrict shall not under any circumstances be considered those of the authority.

(5)(a) In addition to the other powers it may be granted, a subdistrict may enjoy, within its geographical boundaries, the powers of tax increment financing, the issuance of revenue bonds, and those other powers that may be exercised by an economic development district created by a local governmental subdivision pursuant to R.S. 33:9038.32. However, the subdistrict shall remain subject to all limitations and reservations applicable to the powers of the authority.

(b) Prior to the dedication of any state sales tax increments to be used for an authorized purpose of a subdistrict, the secretary of the Department of Economic Development shall submit the proposal to the Joint Legislative Committee on the Budget for approval. The submittal shall also include a written evaluation and determination by the department, with input from and certification by the Department of Revenue, of the anticipated increase in state sales tax revenues to be collected within the state over state sales tax revenues that were collected within the state in the year immediately prior to the year in which the proposal is submitted to the committee that would be a direct result of the proposal. In addition, any cooperative endeavor agreement or other agreement providing for the expenditure of funds collected by the state as state sales tax increments and dedicated to a project or for the payment of revenue bonds therefor shall be subject to approval by the State Bond Commission prior to execution by the state.

N. All banks, trust companies, bankers, savings banks and institutions, building and loan associations, savings and loan associations, investment companies, and other persons carrying on a banking or investment business; all insurance companies, insurance associations, and other persons carrying on an insurance business; and all executors, administrators, curators, trustees, and other fiduciaries may legally invest any sinking funds, monies, or other funds belonging to them or within their control in any bonds or other obligations issued by the authority pursuant to this Chapter. Bonds and other obligations shall be authorized security for all public deposits. It is the purpose of this Subsection to authorize any public or private persons, political

subdivisions, and officers, public or private, to use any funds owned or controlled by them for the purchase of any bonds or other obligations. Nothing contained in this Subsection with regard to legal investments shall be construed as relieving any persons of any duty of exercising reasonable care in selecting securities.

O. For the purpose of aiding in the planning, undertaking, or carrying out of a redevelopment or development project and related activities authorized by this Chapter, any public body may, upon such terms, with or without consideration as it may determine:

(1) Dedicate, sell, convey, or lease any of its interest in any property or grant easements, licenses, or other rights or privileges therein to the authority.

(2) Incur the entire expense of any public improvements made by such public body.

(3) Do any and all things necessary to aid or cooperate in the planning or carrying out of a redevelopment plan and related activities.

(4) Lend, grant, or contribute funds to the authority in accordance with an appropriate cooperative endeavor agreement and borrow money and apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the federal government, the state, parish, or other public body, or from any other source.

(5) Enter into agreements which may extend over any period notwithstanding any provision or rule of law to the contrary with the federal government or other public body respecting action to be taken pursuant to any of the powers granted by this Chapter, including the furnishing of funds or other assistance in connection with a redevelopment project and related activities.

(6) Cause public buildings and public facilities, including parks, playgrounds, recreational, community, educational, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake to be furnished; furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways, or other places; plan or replan, zone or rezone, or make exceptions from building regulations.

P. Any instrument executed, in proper form and with proper certification of authority, by the authority purporting to convey any right, title, or interest in any property under this Chapter shall be conclusively presumed to have been executed in compliance with provisions of this Chapter insofar as title or other interest of any bona fide purchasers, lessees, or transferees of the property is concerned.

Q. As used in this Chapter, the following terms shall have the meaning herein ascribed to them.

(1) "Appropriate governing authority" shall mean the governing authority of East Baton Rouge Parish.

(2) "Appropriate jurisdiction" shall mean East Baton Rouge Parish.

(3) "Bonds" means any bonds, notes, interim certificates, certificates of indebtedness, debenture, or other obligation.

(4) "Federal government" means any department, agency, or instrumentality, corporate or otherwise, of the United States of America.

(5) "Public body" means the state and any parish and any board, authority, agency, district, subdivision, department, or instrumentality, corporate or otherwise, of the state or any parish.

(6) "Real property" or "immovable property" means any and all right, title, and interest in a tract of land, including its component parts and liens by way of judgment, mortgage, or otherwise.

(7) "Owners of a property interest" means anyone with a corporeal or incorporeal interest in immovable property filed for record in the conveyance records or mortgage records of the clerk of court and ex officio recorder of mortgages for the parish where the property is located, including a naked owner, a usufructuary, a mortgagee, a judgment creditor, or a holder of a personal or predial servitude.

R. Insofar as the provisions of this Chapter are inconsistent with the provisions of any other law, the provisions of this Chapter shall be controlling. However, the authority shall be subject to the provisions of the Local Government Fair Competition Act, R.S. 45:844.41 et seq. The authority conferred by this Chapter shall be in addition and supplemental to the powers conferred by any other law.

S.(1) In addition to other powers granted to the authority pursuant to this Chapter, the authority may initiate an expedited quiet title and foreclosure action under this Subsection to quiet title to immovable property held by the authority, interests in property purchased by the authority at tax sales, or in formerly adjudicated properties acquired by the authority from a political subdivision, by recording with the conveyance records of the clerk of court and ex officio recorder of mortgages a notice of pending expedited quiet title and foreclosure action. The notice shall include a legal description of the property; the street address of the property if available; the name, address, and telephone number of the authority; a statement that the property is subject to expedited quiet title proceedings and foreclosure under this Subsection; and a statement that any legal interests in the property may be extinguished by a district court order vesting title to the property in the authority. The right of redemption from tax sales in Article VII, Section 25(B) of the Constitution of Louisiana shall be terminated by these proceedings only if the time period for expiration of the right of redemption has expired. If a notice is recorded in error, the authority may correct the error by recording a certificate of correction with the register of conveyances. A notice or certificate under this Subsection need not be notarized and may be authenticated by a digital signature or other electronic means. If the authority has reason to believe that a property subject to an expedited quiet title and foreclosure action under this Subsection may be the site of environmental contamination, the authority shall provide the Department of Environmental Quality with any information in the possession of the authority that suggests the property may be the site of environmental contamination.

(2) After recording the notice under Paragraph (1) of this Subsection, the authority shall initiate a search of records identified in this Paragraph to identify the owners of a property interest in the property who are entitled to notice of the quiet title and foreclosure hearing under this Subsection. The authority may enter into a contract with or may request from one or more authorized representatives a title search or other title product to identify the owners of a property interest in the property as required under this Paragraph or to perform the other functions set forth in this Subsection required for the quieting of title to property. The owner of a property interest is entitled to notice under this Section if that owner's interest was identifiable by reference to any of the following sources before the date that the authority records the notice under Paragraph (1) of this Subsection:

(a) Land title records in the office of the recorder of mortgages and the register of conveyances.

(b) Tax records in the office of the assessor.

(3) The authority may file a single petition with the district court to expedite foreclosure under this Subsection listing all property subject to expedited foreclosure by the authority and for which the authority seeks to quiet title. If available to the authority, the list of properties shall

include a legal description of, a tax parcel identification number for, and the street address of each parcel of property. The petition shall seek a judgment in favor of the authority against each property listed and shall include a date, within ninety days of filing, on which the authority requests a hearing on the petition. The petition shall request that a judgment be entered vesting absolute title in the authority, without right of redemption for each parcel of property listed, as provided in this Paragraph. Prior to the entry of judgment under this Paragraph, the authority may request the court to remove property erroneously included in the petition or any tax delinquent properties redeemed prior to the hearing.

(4) The district court in which a petition is filed under Paragraph (3) of this Subsection shall immediately set the date, time, and place for a hearing on the petition for foreclosure. The date shall be set by the court and shall not be more than ten days after the date requested by the authority in the petition. In no event may the court schedule the hearing later than ninety days after the filing of a petition by the authority under Paragraph (3) of this Subsection.

(5) After completing the records search under Paragraph (2) of this Subsection, the authority shall determine the address or addresses reasonably calculated to inform those owners of a property interest in property subject to expedited foreclosure under this Subsection of the pendency of the quiet title and foreclosure hearing under Paragraph (11) of this Subsection. If, after conducting the title search, the authority is unable to determine an address reasonably calculated to inform persons with a property interest in property subject to expedited tax foreclosure, or if the authority discovers a deficiency in notice under this Subsection, the following shall be considered reasonable steps by the authority to ascertain the addresses of persons with a property interest in the property subject to expedited foreclosure or to ascertain an address necessary to correct a deficiency in notice under this Subsection:

(a) For an individual, a search of records of the recorder of mortgages and the register of conveyances.

(b) For a business entity, a search of business entity records filed with the commercial division of the Department of State.

(c) For a state or federal chartered depository financial institution, a search of entity records filed with the Louisiana Office of Financial Institutions or with the Federal Deposit Insurance Corporation (FDIC).

(6) Not less than thirty days before the quiet title and foreclosure hearing under Paragraph (11) of this Subsection, the authority shall send notice by certified mail, return receipt requested, of the hearing to the persons identified under Paragraph (2) of this Subsection who have a property interest in property subject to expedited foreclosure. The authority shall also send a notice via regular mail addressed to the "Occupant" for each property subject to expedited foreclosure if an address for the property is ascertainable.

(7) Not less than thirty days before the quiet title and foreclosure hearing under Paragraph (11) of this Subsection, the authority or its authorized representative or authorized agent shall visit each parcel of property subject to expedited foreclosure and post on the property conspicuous notice of the hearing. In addition to the requirements of Paragraph (8) of this Subsection, the notice shall also include the following statement: "This Property has been transferred to the East Baton Rouge Redevelopment Authority and is subject to an expedited quiet title and foreclosure action. Persons with information regarding the prior owner of the property are requested to contact the East Baton Rouge Redevelopment Authority."

(8) The notices required under Paragraphs (6) and (7) of this Subsection shall include:

(a) The date on which the authority recorded, under Paragraph (1) of this Subsection, notice of the pending expedited quiet title and foreclosure action.

(b) A statement that a person with a property interest in the property may lose his interest as a result of the quiet title and foreclosure hearing under Paragraph (11) of this Subsection.

(c) A legal description, parcel number of the property, and the street address of the property, if available.

(d) The person to whom the notice is addressed.

(e) The date and time of the hearing on the petition for foreclosure under Paragraph (1) of this Subsection, and a statement that the judgment of the court may result in title to the property vesting in the authority.

(f) An explanation of any rights of redemption and notice that the judgment of the court may extinguish any ownership interest in or right to redeem the property.

(g) The name, address, and telephone number of the authority.

(h) A statement that persons with information regarding the owner or prior owner of any of the properties are requested to contact the authority.

(9) If the authority is unable to ascertain the address reasonably calculated to inform the owners of a property interest entitled to notice under this Section, or is unable to provide notice under Paragraphs (6) and (7) of this Subsection, the authority shall provide notice by publication. Prior to the hearing, a notice shall be published for three successive weeks, once each week, in a newspaper published and circulated in the parish. The published notice shall include all of the following:

(a) A legal description, parcel number of the property, and the street address of the property, if available.

(b) The name of any person not notified under Paragraphs (6) and (7) of this Subsection that the authority reasonably believes may be entitled to notice under this Section of the quiet title and foreclosure hearing under Paragraph (11) of this Subsection.

(c) A statement that a person with a property interest in the property may lose his interest as a result of the foreclosure proceeding under Paragraph (11) of this Subsection.

(d) The date and time of the hearing on the petition for foreclosure under Paragraph (11) of this Subsection.

(e) A statement that the judgment of the court may result in title to the property vesting in the authority.

(f) An explanation of any rights of redemption and notice that judgment of the court may extinguish any ownership interest in or right to redeem the property.

(g) The name, address, and telephone number of the authority.

(h) A statement that persons with information regarding the owner or prior owner of any of the properties are requested to contact the authority.

(10) If prior to the quiet title and foreclosure hearing under Paragraph (11) of this Subsection, the authority discovers any deficiency in the provision of notice under this Subsection, the authority shall take reasonable steps in good faith to correct the deficiency before the hearing. The provisions of this Subsection relating to notice of the quiet title and foreclosure hearing are exclusive and exhaustive. Other requirements relating to notice and proof of service under other law, rule, or other legal requirement are not applicable to notice or proof of service under this Subsection.

(11) If a petition for expedited quiet title and foreclosure is filed under Paragraph (3) of this Subsection, before the hearing, the authority shall file with the clerk of the district court



proof of notice by certified mail under Paragraph (6) of this Subsection, proof of notice by posting on the property under Paragraph (7) of this Subsection, and proof of notice by publication, if applicable. A person claiming an interest in a parcel of property set forth in the petition for foreclosure, including a current holder of a conventional mortgage, who desires to contest that petition shall file written objections with the clerk of the district court and serve those objections on the authority before the date of the hearing. A holder of a conventional mortgage may object to the action and is entitled to a dismissal of the proceedings by the district court upon a showing that it is the holder of a legally enforceable conventional mortgage and upon payment of the outstanding amount of any liens, taxes, and related costs. The district court may appoint and utilize as the court considers necessary a curator for assistance with the resolution of any objections to the foreclosure or questions regarding the title to property subject to foreclosure. If the court withholds property from foreclosure, the authority's ability to include the property in a subsequent petition for expedited quiet title and foreclosure is not prejudiced.

No injunction shall issue to stay an expedited quiet title and foreclosure action under this Subsection. The district court shall enter judgment on a petition to quiet title and foreclosure filed under Paragraph (3) of this Subsection not more than ten days after the conclusion of the hearing or contested case, and the judgment shall become effective ten days after the conclusion of the hearing or contested case. The district court's judgment shall specify all of the following:

(a) The legal description and, if known, the street address of the property foreclosed.  
(b) That title to property foreclosed by the judgment is vested absolutely in the authority, except as otherwise provided in Paragraphs (3) and (5) of this Subsection, without any further rights of redemption.

(c) That all liens against the property, including any lien for unpaid taxes or special assessments, are extinguished.

(d) That, except as otherwise provided in Subparagraph (e) of this Paragraph, the authority has good and marketable title to the property.

(e) That all existing recorded and unrecorded interests in that property are extinguished, except a visible or recorded easement or right-of-way or private deed restrictions.

(f) A finding that all persons entitled to notice and an opportunity to be heard have been provided that notice and opportunity. A person shall be deemed to have been provided notice and an opportunity to be heard if the authority followed the procedures for provision of notice by mail, by visits to property subject to expedited quiet title and foreclosure, and by publication under this Subsection, or if one or more of the following apply:

(i) The person had constructive notice of the hearing by acquiring an interest in the property after the date of the recording, under Paragraph (1) of this Subsection, of the notice of pending expedited quiet title and foreclosure action.

(ii) The person appeared at the hearing or submitted written objections to the district court under this Subsection prior to the hearing.

(iii) Prior to the hearing under this Paragraph, the person had actual notice of the hearing.

(12) Except as otherwise provided in Subparagraph (11)(e) of this Subsection, title to property set forth in a petition for foreclosure filed under Paragraph (3) of this Subsection shall vest absolutely in the authority upon the effective date of the judgment by the district court, and the authority shall have absolute title to the property. The authority's title shall not be subject to any recorded or unrecorded lien, except as provided in Paragraph (11) of this Subsection, and shall not be stayed or held invalid, except as provided in Paragraph (13) of this Subsection. A judgment entered under this Subsection is a final order with respect to the property affected by

the judgment and shall not be modified, stayed, or held invalid after the effective date of the judgment, except as provided in Paragraph (13) of this Subsection.

(13) The authority or a person claiming to have a property interest under Paragraph (2) of this Subsection in property foreclosed under this Subsection may, within twenty-one days of the effective date of the judgment under Paragraph (11) of this Subsection, appeal the district court's order or the district court's judgment foreclosing property to the court of appeals. The appeal of the judgment shall be entitled to preference and priority and shall be handled on an expedited basis by the court of appeal and, if applicable, the Louisiana Supreme Court. In such cases, the record shall be prepared and filed within fifteen days of the granting of the order of appeal. The court of appeal shall hear the case within thirty days after the filing of the appellee's brief. An appeal under this Paragraph is limited to the record of the proceedings in the district court under this Subsection. The district court's judgment foreclosing property shall be stayed until the court of appeals has reversed, modified, or affirmed that judgment. If an appeal under this Paragraph stays the district court's judgment foreclosing property, the district court's judgment is stayed only as to the property that is the subject of that appeal, and the district court's judgment foreclosing other property that is not the subject of that appeal is not stayed. To appeal the district court's judgment foreclosing property, a person appealing the judgment shall pay to the authority any taxes, interest, penalties, and fees due on the property and provide notice of the appeal to the authority within twenty-one days after the district court's judgment becomes effective. If the district court's judgment foreclosing the property is affirmed on appeal, the amount determined to be due shall be refunded to the person who appealed the judgment. If the district court's judgment foreclosing the property is reversed or modified on appeal, the authority shall refund the amount determined to be due to the person who appealed the judgment, if any, and forward the balance to the appropriate taxing jurisdictions in accordance with the order of the court of appeals.

(14) The authority shall record a notice of judgment for each parcel of foreclosed property in the office of the register of conveyances. If the authority records a notice of judgment in error, the authority may subsequently record a certificate of correction. A notice or certificate under this Paragraph need not be notarized and may be authenticated by a digital signature or other electronic means. After the entry of a judgment foreclosing the property under this Subsection, if the property has not been transferred by the authority, the authority may cancel the foreclosure by recording with the register of conveyances a certificate of error, if the authority discovers any of the following:

(a) The description of the property used in the expedited quiet title and foreclosure proceeding was so indefinite or erroneous that the foreclosure of the property was void.

(b) An owner of an interest in the property entitled to notice of the expedited quiet title and proceedings against the property under this Subsection was not provided notice sufficient to satisfy the minimum due process requirements of the Constitution of Louisiana and the Constitution of the United States.

(c) A judgment of foreclosure was entered under this Subsection in violation of an order issued by a United States bankruptcy court.

(15) If a judgment of foreclosure is entered under Paragraph (11) of this Subsection, and all existing recorded and unrecorded interests in a parcel of property are extinguished as provided in Paragraph (11) of this Subsection, the owner of any extinguished recorded or unrecorded interest in that property who claims that he did not receive notice of the expedited quiet title and foreclosure action shall not bring an action for possession of the property against

any subsequent owner but may only bring an action to recover monetary damages from the authority as provided in this Paragraph. The district court has original and exclusive jurisdiction in any action to recover monetary damages under this Paragraph. An action to recover monetary damages under this Paragraph shall not be brought more than two years after a judgment for foreclosure is entered under Paragraph (11) of this Subsection. Any monetary damages recoverable under this Paragraph shall be determined as of the date a judgment for foreclosure is entered under Paragraph (11) of this Subsection and shall not exceed the fair market value of the interest in the property held by the person bringing the action under this Subsection on that date, less any taxes, interest, penalties, and fees owed on the property as of that date. The right to sue for monetary damages under this Paragraph shall not be transferable except by testate or intestate succession.

(16) The owner of a property interest with notice of the quiet title and foreclosure hearing under Paragraph (11) of this Subsection may not assert any of the following:

(a) That notice to the owner was insufficient or inadequate in any way because some other owner of a property interest in the property was not notified.

(b) That any right to redeem tax reverted property was extended in any way because some other person was not notified.

(17) A person holding or formerly holding an interest in tax reverted property subject to expedited foreclosure under this Subsection is barred from questioning the validity of the expedited foreclosure under this Subsection.

(18) The failure of the authority to comply with any provision of this Subsection shall not invalidate any proceeding under this Subsection if a person with a property interest in property subject to foreclosure was accorded the minimum due process required under the Constitution of Louisiana and the Constitution of the United States.

(19) It is the intent of the legislature that the provisions of this Subsection relating to the expedited quiet title and foreclosure of property by the authority satisfy the minimum requirements of due process required under the Constitution of Louisiana and the Constitution of the United States but that the provisions do not create new rights beyond those required under the Constitution of Louisiana or the Constitution of the United States. The failure of the authority to follow a requirement of this Section relating to the expedited quiet title and foreclosure of property held by the authority shall not be construed to create a claim or cause of action against the authority unless the minimum requirements of due process accorded under the Constitution of Louisiana or the Constitution of the United States are violated.

(20) As used in this Subsection, "authorized representative" includes one or more of the following:

(a) A title insurance company or agent licensed to conduct business in this state.

(b) An attorney licensed to practice law in this state.

(c) A person accredited in land title search procedures by a nationally recognized organization in the field of land title searching.

(d) A person with demonstrated experience in the field of searching land title records, as determined by the authority.

(21) As used in this Subsection, "district court" shall mean the Nineteenth Judicial District Court.

Acts 2007, No. 417, §2, eff. July 10, 2007; Acts 2008, No. 891, §§1, 3, eff. July 9, 2008; Acts 2009, No. 45, §1, eff. June 15, 2009.

NOTE: See Acts 2009, No. 45, §2, relative to retroactivity of Act and reports pursuant to Paragraph (K)(7).



# Blight Strategy

## City of New Orleans

September 30, 2010

# Overview

- Executive Summary Slide 3
- Findings of Analysis Slide 10
- Policy Framework Slide 17
- Implementation Plan Slide 40

# Executive Summary

# Methodology

- In order to create a comprehensive blight strategy, Andrew Kopplin formed a team consisting of Oliver Wise, Jeff Hebert, Ann Duplessis, and Nicole Heyman (New Orleans Vacant Property Initiative). This team analyzed current blight eradication efforts, research best practices, and consulted with stakeholders across the City to develop a proposed blight strategy framework and implementation plan.
- In the review, the team conducted interviews with a wide range of stakeholders, including:
  - City Hall staff
    - Code Enforcement
    - Environmental Health
    - Law Department
    - Deputy Mayors
  - City Council (all members)
  - Boards and Commissions
    - Joyce Wilkerson and Ommeed Sathe, NORA
  - Former staff
    - Jeff Thomas
  - Transition team co-chairs
    - David Marcello and Ellen Lee
  - Nonprofit organizations
    - Liza Cowan, GNOF
    - Lauren Anderson and David Lessinger, Neighborhood Housing Services
    - Michelle Thompson, UNO
    - Peter Burns, Loyola University
    - Allison Plyer, Greater New Orleans Community Data Center
  - Community members
    - Rita LaGrande and Tom Schnatz, Lakeview
  - Legal Community
    - Robert Steeg
    - Jane Mentz
  - National experts
    - Dean Frank Alexander, Emory Law School
    - Doug Leeper, Former Director, Chula Vista Code Enforcement Department
    - Dan Kildee, Treasurer and Chairman of the Genessee Land Bank Authority
    - Amy Liu, Brookings Institution
    - Rafael Cestero, Commissioner – NYC Housing Preservation and Development
    - Marc Jahr, President – NYC Housing Development Corporation



# Blight in New Orleans

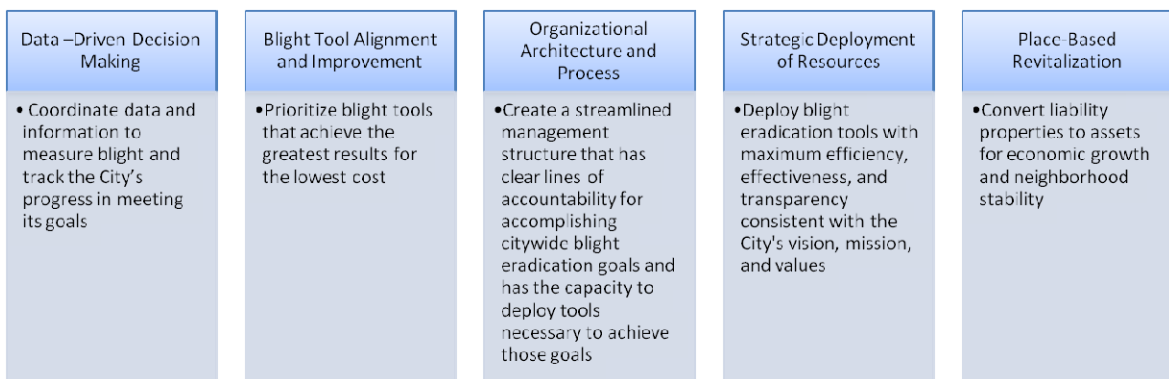
- Blighted properties represent a remarkable opportunity for community development, economic growth, and neighborhood stability in New Orleans.
- There are estimated to be approximately 50,000 – 60,000 blighted residential and commercial properties in the city.
- Reducing blight by 10,000 over the next three years will catalyze neighborhood revitalization and economic growth across the city.

## Problems with the City's current approach to blight (tip of the iceberg)

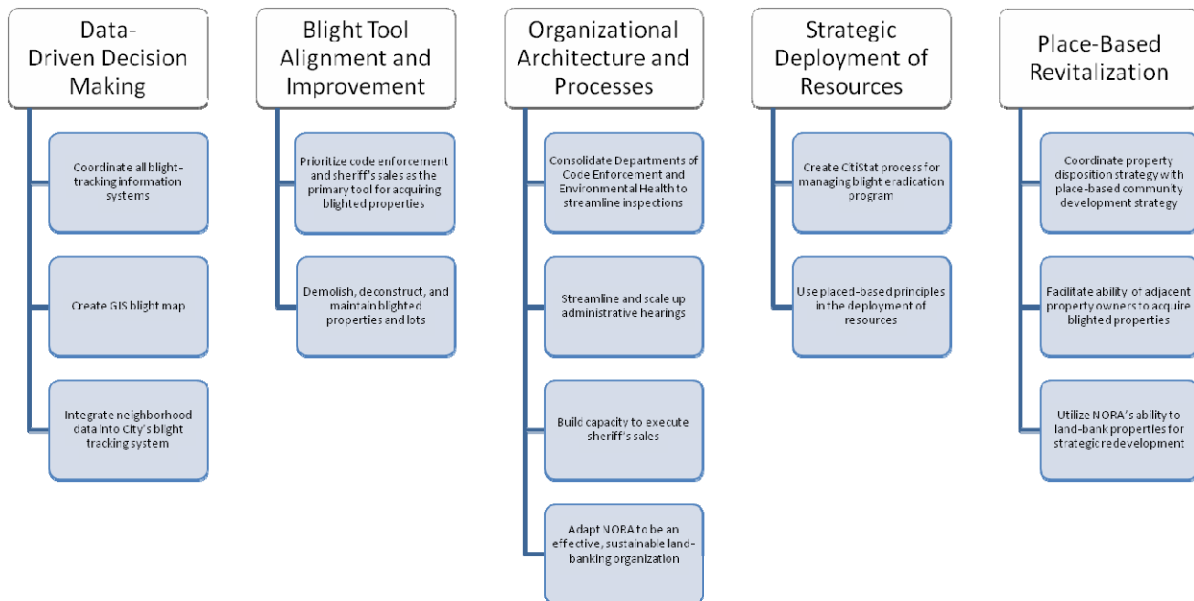
- No single definition of blight and blight eradication
- No overall goal for blight reduction
- No one accountable for meeting goals
- Very few, if any, performance measures
- Blight eradication operations are fractured and uncoordinated
- Little prioritization of limited resources for fighting blight
- No comprehensive set of data to guide decision making
- Low morale in key departments

# Framework for a Blight Strategy

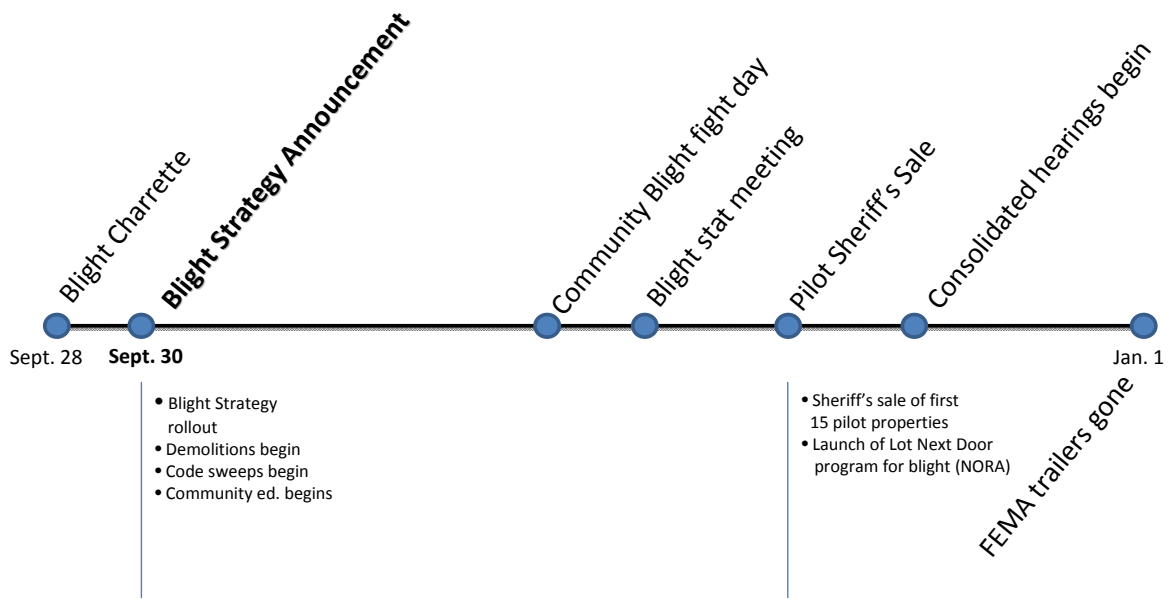
## Strategic Vision, Goals, and Norms



# From Strategy to Action: The Big Picture



# Implementation Timeline



# Findings of Analysis

## Blight in New Orleans

- The 50,000-60,000 blighted, vacant, and abandoned properties represent a critical threat to:
  - Neighborhood vitality
  - Property values and tax base
  - Public safety
  - Recovery
  - Economic growth
- Blighted properties also represent a remarkable opportunity for community development, economic growth, and neighborhood stability

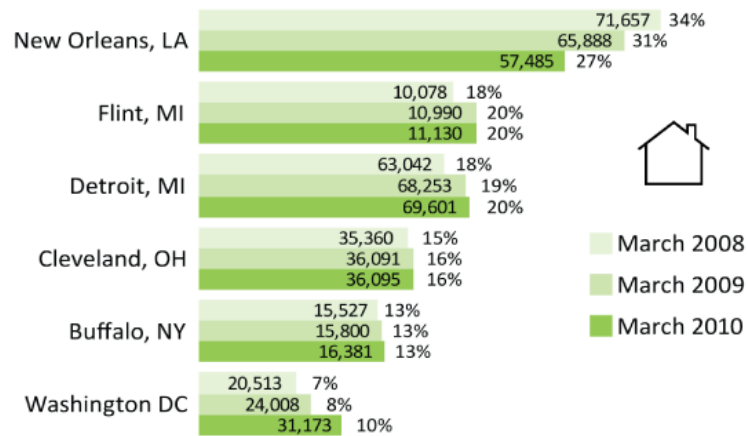
## What we talk about when we talk about blight

- Blight, vacancy, and abandonment can take many different forms:
  - The vacant lot in Lower 9<sup>th</sup> ward
  - The deteriorating, but occupied rental property in Central City
  - Vacant, tax delinquent bungalow in Gentilly
  - The collapsing two-story fire hazard in 7<sup>th</sup> ward
  - The vacant, dilapidated commercial property in New Orleans East



# The severity of New Orleans' blight problem in a national context

Blighted addresses, empty lots, and vacant properties



Source: GNOCDC, May 2010  
Based on Postal Service data

## Problems with measuring blight

- There is no single legal definition for “blight”
- The best estimate of blight comes from Postal Service data.
  - However, this data is based on addresses, rather than parcels, which might inflate numbers
  - In addition, the data only measures vacancies, and therefore misses blighted, occupied structures
- A comprehensive assessment of blight would take a parcel-by-parcel census of all properties in New Orleans

## Systems for Dealing with Blight

- In order to eradicate blight, the government must be able to:
  - Take control of problem properties
    - Through code lien foreclosures, tax lien sales, or expropriation
  - Ensure that problem properties are properly maintained or demolished once they are controlled by the government
  - Redevelop into a productive use
- Upon taking office, the administration found that nearly all elements of this process were dysfunctional

## Problems with the City's current approach to blight (tip of the iceberg)

- No single definition of blight and blight eradication
- No overall goal for blight reduction
- No one accountable for meeting goals
- Very few, if any, performance measures
- Blight eradication operations are fractured and uncoordinated
- Little prioritization of limited resources for fighting blight
- No comprehensive set of data to guide decision making
- Low morale in key departments

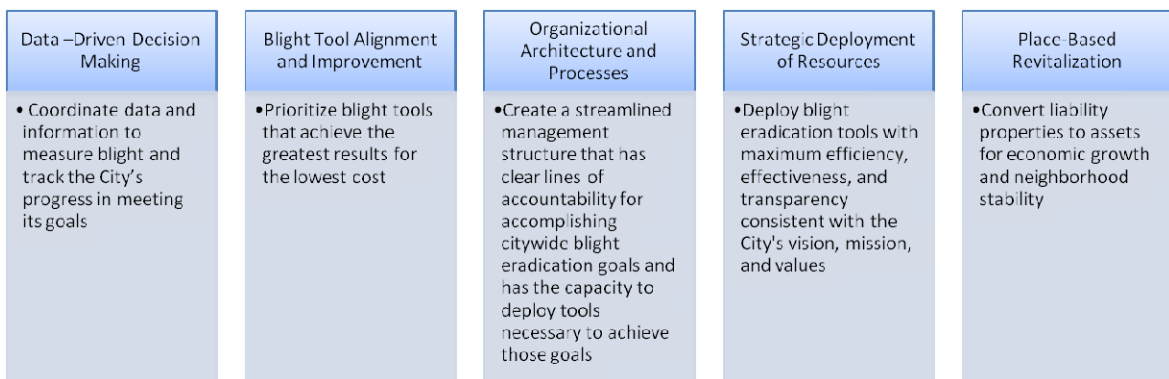
# Blight Policy Framework

## What should a blight strategy do?

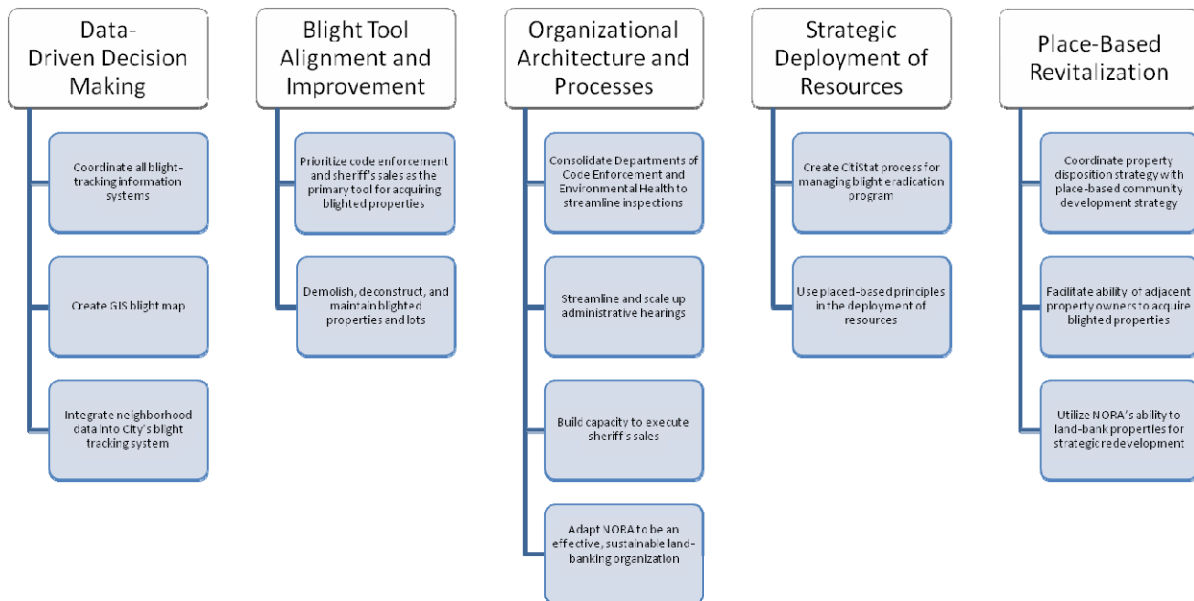
- Set measurable goals for what we want to achieve and norms by which we will achieve them
- Integrate various blight-related activities into a coherent whole
- Describe a roadmap for how we can accomplish our goals and a plan for performance accountability.
- Prioritize action steps on what we want to achieve and when

# Framework for a Blight Strategy

## Strategic Vision, Goals, and Norms



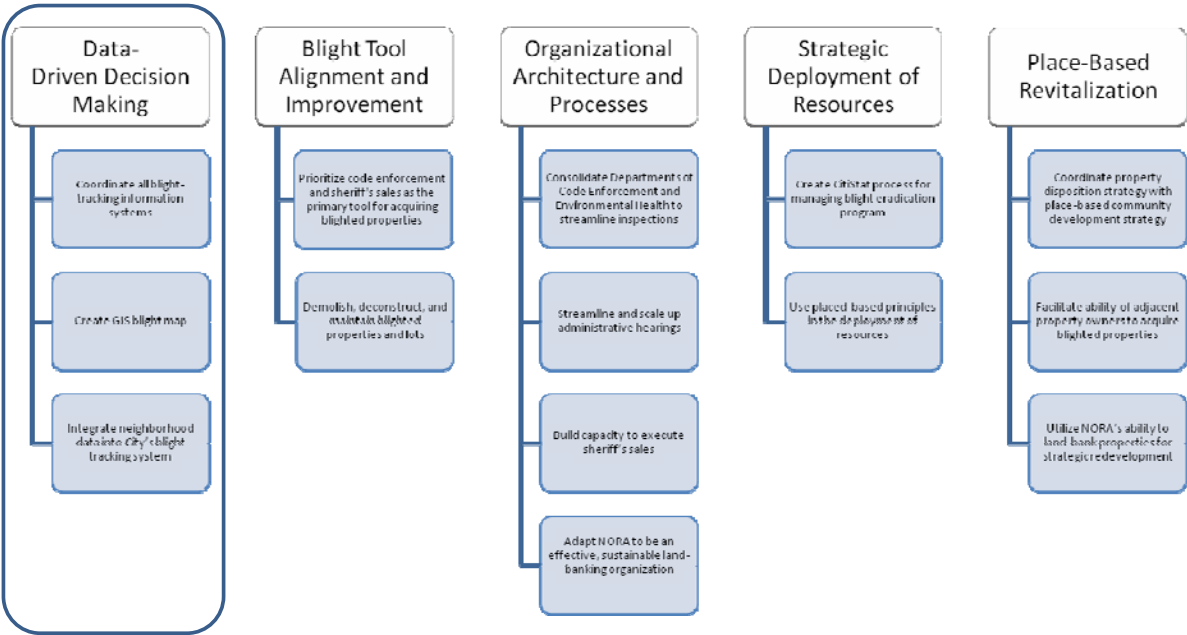
# From Strategy to Action: The Big Picture





# Drilling down...

## Data-Driven Decision Making



## Coordinate all blight-tracking information systems



- Coordinate all blight-tracking information systems
  - Accela is a software system that can integrate and digitize information across agencies that inspect buildings:
    - Safety and Permits
    - Code Enforcement
    - Environmental Health
    - Sanitation
    - NOFD
  - CIO Allen Square is working with all relevant departments to ensure that blight related data is shared across agencies
  - By first quarter 2011, all relevant departments will have licenses for Accela

# Create GIS blight map



- CIO Allen Square has created a blight map that maps:
  - Properties found guilty of code violations
  - Properties with code liens
  - Properties slated for strategic demolition
- This blight map will be made more precise as source data becomes less paper-intensive and more streamlined in Accela software
- The blight map and its metadata will become the primary source of information for managing blight eradication efforts

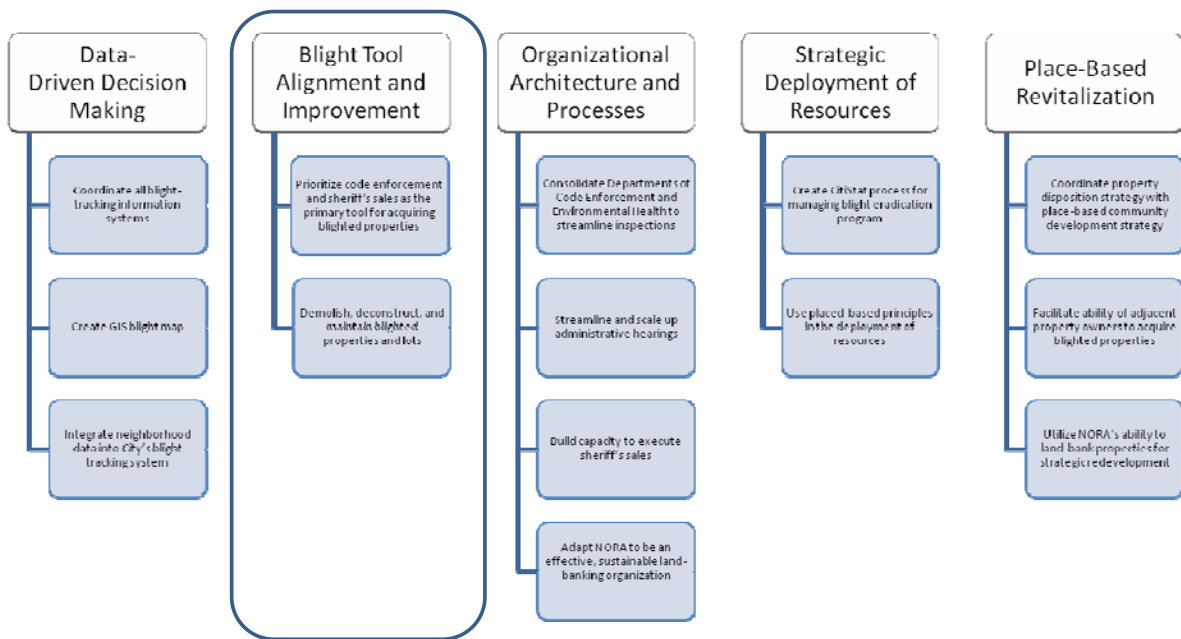
## Integrate neighborhood data into City's data tracking system



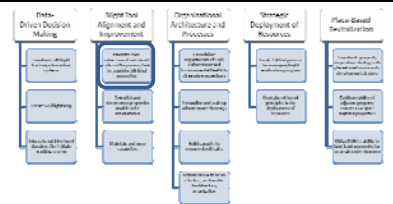
- Neighborhood organizations across the City, such as Broadmoor, Freret-Milan, and Lakeview have created neighborhood blight maps, which can help track the City's blight
- Technical assistance will be provided to neighborhoods with less data collection capacity
- The City is partnering with the University of New Orleans to develop a web-based GIS platform that facilitates the integration of neighborhood-based blight data
- This blight data will be integrated with the City's blight map to help inform strategic deployment of resources

# Drilling Down...

## Blight Tool Alignment and Improvement



# Prioritize Code Enforcement



- Code enforcement and sheriff's sales:
  - The most cost-effective tool for seizing blighted properties and returning to commerce
    - No redemptive period
    - Clean, insurable title at point of sale
    - Non-historic, non-salvageable properties should be demolished before sale, with demolition costs leined to the property
  
- Tax delinquencies, tax sales, and sales of adjudicated properties
  - Not a cost-effective means to eradicate blight
    - 18 – 36 month redemptive period
    - Problematic title marketability and insurability
    - Should be used only as a revenue collection mechanism on code-compliant properties. All other properties should be targeted for code enforcement action
  
- Expropriation
  - Highly costly and time consuming
    - Should only be used in extenuating circumstances and for public use

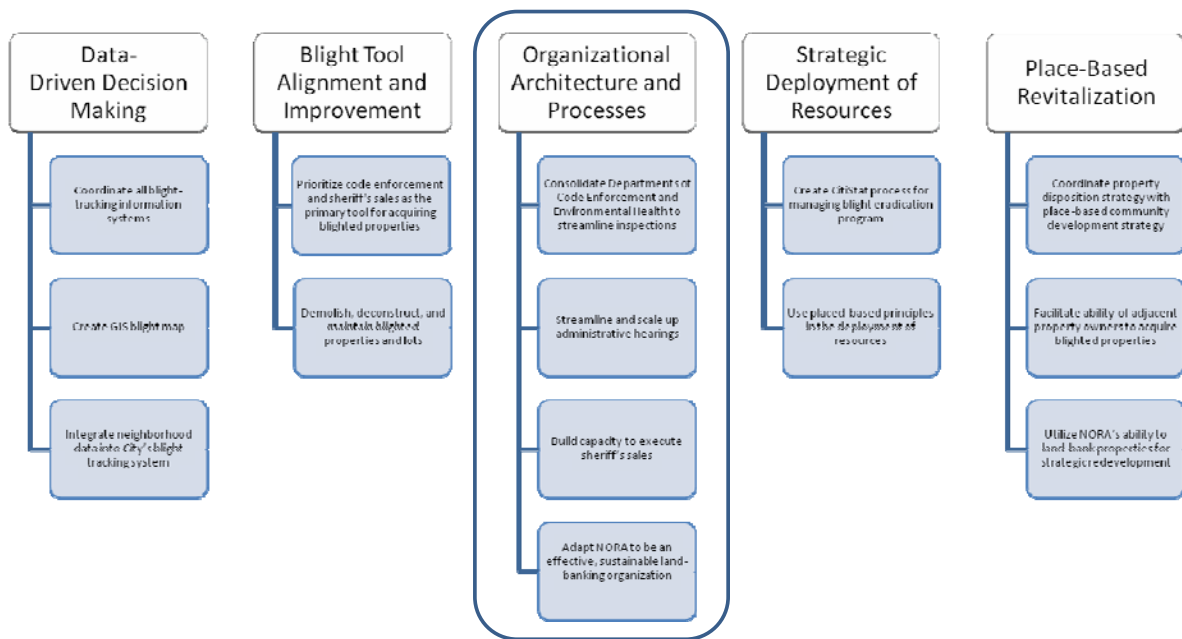
# Demolish, Deconstruct, and Maintain



- Utilize \$9 million DCDBG-funded strategic demolition program to demolish highly visible blighted structures
  - Place-based prioritization by proximity to community assets like parks, schools, and commercial corridors
  - Demolish at least 100 properties a month
- Partner with local nonprofit organizations to deconstruct historic blighted homes
- Mitigate nuisance properties by cutting grass and draining and filling swimming pools by utilizing \$3 million DCDBG-funded INAP program (interim nuisance abatement program)
  - Develop partnerships with community organizations for on-going maintenance

# Drilling Down...

## Organizational Architecture and Processes





## Consolidate Code Enforcement and Environmental Health



- Currently code enforcement and inspection operations are split between two agencies:
  - Code Enforcement (cites and enforces violations to structures)
  - Environmental Health (cites and enforces violations to lots)
- By January 2011, the departments will be consolidated, creating a unified, streamlined code enforcement agency
- The merger is being supported by Doug Leeper, a national code enforcement expert with the Center for Community Progress

## Streamline and scale-up administrative hearings



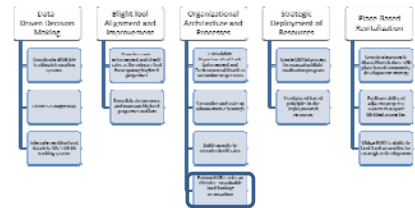
- Currently, code enforcement hearings are fractured between three agencies:
  - *Code Enforcement*: Inspectors are responsible for prosecuting code violations to structures
  - *Environmental Health*: Inspectors are responsible for prosecuting violations to lots
  - *Law Department*: Responsible for staffing hearing officers (either through in-house attorneys, contracted hearing officers, or pro bono lawyers)
- As a cost-savings measure, the City will pilot the use of pro bono lawyers for hearing officers for the remainder of 2010
- In order to streamline code enforcement hearings and increase their capacity, all hearings will be managed and staffed by the newly consolidated Department of Code Enforcement and Hearings by January 2011

# Build Capacity to Execute sheriff's sales



- The City has currently very limited capacity to bring properties to sheriff's sales (or code lien foreclosure sales) once they have a code lien applied to them
- LISC and the New Orleans Vacant Properties Campaign has funded a position to help pilot an initial round of 35-40 sheriff's sales, to be held by the end of 2010
- The new Department of Code Enforcement and Hearings will have a remediation team dedicated to ushering properties to sheriff's sales, ensuring that eligible properties are demolished/deconstructed, and lots are properly mowed

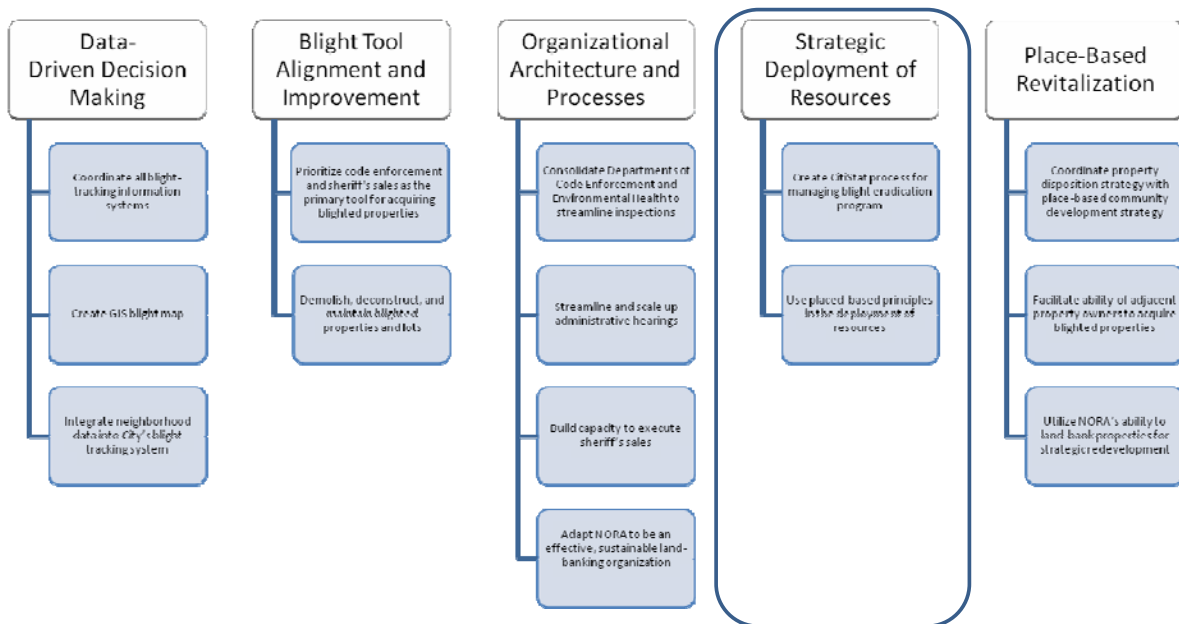
## Adapt NORA to be an effective, sustainable land-banking organization



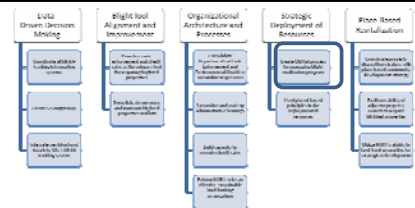
- In order to accomplish citywide blight eradication goals, the City should return all possible properties into commerce by using sheriff's sales to sell them to third party developers
- However, in weak and non-functioning real estate markets, the City will need a means to take control of properties, cluster them, and package them with subsidies in order to make them more attractive to developers
- Best practice cities have developed “land banks” to create sustainable financing models for moth-balling vacant properties not yet ready for development
- The City should position NORA to develop capacity for land-banking, in addition to redevelopment, so that blighted properties can be controlled and maintained by public entities before they are returned to commerce

# Drilling down...

## Strategic Deployment of Resources

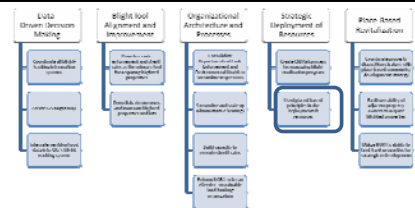


## Create CitiStat process for managing blight eradication program



- Andy Kopplin and Jeff Hebert will convene regular public CitiStat meetings with key staff to monitor progress in meeting citywide blight goals
- Meetings will center around the GIS blight map, which will contain regularly updated data on blight eradication efforts
- Blight eradication tools and resources will be deployed in the most cost-effective way possible to ensure maximum revitalization opportunities
- The CitiStat sessions will help identify what works, what doesn't, and what needs to change in order for the City to meet its goals

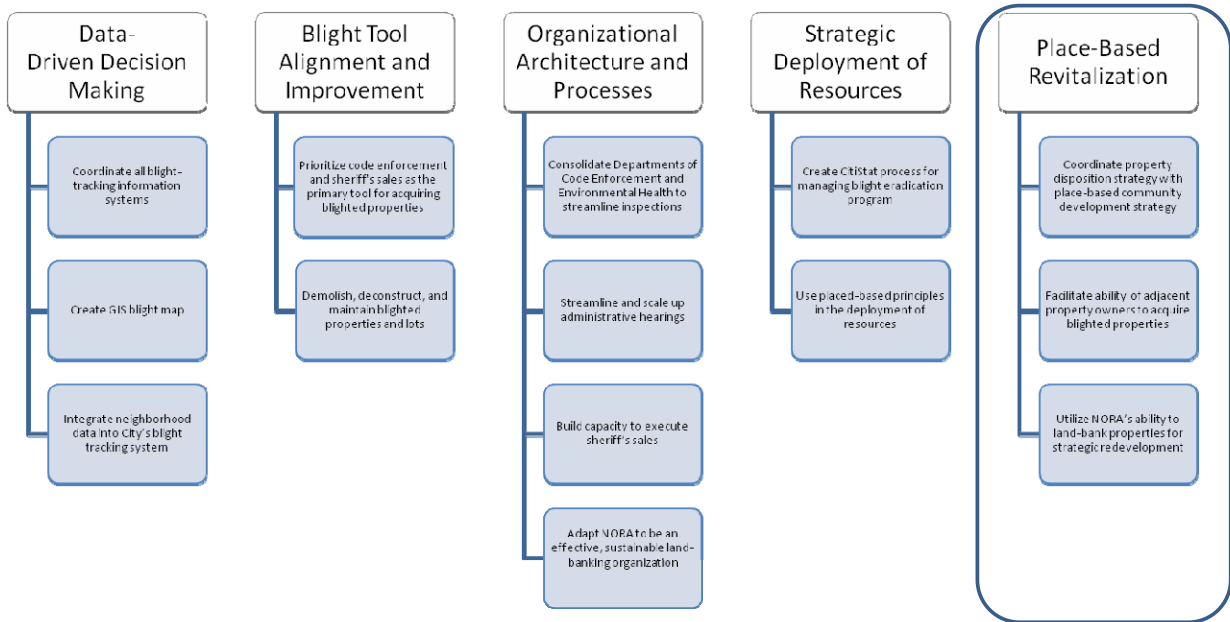
## Use Placed-Based Principles in the Deployment of Resources



- *Code enforcement* sweeps will be targeted within a five-block radius of open schools
- *Strategic Demolitions* will be initially targeted within a five-block radius of open schools and in proximity to strategic corridors.

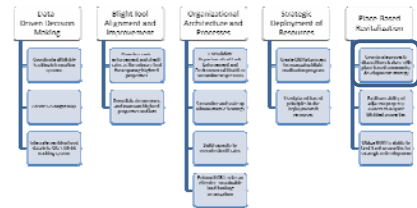
# Drilling down...

## Place-Based Revitalization





Coordinate property disposition strategy  
with place-based community  
development strategy



- *Sheriff's Sales* will initially target prioritized areas around schools, parks, corridors, and city investments
- *Community partnerships for revitalizing blighted properties* will encourage infill development in neighborhoods
- Prioritize housing subsidies for infill, scattered site development

Facilitate ability of adjacent property owners to acquire blighted properties.



- *Lot Next Door expanded* will enable responsible property owners to purchase adjacent blighted property and bring it into compliance precipitating revitalization of neighborhoods block by block.

Utilize NORA's ability to land-bank properties for strategic redevelopment.



- *Landbanking* will enable the City, through NORA, to control and maintain properties in neighborhoods that might otherwise draw irresponsible real estate interests. Landbanked properties can be used for strategic and/or future city needs.
- New Orleans Vacant Property Initiative will perform a comprehensive financing plan for a NORA-led landbanking program

# Implementation Plan

Blight Reduction Strategies Phase I

Demolition of Blighted Structures

Nuisance Abatement in Neighborhoods (INAP)

Code Enforcement / Hearings Process

Sheriff's Sales

Pilot Blighted Property Deconstruction

1

Demolition of Blighted Structures

Demolish blighted structures in neighborhoods across council districts.

HOW MANY: Begin by demolishing at least 100 structures a month.

HOW: Strategic Demolition Program – DCDBG

WHERE:

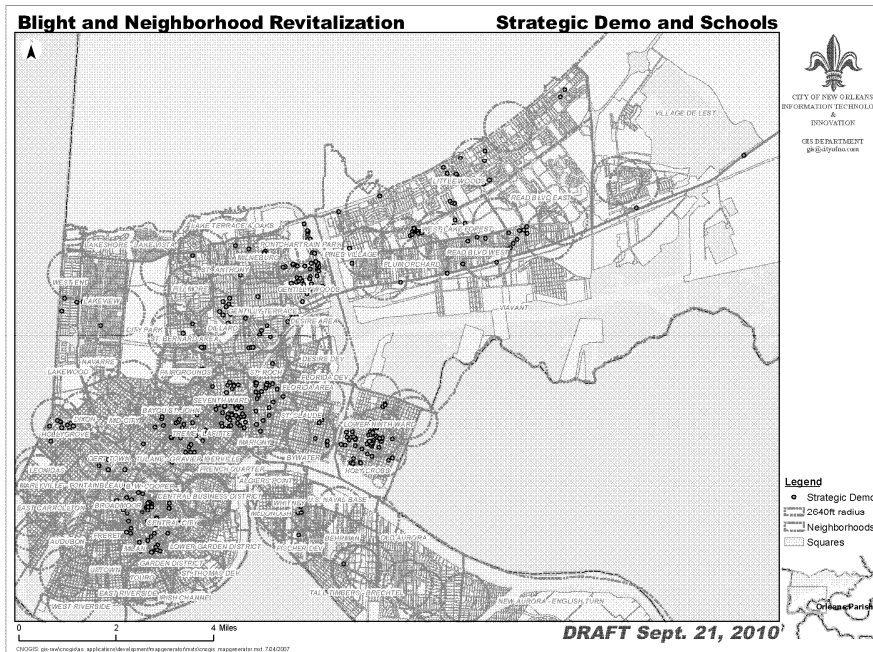
- Place-based: around schools, strategic corridors.
- Council list: prioritized blighted properties in districts.

COST: Range of \$5,000+ per property depending on type

1

**Demolition of Blighted Structures**

Demolish blighted structures in neighborhoods across council districts.



2

Nuisance Abatement in Neighborhoods (INAP)

Mitigating nuisance properties in neighborhoods by cutting grass on lots, and draining and filling swimming pools.

HOW MANY: Cut 1,500 vacant lots by the end of 2011.

HOW: Interim Nuisance Abatement Program (INAP) - FEMA

WHERE: Council Districts B & E, already underway in A, C, & D.

COST: \$ 3 million in existing program/  
Create partnerships with neighborhoods to maintain properties.



3

Streamlining Code Enforcement

Streamline code enforcement and environmental health into one entity with consolidated neighborhood sweeps. Begin code enforcement sweeps in priority areas.

- HOW MANY: Approx 400 inspections per week, 1,600 per month.
- HOW: Approx. 12 inspections per day per inspector with eight inspectors.
- WHERE: Begin with code sweeps around 5 block radius of schools and strategic corridors. Pilot sweep within three block proximity of New Orleans College Prep completed week of September 10<sup>th</sup>.
- COST: No additional cost

### 3

#### Streamlining Code Enforcement

School-based sweeps with 5 block radius in high priority code enforcement areas defined by inspectors and OPSB/RSD for blight and crime.

##### Uptown

Harney  
Andrew Jackson  
Live Oak

##### Dixon

Bethune

##### Mid City

Wicker  
Warren Easton  
Nelson  
Marshall  
Crossman

##### Upper Ninth Ward

Drew

##### Lower Ninth Ward

MLK Charter School

##### DeSaix

Langston Hughes

##### New Orleans East

Reed  
Village de l'Est  
Gaudet  
Schaumburg

##### Gentilly

Gentilly Terrace  
Ben Franklin

##### Central City

Guste  
Mahalia Jackson

##### Treme

Craig

##### Esplanade Ridge

J.S. Clark  
McDonogh 35

##### Algiers

Landry

4

Streamlining  
Administrative Hearing  
Process

Streamline and consolidate code enforcement and environmental health hearings.

HOW MANY: Approx 270 scheduled hearings per week, 1,090 per month, 13,080 per year.

HOW: Combined hearings 9:00 – 2:00 T/W/Th at 90 hearings per day across three courts. Pro bono hearing officers (35 authorized to serve).

WHERE: Combined hearings at unified hearings center TBD.

COST: Some facility leasing costs if an existing location cannot be found. No additional personnel costs needed.

5

Sheriff's Sales

Steadily increase the capacity of the city to bring blighted properties to sheriff's sale for disposition.

- HOW MANY: 35 – 40 Sheriff's sales completed by the end of the year. Increased capacity for sheriff's sales to 1,000 in 2011
- WHEN: December 8 pilot sale of 15 – 20 properties. Five each week thereafter.
- HOW: New case manager on loan to the city to coordinate five cases each week for proper noticing, etc. Six week process. City Day for Sheriff's Sales on Wednesdays.
- COST: Sheriff's fees: \$600.00 per property Total for 35 – 40 properties is approximately between \$21,000.00 to \$24,000.00. Average rate of return per property for sheriff's sale is approx. \$22,500.00.

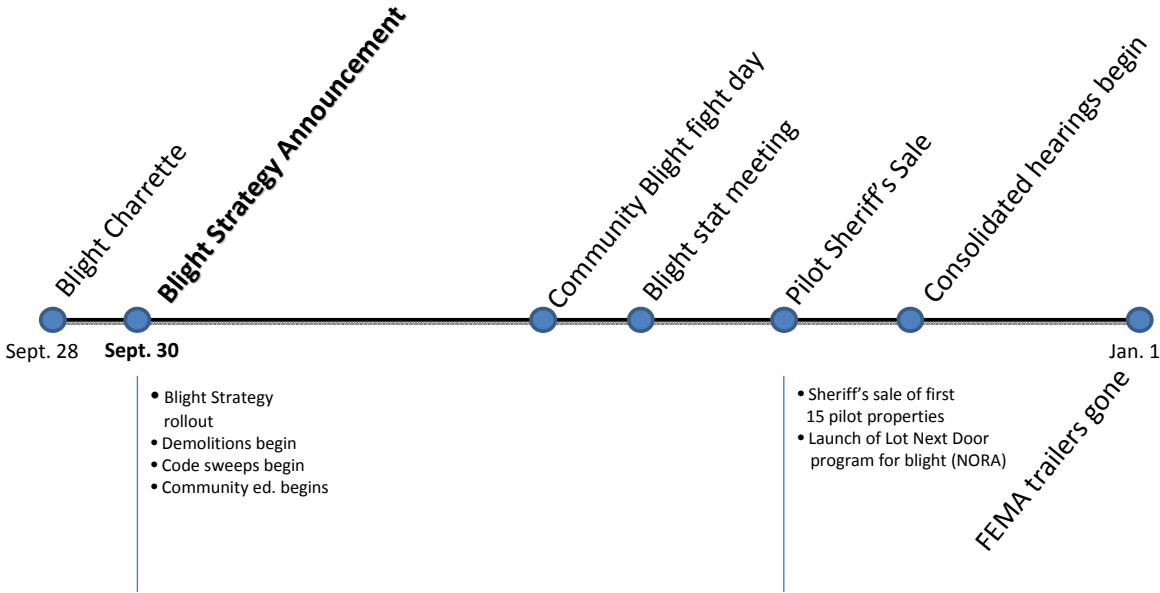
6

Pilot Blighted Property  
Deconstruction

Pilot young adult deconstruction skills training and historic property deconstruction program partnership between City of NO Job One and local non-profit organization.

- HOW MANY: Pilot deconstruction of 25 properties by the end of the year. Increased capacity especially during the summer months.
- HOW: City Economic Development office through Job One in partnership with local non-profits will train a pilot cohort of young adults in residential deconstruction.
- WHERE: Training at non-profit center. Deconstruction in historic neighborhood.
- FUNDS: Job One training funds. | Potential CDBG Funds.

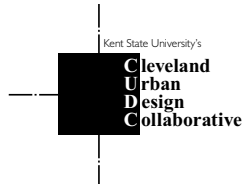
# Implementation Timeline





# RE-IMAGINING CLEVELAND

VACANT LAND RE-USE PATTERN BOOK



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3	Environmental Strategies.....	19
4	Residential Expansion / New Development.....	24
5	Resources.....	32



## Chapter 1 Introduction

This pattern book is a companion to the Reimagining Cleveland plan and recommendations for vacant land reuse that were adopted by the Cleveland City Planning Commission in December 2008. This book is intended to provide inspiration, guidance and resources for community groups and individuals who want to create productive benefit from vacant land in their neighborhood and begin to restore Cleveland's ecosystem. There are ideas that you can use as a starting point for designing community spaces that are unique to your neighborhood's personal interests, creativity and the appropriateness of the site. Through OhioGreenPrint.org you can gather data and map vacant land. As you research and plan for vacant land reuses in your neighborhood, be sure to look for patterns and opportunities for connections between them. You can begin to build a greenway network through your community and the city, incorporating community gardens, parks, trails, rain gardens and more. Many people are working to make Cleveland a Green City on a Blue Lake. Your smart reuse of vacant land in your neighborhood can be a huge contribution to this effort.

"Change will not come if we wait for some other person or some other time. We are the ones we've been waiting for. We are the change that we seek."

*President Barack Obama*

*Chapter 1*

NEIGHBORHOOD CONNECTIONS



# Neighborhood Pathway



- 1 flowering trees
- 2 gravel path
- 3 hedge row

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) ..... \$500

### walkway/paving materials

compacted crushed gravel \$1.50 s.f. (3,360) ..... \$5,040

### landscape materials

topsoil \$25 per cubic yard (20) ..... \$500

### plant materials

6' flowering tree-flwg.plum \$200 ea. (12) ..... \$2,400

4' upright shrub-viburnum, thuja \$80 ea. (80) ..... \$6,400  
(optional strategy for lining the walkway)

### seed materials

low mow lawn \$0.12 s.f. (2,000) ..... \$240

wildflowers \$0.50 s.f. (500) ..... \$250

## Neighborhood Pathway Total Cost Estimate

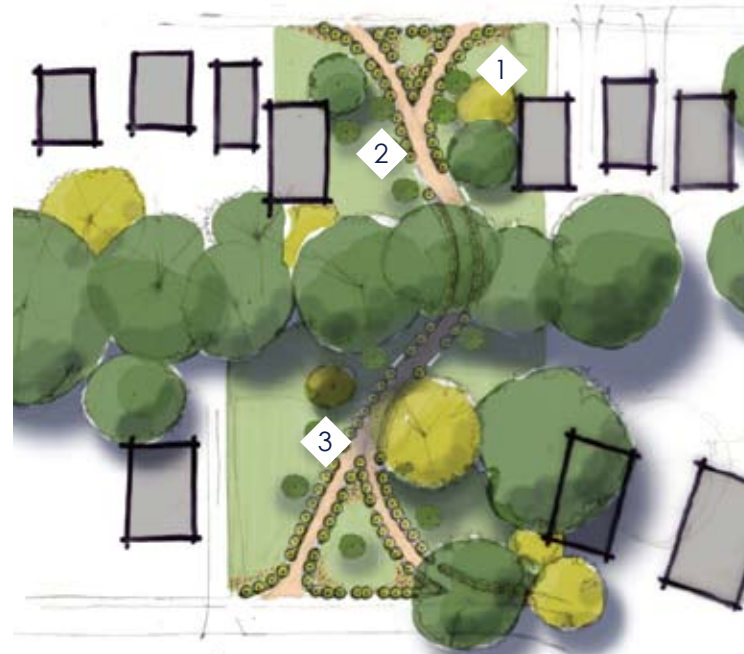
subtotal cost \$0.53 per square foot ..... **\$15,330**

contingency 10% ..... \$1,500

design/engineering 10% ..... \$1,500

total project cost ..... **\$18,330**

**Cost Estimate ..... Parcel Area 29,000 square feet (0.67 acre)**



Neighborhood Pathway creates an opportunity to develop a parklike setting that functions as both a neighborhood amenity and a connection between two parallel streets. This pattern would prove to be of great use in areas where the blocks are very long reducing non-automobile travel time.

# Thin Parcel Connection



- 1 crosswalk
- 2 fruit trees
- 3 gravel path
- 4 sidewalk

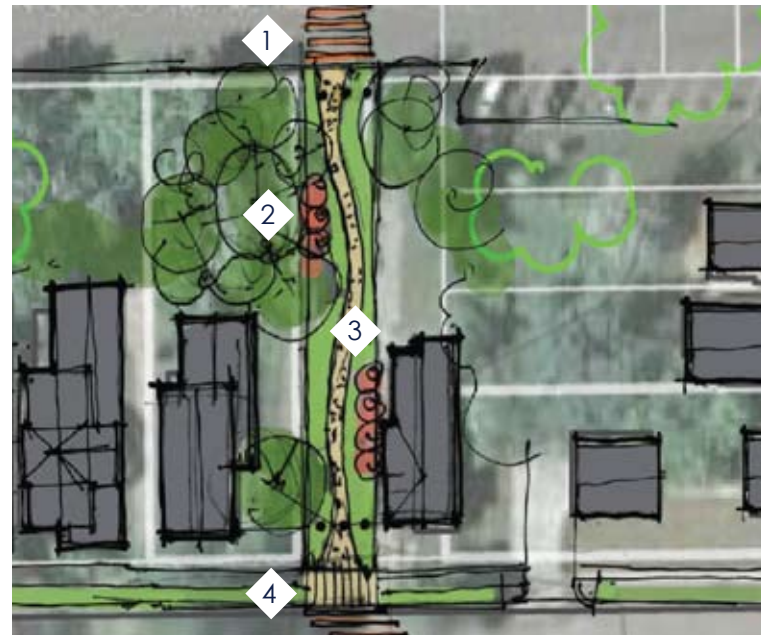
## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) .....	\$500
<b>walkway/paving materials</b>	
compacted crushed gravel \$1.50 s.f. (1,040) .....	\$1,560
<b>landscape materials</b>	
topsoil \$25 per cubic yard (45) .....	\$1,125
<b>plant materials</b>	
6' flowering tree-flwg. plum \$200 ea. (10) .....	\$2,000
<b>seed materials</b>	
low mow lawn \$0.12 s.f. (1,060) .....	\$127
wildflowers \$0.50 s.f. (500) .....	\$250

## Thin Parcel Connection Total Cost Estimate

subtotal cost \$3.18 per square foot .....	<b>\$3,560</b>
contingency 10% .....	\$360
design/engineering 10% .....	\$360
total project cost .....	<b>\$4,280</b>

**Cost Estimate.....Parcel Area 1,120 square feet (0.02 acre)**



Thin Parcel Connection creates an opportunity to connect two parallel streets and would offer a similar parklike setting found in the Neighborhood Pathway pattern. This pattern would likely serve as a permanent installation on a plot of land that will be difficult to develop due to its narrow dimensions.

# Multiple Parcel Connection



- 1 crosswalk
- 2 fruit trees
- 3 event area
- 4 gathering

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (350) .....\$7,000

### walkway/paving materials

compacted crushed gravel \$1.50 s.f. (4,160) .....\$6,240

precast pervious paver \$15.00 s.f. (800) .....\$18,240

### landscape materials

topsoil \$25 per cubic yard (30) .....\$750

planting mixture \$45 per cubic yard (100) .....\$4,500

mulch \$40 per cubic yard (5) .....\$200

### plant materials

6' flowering tree-flwg.plum \$200 ea. (12) .....\$2,400

4' upright shrub-viburnum, thuja \$80 ea. (80) .....\$6,400

3' spreading shrub-dogwood,rose \$50 ea. (25) .....\$1,350

grasses-perennials \$5 s.f. (500) .....\$2,500

### seed materials

low mow lawn \$0.12 s.f. (4,000) .....\$480

### furnishings

waste receptacles \$600 ea. (3) .....\$1,800

5' stone seat walls \$500 ea. (3) .....\$1,500

### fencing

4' ornamental metal \$50 l.f. (100) .....\$5,000

post treatment \$75 ea. (4) .....\$300

## Multiple Parcel Connection Total Cost Estimate

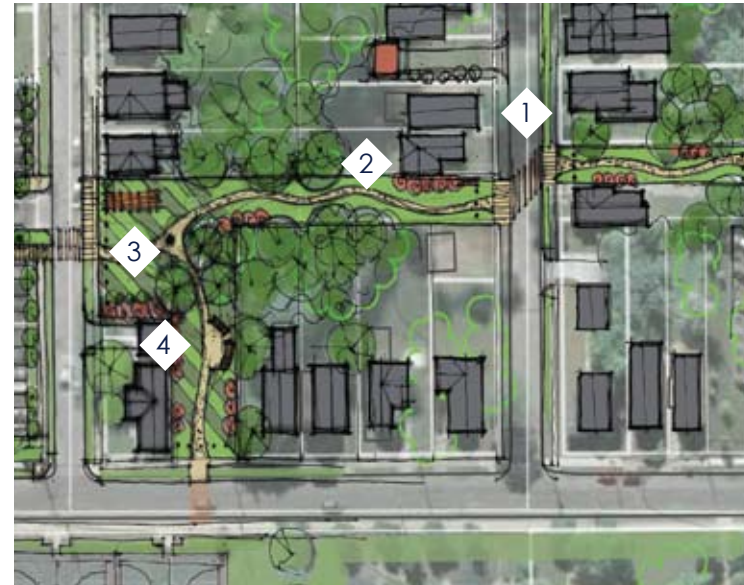
subtotal cost \$3.94 per square foot.....**\$53,540**

contingency 10% .....\$5,550

design/engineering 10% .....\$5,550

total project cost .....**\$64,640**

**Cost Estimate.....Parcel Area 13,600 square feet (0.31 acre)**



Multiple Parcel Connection is an elaboration on the Thin Parcel Connection pattern. Where applicable, It would serve to create more of a pathway network connecting multiple streets while offering the opportunity to create a parklike setting with a series of amenities useful to both private residents as well as to the general public.

# Street Edge Improvement



- 1 low-mow groundcover stripes
- 2 flowering trees
- 3 gravel path
- 4 street trees

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) ..... \$500

### walkway/paving materials

compacted crushed gravel \$1.50 s.f. (3,500) ..... \$5,250

### landscape materials

topsoil \$25 per cubic yard (25) ..... \$625

### plant materials

8' evergreen-spruce, fir \$250 ea. (6) ..... \$1,500

6' flowering tree-flwg. plum \$200 ea. (12) ..... \$2,400

grasses-perennials \$5 s.f. (1,200) ..... \$6,000

### seed materials

low mow lawn \$0.12 s.f. (18,000) ..... \$2,160

wildflowers \$0.50 s.f. (500) ..... \$250

### furnishings

waste receptacle \$600 ea. (1) ..... \$600

## Street Edge Improvement Total Cost Estimate

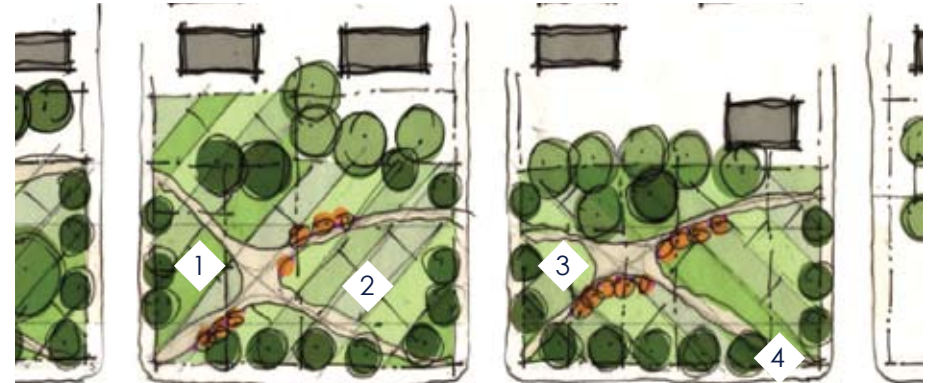
subtotal cost \$0.79 per square foot ..... **\$19,035**

contingency 10% ..... \$1,900

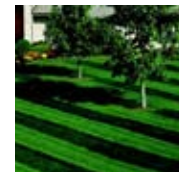
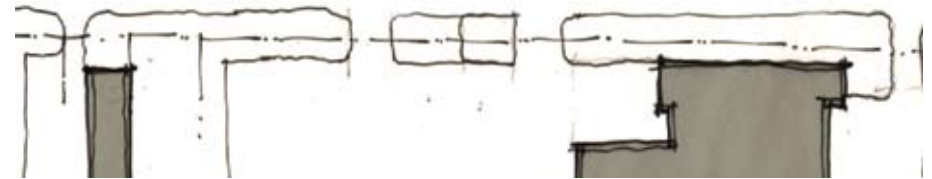
design/engineering 10% ..... \$1,900

total project cost ..... **\$22,835**

**Cost Estimate.....Parcel Area 24,000 square feet (0.55 acre)**



cost estimate 1 section 120'x200'



Street Edge Improvement is a low cost beautification strategy that creates public spaces, discourages illegal activities such as debris dumping and defines the street edge with orderly rows of trees that can remain if development occurs. This pattern would be most useful in areas where development may or may not occur for the foreseeable future.





# Split Lot Greening

## Per Unit Cost Estimates

legal fees for parcel split.....	\$1,500
soil, seed, and plant material.....	\$1,500
fencing.....	\$2,000

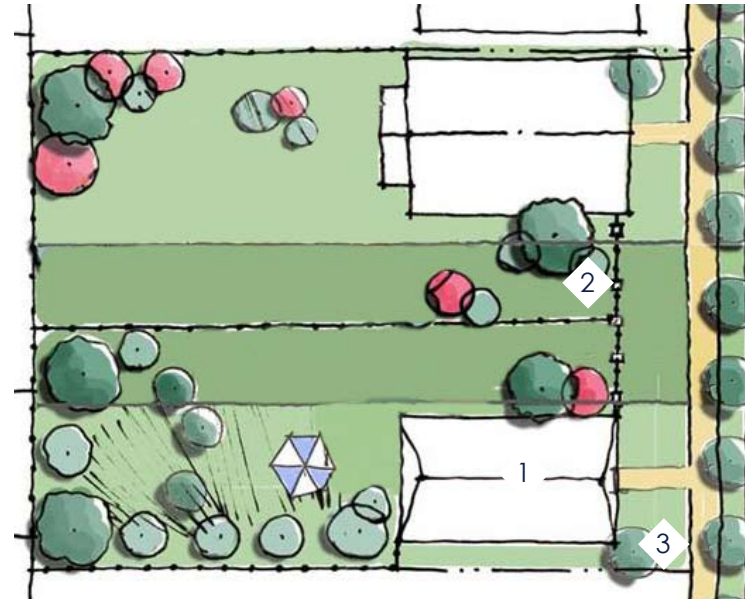
## Split Lot Greening Total Cost Estimate

subtotal cost \$2.50 per square foot.....	<b>\$5,000</b>
contingency 5%.....	\$250
total project cost .....	<b>\$5,250</b>

**Cost Estimate.....Parcel Area 2,000 square feet (0.05 acre)**



- 1 lawn expansion
- 2 trees, shrubs
- 3 fence



A vacant lot can be split between two adjacent homeowners to allow for larger yards, expanded green space, and gardens. This strategy is appropriate when two homeowners adjacent to a vacant lot have the interest and resources to expand and maintain their properties. The simplest and least expensive strategy is to landscape each half of the lot as an extension of the adjacent property.

# Split Lot Greening: garden & driveway



- 1 tree buffer
- 2 gravel path
- 3 patio
- 4 gardens

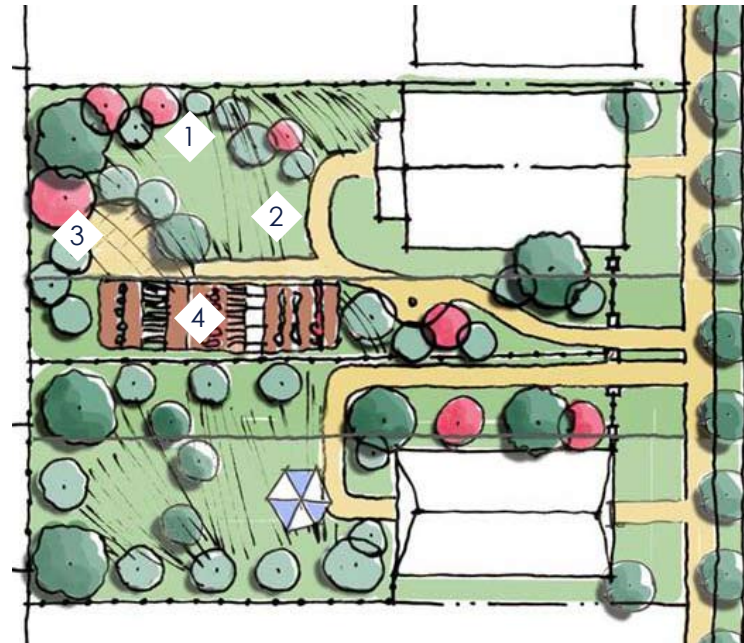
## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) .....	\$500
<b>walkway/paving materials</b>	
compacted crushed gravel \$1.50 s.f. (1,500) .....	\$2,250
<b>landscape materials</b>	
planting mixture \$45 per cubic yard (20) .....	\$900
mulch \$40 per cubic yard (5) .....	\$200
<b>nursery stock</b>	
seed mix \$0.28 s.f. (500) .....	\$140
native plant seedlings 32 plug flats \$128 ea. (10) .....	\$1,280
<b>plant materials</b>	
8' evergreen-spruce, fir \$250 ea. (12) .....	\$3,000
6' flowering tree-flwg. plum \$200 ea. (12) .....	\$2,400
low mow seeding \$0.12 s.f. (3,000) .....	\$360
<b>fencing</b>	
4' wood frame/wire \$30 l.f. (300) .....	\$9,000
entry gate \$1,500 ea. (2) .....	\$3,000
<b>furnishings</b>	
rain barrels \$250 ea. (6) .....	\$1,500

## Split Lot Greening Total Cost Estimate

subtotal cost \$6.13 per square foot .....	<b>\$24,530</b>
contingency 10% .....	\$2,450
design/engineering 10% .....	\$2,450
total project cost .....	<b>\$29,430</b>

**Cost Estimate.....Parcel Area 4,000 square feet (0.09 acre)**



Once a lot split has occurred, adjacent property owners can make further investments in their newly expanded properties, such as gardens, driveways, etc.

# Pocket Park



- 1 seating
- 2 paving
- 3 fruit trees
- 4 gardens

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) ..... \$500

### walkway/paving materials

compacted crushed gravel \$1.50 s.f. (1,500) ..... \$2,250

precast pervious paver \$15.00 s.f. (300) ..... \$4,500

### landscape materials

topsoil \$25 per cubic yard (45) ..... \$1,125

### nursery stock

seed mix \$0.28 s.f. (500) ..... \$140

native plant seedlings 32 plug flats \$128 ea. (10) ..... \$1,280

### plant materials

8' evergreen-spruce, fir \$250 ea. (12) ..... \$3,000

6' flowering tree-flwg. plum \$200 ea. (3) ..... \$600

low mow seeding \$0.12 s.f. (3,200) ..... \$384

### furnishings

waste receptacles \$600 ea. (1) ..... \$600

5' stone seat walls \$500 ea. (2) ..... \$1,000

## Pocket Park Total Cost Estimate

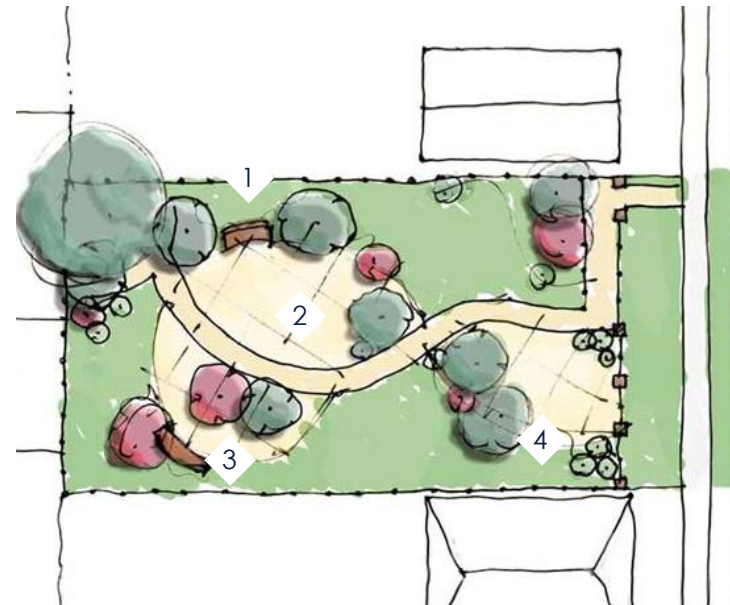
subtotal cost \$3.85 per square foot ..... **\$15,379**

contingency 10% ..... \$1,540

design/engineering 10% ..... \$1,540

total project cost ..... **\$18,459**

**Cost Estimate.....Parcel Area 4,000 square feet (0.09 acre)**



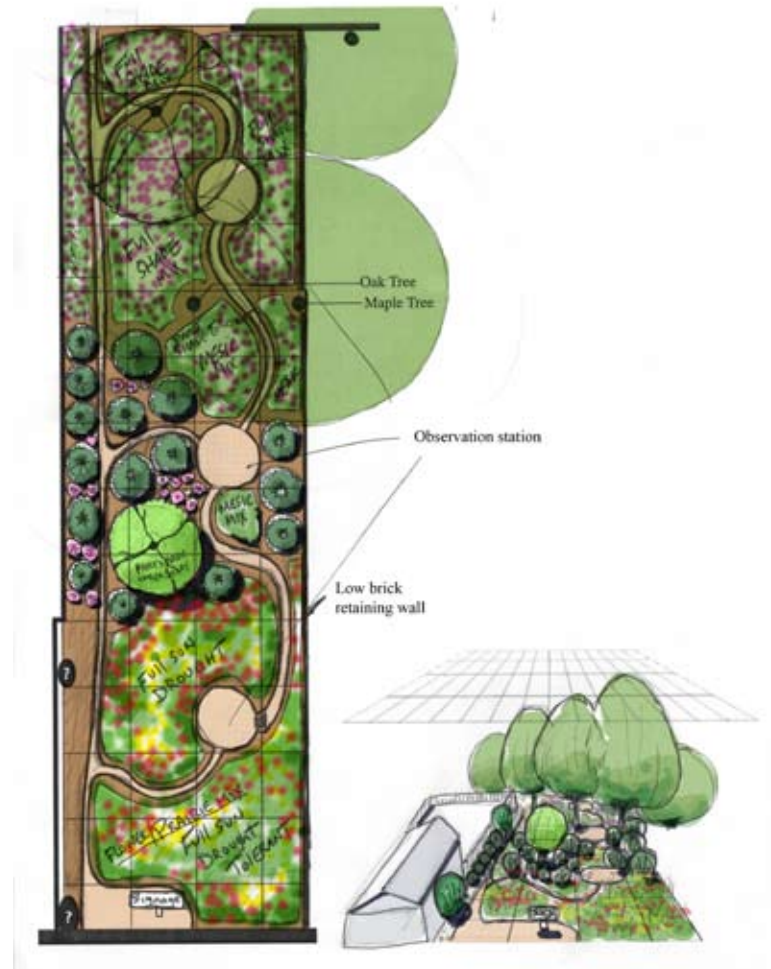
Vacant lots on residential streets can provide a community area for residents, as either a community garden or a passive green space with seating. The plants selected will need to thrive in the shade, especially if the lot is narrow and is framed by houses on either side. Stewardship is the key to making this strategy successful. A community development corporation, a block club, a church group, or an informal alliance of neighbors can assume responsibility for the upkeep of a pocket park. The side and rear edges of a pocket park should have fencing, hedges, or other screening to buffer adjacent homeowners from noise and activity in the park.

# Native Planting Plan

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) .....	\$500
sheet mulch.....	\$600
<i>Lay a layer of cardboard down over the entire lot. Cover with 2-4 inches topsoil (20 cubic yards). Cover with 4-6 inches straw, not hay, (40 cubic yards). Thoroughly soak with water. Let cure for 8 weeks.</i>	
broadcast native plants .....	\$500
<i>Ohio Prairie Nursery "True Colors Mesic by 18 Short"</i>	
labor for site preparation and initial planting.....	\$2,000
plant 5 trees (minimum) at \$250 per tree .....	\$1,250
<i>Plant any 5 of the following trees, keeping at least 5 feet between their 20 year crowns. The older the tree, the more likely it will establish successfully.</i>	
<ul style="list-style-type: none"> <li>• Cercis canadensis - redbud</li> <li>• Cladrastis kentuckea - yellowwood</li> <li>• Quercus coccinea - scarlet oak</li> <li>• Liriodendron tulipifera - tuliptree/yellow poplar</li> <li>• Halesia caroliniana - silver bell</li> <li>• Juniperus communis - common juniper/red cedar</li> <li>• Thuja occidentalis - arborvitae</li> <li>• Carpinus caroliniana - hornbeam, musclewood</li> <li>• Magnolia acuminata - cucumber magnolia</li> <li>• Acer pensylvanicum - Striped Maple</li> <li>• Asimin triloba - Pawpaw</li> <li>• Amelanchier laevis - Allegheny Serviceberry</li> <li>• Prunus serotina - Wild Black Cherry</li> <li>• Sassafras albidum - Sassafras</li> <li>• Prunus nigra - Canadian Plum</li> <li>• Corylus americana - American Hazelnut</li> </ul>	
total project cost .....	<b>\$4,850</b>

**Cost Estimate.....Parcel Area 4,000 square feet (0.09 acre)**



The EarthDay Coalition has developed recommendations for native plantings on vacant lots. Native landscapes can be established affordably using seed mixtures of grasses and perennials, along with trees and shrubs. Once established, native plant materials are hardy and low-maintenance. A native landscape offers local color and provides habitat for birds, butterflies, and other wildlife.

# Gazebo/Park



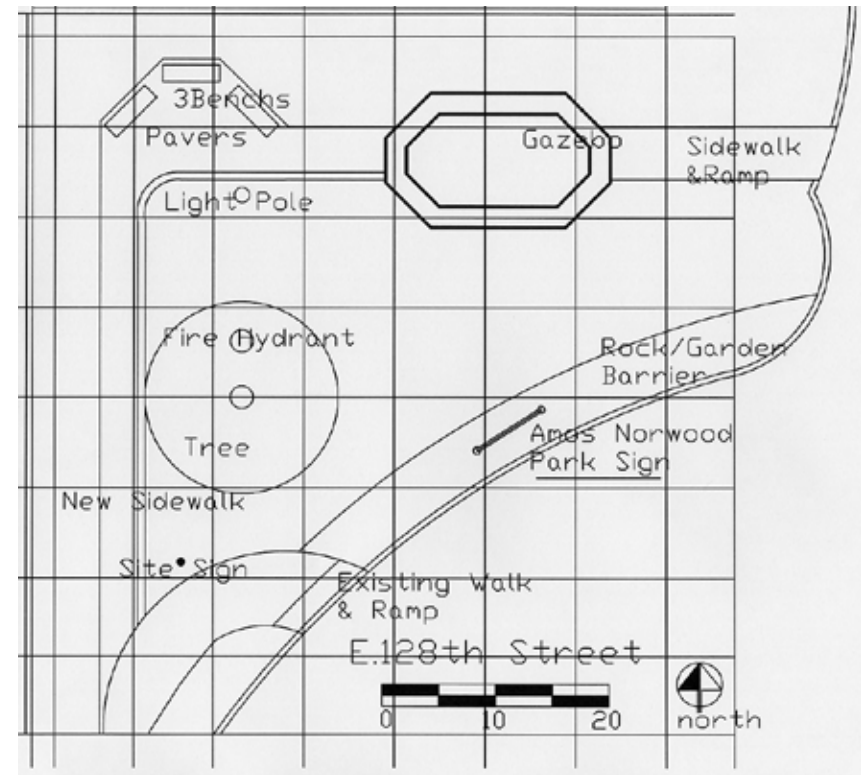
## Per Unit Cost Estimates

Gazebo structure .....	\$10,000
<b>landscape materials</b>	
plants and planting mixture .....	\$5,000
site preparation and landscape installation .....	\$2,000
<b>furnishings</b>	
trash cans, benches .....	\$5,000
planter/barrier .....	\$2,500
<b>fencing</b>	
ornamental wrought iron-style fencing .....	\$2,000
<b>paving</b>	
concrete pad .....	\$5,000

## Gazebo/Park Total Cost Estimate

subtotal cost \$5.25 per square foot .....	\$31,500
contingency 10% .....	\$3,150
design/engineering 10% .....	\$3,150
total project cost .....	<b>\$38,800</b>

**Cost Estimate.....Parcel Area 6,000 square feet (0.14 acre)**



The Gazebo pattern is based on a real project on at East 128th Street, south of Shaker Square. The site held no appeal to the neighborhood, with cars frequently running over the curbs and litter strewn about. The park has a landscaped earth berm that provide a physical barrier to cars and a neighborhood amenity where residents plant flowers and seasonal plants. The Gazebo provides a place for residents to sit, providing a passive sense of security and safety not previously found at this location.

# Green Amenity Expansion

## *bike trail*



- 1 existing bike trail
- 2 expand existing trail
- 3 flowering trees
- 4 tree buffer

### Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) ..... \$500

#### walkway/paving materials

compacted crushed gravel \$1.50 s.f. (800) ..... \$1,200

#### landscape materials

topsoil \$25 per cubic yard (45) ..... \$1,125

#### plant materials

6' flowering tree-flwg.plum \$200 ea. (10) ..... \$2,000

low mow seeding \$0.12 s.f. (3,200) ..... \$384

#### furnishings

waste receptacles \$600 ea. (1) ..... \$600

5' stone seat walls \$500 ea. (2) ..... \$1,000

### Green Amenity/Bike Trail Expansion Total Cost Estimate

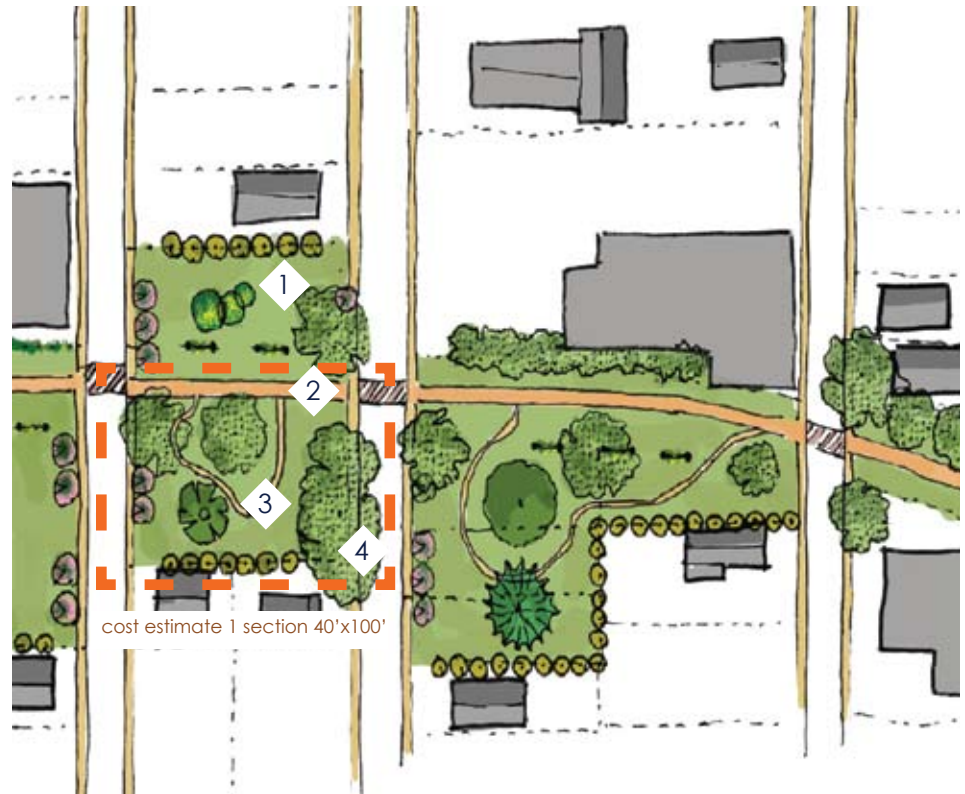
subtotal cost \$3.18 per square foot ..... **\$5,209**

contingency 10% ..... \$520

design/engineering 10% ..... \$520

total project cost ..... **\$6,249**

**Cost Estimate.....Parcel Area 4,000 square feet (0.09 acre)**



Green Amenity Expansion uses strategically located vacant properties to expand upon an existing green area by allowing the green area to take priority. Expanding an existing amenity helps to absorb surplus land, making the remaining vacant parcels more valuable for development.

# Green Amenity Expansion *pocket park*



- 1 existing bike trail
- 2 expansion for pocket park
- 3 flowering trees
- 4 tree buffer

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) ..... \$500

### landscape materials

topsoil \$25 per cubic yard (45) ..... \$1,125

### plant materials

8' evergreen-spruce, fir \$250 ea. (12) ..... \$3,000

6' flowering tree-flwg, plum \$200 ea. (3) ..... \$600

low mow seeding \$0.12 s.f. (3,200) ..... \$384

### fencing

6' woodframe/wire \$40 l.f. (60) ..... \$2,400

## Green Amenity/Pocket Park Total Cost Estimate

subtotal cost \$3.18 per square foot ..... **\$8,009**

contingency 10% ..... \$800

design/engineering 10% ..... \$800

total project cost ..... **\$9,609**

**Cost Estimate.....Parcel Area 4,000 square feet (0.09 acre)**



Parcels that are adjacent to existing houses will require special treatment in a Green Amenity Expansion. Tall hedges, rapidly growing trees, or sections of fencing may be needed to provide adjacent homeowners with privacy and separation from a public amenity.



# Central Green *market garden*



- 1 fruit trees
- 2 walkway
- 3 food crops
- 4 berry bushes

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (50) .....\$1,000

### landscape materials

planting mixture \$45 per cubic yard (90) .....\$4,000

mulch \$40 per cubic yard (25) .....\$1,000

### furnishings

rainbarrels \$250 ea. (6) .....\$1,500

irrigation \$1.25 s.f. (4,000) .....\$5,000

### fencing

6' woodframe/wire \$40 l.f. (340) .....\$13,600

entry gate \$1,500 ea. (1) .....\$1,500

## Central Green/Market Garden Total Cost Estimate

subtotal cost \$3.45 per square foot.....\$27,600

total project cost .....**\$27,600**

**Cost Estimate.....Parcel Area 8,000 square feet (0.18 acre)**



Multiple adjacent parcels can be assembled to establish a market garden. A one-acre site is preferred, but smaller sites can still yield a substantial amount of produce for sale or local consumption. Soil testing will be needed to ensure that food crops can be safely grown on a specific site.

# Central Green *natural park*



- 1 shrubs
- 2 gravel path
- 3 utility shed
- 4 evergreen trees

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (50) .....\$1,000

### walkway/paving materials

compacted crushed gravel \$1.50 s.f. (2,400) .....\$3,600

### landscape materials

planting mixture \$45 per cubic yard (150) .....\$6,750

mulch \$40 per cubic yard (25) .....\$1,000

### nursery stock

seed mix \$0.28 s.f. (2,000) .....\$560

native plant seedlings 32 plug flats \$128 ea. (50) .....\$6,400

8'evergreen-spruce, fir \$250 ea. (12) .....\$3,000

tree liners \$100 ea. (15) .....\$1,500

rye seeding \$0.10 s.f. (1,000) .....\$100

**irrigation** \$1.25 s.f. (4,000) .....\$5,000

## Central Green/Natural Park Total Cost Estimate

subtotal cost \$2.99 per square foot .....\$23,910

contingency 10% .....\$2,390

design/engineering 15% .....\$3,590

**total project cost .....\$29,890**

**Cost Estimate .....Parcel Area 8,000 square feet (0.18 acre)**



Two or more vacant properties can be planted as a low-maintenance community green space.

# Community Garden



- 1 sidewalks
- 2 flowering trees
- 3 seating
- 4 gardens

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (80) .....\$3,000

### landscape materials

planting mixture \$45 per cubic yard (90) .....\$4,000

mulch \$40 per cubic yard (18) .....\$720

### plant materials

low mow seeding \$0.12 s.f. (3,200) .....\$384

### furnishings

rainbarrels \$250 ea. (2) .....\$500

irrigation \$1.25 s.f. (3,200) .....\$5,000

### fencing

6' woodframe/wire with gate \$40 l.f. (200) .....\$8,500

## Community Garden Total Cost Estimate

subtotal cost \$3.00 per square foot .....\$18,000

total project cost .....**\$18,000**

**Cost Estimate.....Parcel Area 6,000 square feet (0.14 acre)**



Proximity to an elementary school and single family homes with small yards make community gardens a viable vacant land strategy in some neighborhoods.

# Corner Gateway



- 1 tree buffer
- 2 pavement
- 3 optional event area
- 4 art seating

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) ..... \$500

### walkway/paving materials

compacted crushed gravel \$1.50 s.f. (1,300 s.f.) ..... \$2,000

### landscape materials

topsoil \$25 per cubic yard (10) ..... \$250

planting mixture \$45 per cubic yard (12) ..... \$550

mulch \$40 per cubic yard (5) ..... \$200

### plant materials

low mow seeding \$0.12 s.f. (2,000 s.f.) ..... \$240

perennial plant materials ..... \$1,760

### furnishings, art elements, shelter/structure

To be designed (site-specific) ..... \$2,000

## Corner Gateway Total Cost Estimate

subtotal cost \$0.80 per square foot ..... \$7,000

contingency 10% ..... \$700

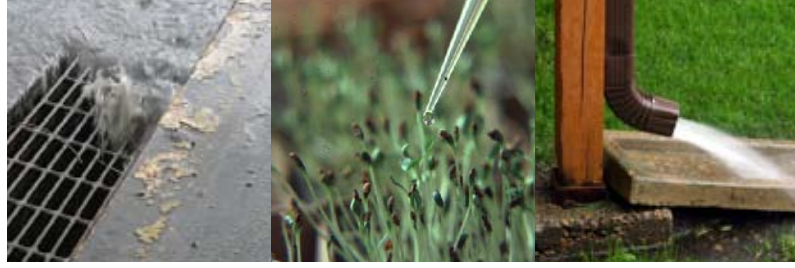
design/engineering 15% ..... \$1,050

total project cost ..... **\$8,750**

**Cost Estimate.....Parcel Area 5,600 square feet (0.13 acre)**



A pavilion structure at the farmer's market site would broaden the use of a corner vacant property to include community meetings, leisure gatherings, a play area for children, concerts on special occasions, in addition to farmer's market. The pavilion could incorporate seating and solar lighting to encourage pedestrian traffic. A paved or gravel area is appropriate around the structure, but the rest of the site could remain grass or ground cover.



# Raingarden

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (50) .....	\$1,000
connections to drain adjacent buildngs .....	\$1,000

### landscape materials

topsoil \$25 per cubic yard (7) .....	\$175
planting mixture \$45 per cubic yard (15) .....	\$675
mulch \$40 per cubic yard (5) .....	\$200

### plant materials

12' shade tree-river birch, maple \$350 ea. (1) .....	\$350
6' flowering tree-flwg.plum \$200 ea. (2) .....	\$400
4' upright shrub-viburnum, thuja \$80 ea. (5) .....	\$400
3' spreading shrub-roses, holly \$50 ea. (9) .....	\$450
low mow seeding \$0.12 s.f. (1,000) .....	\$120
grasses-perennials \$5 s.f. (100) .....	\$500

### fencing

4' wood frame/wire \$30 l.f. (40) .....	\$1,400
post treatment \$75 ea. (2) .....	\$150

### furnishings

rain barrels \$250 ea. (1) .....	\$250
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## Raingarden Total Cost Estimate

subtotal cost \$1.77 per square foot .....	<b>\$7,070</b>
contingency 10% .....	\$700
design/engineering 15% .....	\$700
total project cost .....	<b>\$8,470</b>

**Cost Estimate.....Parcel Area 4,000 square feet (0.09 acre)**



- 1 rain barrel
- 2 fence
- 3 grasses
- 4 perennials



Rain gardens are an effective way to manage stormwater run-off from rooftops. The back part of a vacant lot could be converted into a raingarden by directing downspouts from adjacent roofs into the garden. The front of the lot could be used for more active uses or as a garden with seating or as additional parking for the residents on the street.

# Raingarden and Parking

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (50) ..... \$1,000  
 connections to drain adjacent buildngs ..... \$1,000

### paving materials

compacted crushed gravel \$1.50 s.f. (250) ..... \$375  
 6" pervious concrete \$12.50 s.f. (450) ..... \$5,625

### landscape materials

topsoil \$25 per cubic yard (10) ..... \$250  
 planting mixture \$45 per cubic yard (20) ..... \$900  
 mulch \$40 per cubic yard (5) ..... \$200

### plant materials

12' shade tree-river birch, maple \$350 ea. (1) ..... \$350  
 6' flowering tree-flwg.plum \$200 ea. (2) ..... \$400  
 4' upright shrub-viburnum, thuja \$80 ea. (5) ..... \$400  
 3' spreading shrub-roses, holly \$50 ea. (9) ..... \$450  
 low mow seeding \$0.12 s.f. (1,000) ..... \$120  
 grasses-perennials \$5 s.f. (100) ..... \$500

### fencing

4' wood frame/wire \$30 l.f. (80) ..... \$2,400  
 post treatment \$75 ea. (4) ..... \$300

### furnishings

rain barrels \$250 ea. (2) ..... \$500

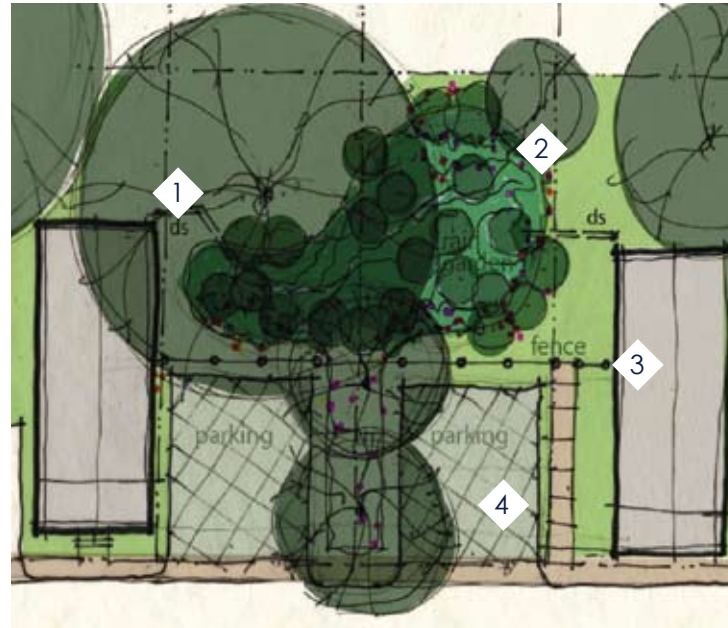
## Raingarden/Parking Total Cost Estimate

subtotal cost \$1.85 per square foot ..... **\$14,770**  
 contingency 10% ..... \$1,377  
 design/engineering 15% ..... \$2,066  
 total project cost ..... **\$17,213**

**Cost Estimate.....Parcel Area 8,000 square feet (0.18 acre)**



- 1 downspout
- 2 rain garden
- 3 fence
- 4 pervious pavement



Rain gardens are an effective way to manage stormwater run-off from rooftops. The back part of a vacant lot could be converted into a raingarden by directing downspouts from adjacent roofs into the garden. The front of the lot could be used for more active uses or as a garden with seating or as additional parking for the residents on the street.

# Bioretention



- 1 parking lot
- 2 roof
- 3 lawns
- 4 bioretention

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (50) .....\$1,000

### walkway/paving materials

compacted crushed gravel \$1.50 s.f. (1,800) .....\$2,700

### landscape materials

topsoil \$25 per cubic yard (20) .....\$500

mulch \$40 per cubic yard (80) .....\$3,200

### plant materials

low mow seeding \$0.12 s.f. (3,700) .....\$444

grasses-perennials \$5 s.f. (2,500) .....\$12,500

## Bioretention Total Cost Estimate

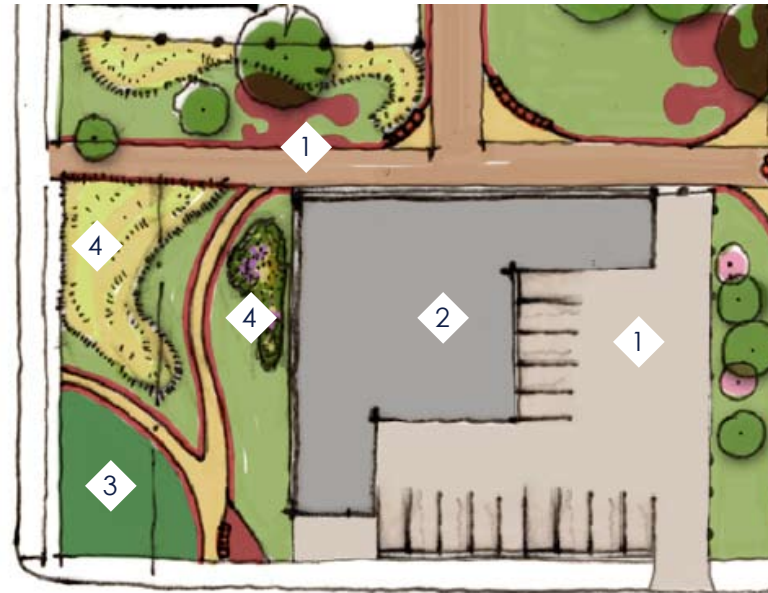
subtotal cost \$2.54 per square foot .....\$20,844

contingency 10% .....\$2,080

design/engineering 15% .....\$3,120

total project cost .....**\$26,044**

**Cost Estimate.....Parcel Area 8,000 square feet (0.18 acre)**



Vacant sites near parking lots and other paved surfaces can be used to provide bio-retention areas for managing stormwater. Bioswales and rain gardens must be designed and engineered in response to the soil conditions and water volumes at a specific site.



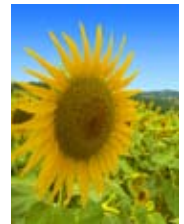
# Phytoremediation



*heavy metals (i.e. lead, arsenic)  
pesticides  
petroleum  
volatile organic compounds*

Cost estimates for the phytoremediation process are dependent on many factors including levels and type of toxicity and the depth of the pollutants. Phytoremediation strategies are site-specific, so a cost can only be derived on a case by case basis once the unique conditions of a given parcel are assessed.

Phytoremediation has primarily been used on large-scale industrial sites and former military bases. However, phytoremediation is also a potentially useful strategy for reducing lead concentrations in residential neighborhoods. Spinach, indian mustard, sunflowers, and cabbage are effective hyper-accumulators—these plants extract lead and other heavy metals from the soil and retain these materials within plant tissues. Disposal of contaminated plant materials is an issue. Although these plants may be disposed of as residential waste, a safer approach would be to dispose of them at a hazardous waste facility, which would incur a significant cost.



Phytoremediation is a technique that uses plants to extract lead, arsenic, and other heavy metals, petroleum substances, and pesticides from the soil.

# NEW DEVELOPMENT

## Chapter 4



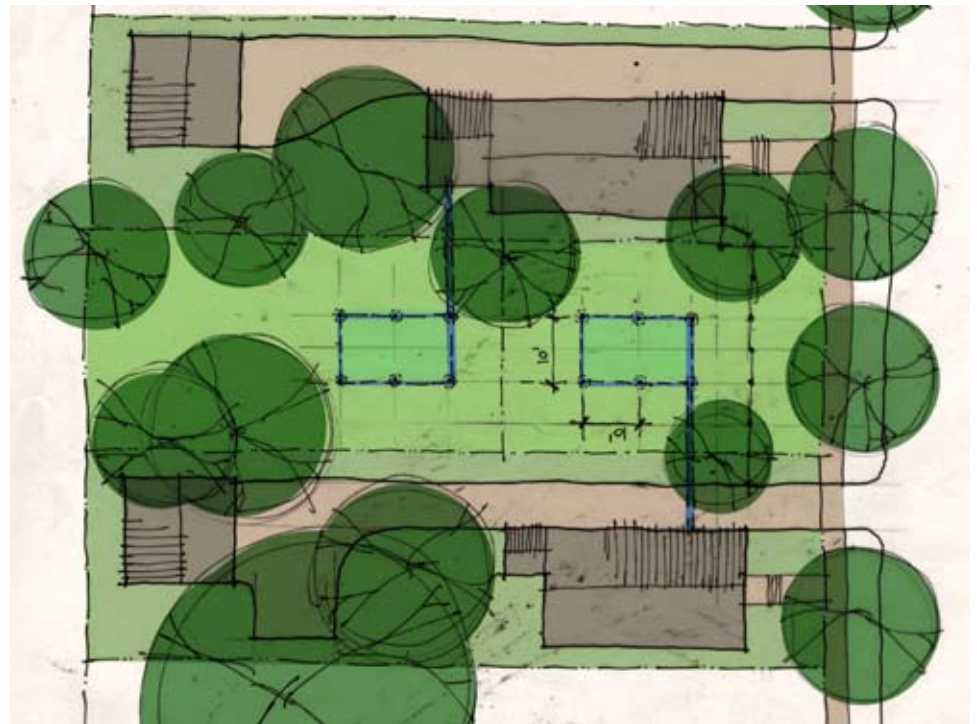
# Geo Thermal Wells



## Geo Thermal - Shared Utilities Total Cost Estimate

geothermal installation per house (\$21,000) (2) .....\$42,000

Geothermal technology uses the earth's renewable energy, just below the surface, to heat and cool a home, and to help provide hot water. Geothermal energy is extremely cost effective and environmentally friendly. Although the cost of installing a geothermal well is higher than installing a conventional heating system, a geothermal system results in significantly lower utility costs. Geothermal wells can be installed on a vacant site to generate energy for two adjacent houses.



# Consolidated Parking *small lot*



- 1 house
- 2 tree buffer
- 3 utility shed
- 4 evergreen trees

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (25) ..... \$500

### driveway/paving materials

4" pervious asphalt \$45 per square yard (325) ..... \$14,625

### plant materials

8' evergreen-spruce, fir \$250 ea. (8) ..... \$2,000

6' flowering tree-flwg, plum \$200 ea. (10) ..... \$2,000

4' upright shrub-viburnum, thuja \$80 ea. (12) ..... \$960

low mow seeding \$0.12 s.f. (1,200) ..... \$144

## Consolidated Parking Total Cost Estimate

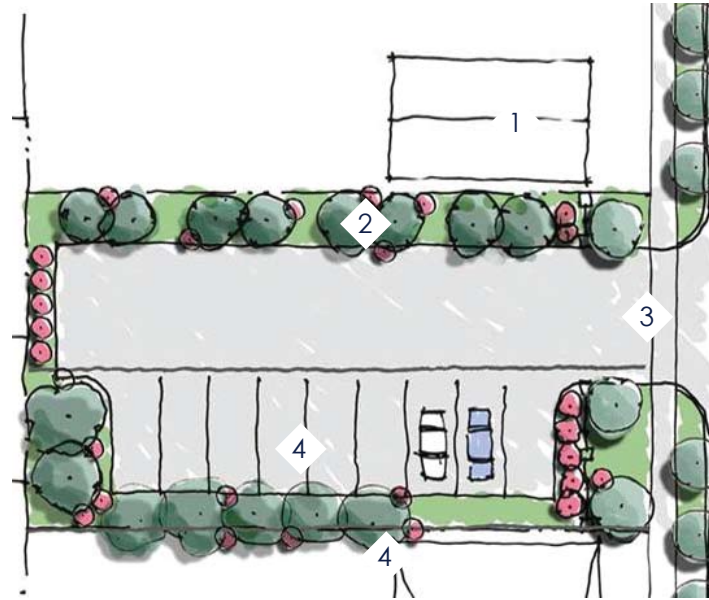
subtotal cost \$5.06 per square foot ..... \$20,229

contingency 10% ..... \$2,020

design/engineering 10% ..... \$2,020

total project cost ..... **\$24,269**

**Cost Estimate.....Parcel Area 4,000 square feet (0.09 acre)**



Small, off-street parking lots can be created on vacant lots with bio-swales and plantings for on-site stormwater drainage.

# Side Lot Garage



- 1 driveway
- 2 garage
- 3 patio
- 4 tree buffer

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (100) ..... \$2,000

### landscape materials

topsoil \$25 per cubic yard (5) ..... \$125

### plant materials

8' evergreen-spruce, fir \$250 ea. (5) ..... \$1,250

6' flowering tree-flwg. plum \$200 ea. (5) ..... \$1,000

low mow seeding \$0.12 s.f. (1,600) ..... \$192

### walkway/paving materials

2" pervious asphalt \$35 per square yard (75) ..... \$2,626

4" pervious asphalt \$45 per square yard (165) ..... \$7,425

### garage construction composite siding/asphalt shingles

one-car garage \$35-\$45 s.f. (240) ..... \$8,400-\$10,800

two-car garage \$35-\$45 s.f. (380) ..... \$13,000-\$17,000

## Side Lot Garage Total Cost Estimate

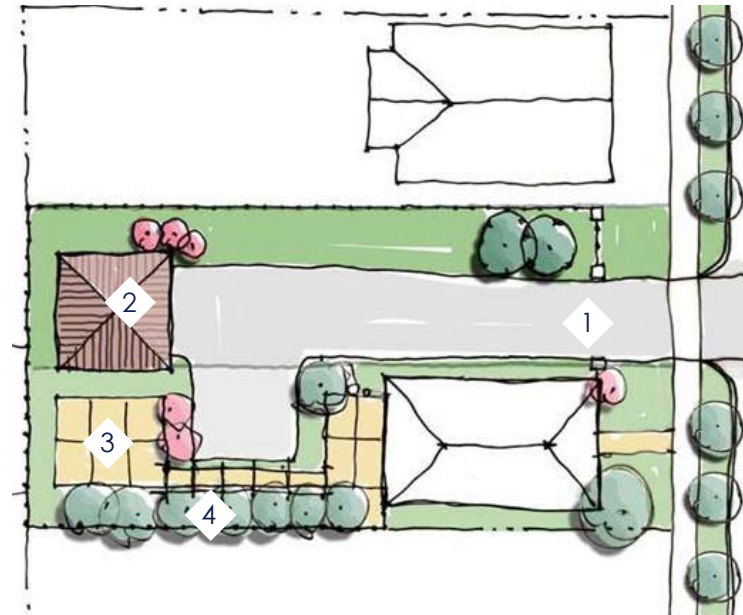
subtotal cost ..... \$31,617

contingency 10% ..... \$3,200

design/engineering 10% ..... \$3,200

total project cost ..... **\$38,017**

**Cost Estimate.....Parcel Area 8,000 square feet (0.18 acre)**



A vacant lot can be decided to an adjacent homeowner for the construction of a garage. A side lot garage should be carefully designed to maintain the character and rhythm of the street. Building materials should be consistent with surrounding houses. Landscaping and decorative fencing can be used to maintain the residential setback line.

# Rear Lot Garage



- 1 driveway
- 2 garage
- 3 patio
- 4 covered walkway

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (100) ..... \$2,000

### landscape materials

topsoil \$25 per cubic yard (5) ..... \$125

### plant materials

8' evergreen-spruce, fir \$250 ea. (5) ..... \$1,250

6' flowering tree-flwg. plum \$200 ea. (5) ..... \$1,000

low mow seeding \$0.12 s.f. (1,600) ..... \$192

### walkway/paving materials

2" pervious asphalt \$35 per square yard (135) ..... \$4,725

4" pervious asphalt \$45 per square yard (125) ..... \$2,625

### garage construction composite siding/asphalt shingles

one-car garage \$35-\$45 s.f. (240) ..... \$8,400-\$10,800

two-car garage \$35-\$45 s.f. (380) ..... \$13,000-\$17,000

## Rear Lot Two-Car Garage Total Cost Estimate

subtotal cost ..... \$31,917

contingency 10% ..... \$3,200

design/engineering 10% ..... \$3,200

total project cost ..... **\$38,317**

**Cost Estimate.....Parcel Area 8,000 square feet (0.18 acre)**



If a property has an adjacent vacant lot to the rear, a garage could be constructed in a variety of configurations. The street-facing facade of the garage should be carefully designed to maintain the scale and character of the surrounding neighborhood.

# Consolidated Parking *garages*



- 1 tree buffer
- 2 green space
- 3 driveway
- 4 garages

## Per Unit Cost Estimates (for 5 two-car garages)

site demolition/grading \$20 per cubic yard (400) .....\$8,000

### driveway/paving materials

4"pervious asphalt \$45 per square yard (800) .....\$36,000

### plant materials

8' evergreen-spruce,fir \$250 ea. (12) .....\$3,000

6' flowering tree-flwg.plum \$200 ea. (16) .....\$3,200

low mow seeding \$0.12 s.f. (12,000) .....\$1,440

### garage construction composite siding/asphalt shingles

one-car garage \$35-\$45 s.f. (240).....\$8,400-\$10,800

two-car garage \$35-\$45 s.f. (380) .....\$13,000-\$17,000

## Consolidated Parking Total Cost Estimate

subtotal cost.....\$133,640

contingency 10%.....\$13,360

design/engineering 10%.....\$13,360

total project cost .....**\$160,360**

**Cost Estimate.....Parcel Area 16,000 square feet (0.37 acre)**



If a property has an adjacent vacant lot to the rear, a garage could be constructed in a variety of configurations. To avoid the appearance of a row of garage doors along a residential frontage, several vacant properties could be consolidated as a green space, allowing access to garages through a communal driveway.

# Accessory Dwelling Unit



- 1 apartment unit
- 2 driveway
- 3 tree buffer
- 4 patio

## Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (100) ..... \$2,000

### landscape materials

topsoil \$25 per cubic yard (5) ..... \$125

### plant materials

8' evergreen-spruce, fir \$250 ea. (5) ..... \$1,250

6' flowering tree-flwg. plum \$200 ea. (5) ..... \$1,000

low mow seeding \$0.12 s.f. (1,600) ..... \$192

### walkway/paving materials

2" pervious asphalt \$35 per square yard (165) ..... \$5,775

4" pervious asphalt \$45 per square yard (85) ..... \$3,825

### garage construction composite siding/asphalt shingles

two-car garage \$35-\$45 s.f. (380) ..... \$13,000-\$17,000

with accessory dwelling unit \$100 s.f. (760) ..... \$51,000-\$55,000

## Two-Car Garage and Dwelling Unit Total Cost Estimate

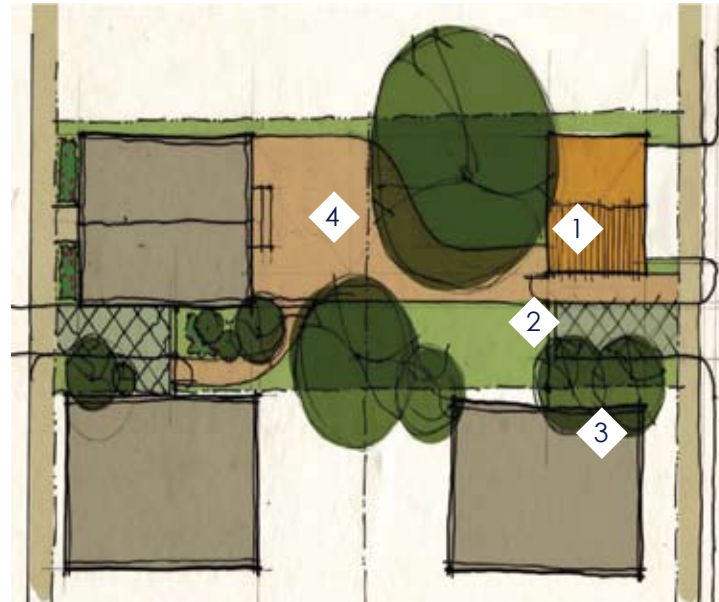
subtotal cost ..... \$69,167

contingency 10% ..... \$6,900

design/engineering 10% ..... \$6,900

total project cost ..... **\$82,967**

**Cost Estimate.....Parcel Area 8,000 square feet (0.18 acre)**



If a property has an adjacent vacant lot to the rear, a garage could be constructed to include an accessory dwelling unit. This would help to increase the range of housing typed in a neighborhood and provide an income stream to the homeowners if they choose to rent the garage unit.



# Single House Infill



## Per Unit Cost Estimates

**home construction** composite siding/asphalt shingles  
all in cost (hard + soft) \$100 s.f. (2000).....\$200,000

**garage construction** composite siding/asphalt shingles  
two-car garage \$35-\$45 s.f. (380) .....\$13,000-\$17,000  
with accessory dwelling unit \$100 s.f. (760) .....\$51,000-\$55,000

## Single House Infill Total Cost Estimate

total cost \$54.25 per square foot.....\$217,000

**Cost Estimate.....Parcel Area 4,000 square feet (0.09 acre)**



In some neighborhoods, market conditions support the development of infill housing on vacant lots. Sustainable materials and green technology can be employed to create energy-efficient and environmentally-friendly housing units.

# Steps to Create a Successful Community Land Reuse Project

- 1) *Identify vacant land in your neighborhood that you are interested in, research and analyze the site in the context of your regional ecosystem:*
  - Use the Trust for Public Land's online Ohio Green Print at <http://www.ohiogreenprint.org/>. From this site you can learn about ownership, existing site conditions (soils, hydrology, watershed info, etc.), appropriate land reuses, neighborhood demographics and much more. You will also be able to map the site(s) you are interested in and see how it may connect in the long-term to other vacant land in your neighborhood to form a green network within your neighborhood and to connect to the rest of the city.
  - Contact your local community development corporation (CDC) for assistance with this. Find a listing of CDCs at Cleveland State University's Neighborhood Link at <http://www.nhlink.net> or call the Cleveland Neighborhood Development Coalition to ask what CDC serves your area. You can reach them at (216) 928-8100.
  - Review the Reimagining Cleveland Plan and analyze which land reuse strategies are appropriate and desirable given the location and existing site conditions.
  - Invite your neighborhood CDC or one of the technical assistance resource organizations to help you plan your visioning session and strategies to accomplish your project.
- 2) *Host a Visioning Session:*
  - Pick a date, location and time that will allow the most people to attend (usually early evening is best) and invite the CDC or technical assistance organization to attend and help you facilitate the session.
  - Invite a broad base of neighbors so that their ideas will be integrated into the project design and especially include the people that will use the site.
  - Have each person introduce themselves briefly and sign in. Be sure to get phone numbers, e-mail addresses and street addresses of everyone present.
  - Introduce the opportunity - the community can take control over vacant land and create a reuse project that is beautiful, productive and benefits the residents. Distribute/circulate the Reimagining Cleveland Plan and this Pattern Book to help people think about appropriate land reuses. Share information about the site that you learned from the Ohio Green Print.
  - Ask visioning questions like: What challenges can we begin to solve in our neighborhood or across the city using vacant land reuse strategies? How can an initial project for a vacant site lead to other neighborhood improvements or to an expanding network of vacant land reuse projects, which should extend beyond a neighborhood's boundaries? How can we encourage collaboration? What population of community members would we like to serve with this space? What are elements that we would like to include in the design? (community gardens, benches, wildlife

habitat, open space) What are some other creative or aesthetic elements we would like to add to the space? (forested area, stone pathway, art) What resources (physical and relational/people) will we need to make our project happen? What assets do we already have? How will we maintain the project once it is built?

- Summarize the ideas giving the main themes and reach agreement on what type of project to do and what elements to include.
- Brainstorm all of the different possible volunteer roles. Ask for a core group of volunteers to help organize the project: team leaders who will write the grant applications, recruit volunteers, and organize the work on the site.
- Thank participants for their input and let them know what the next steps will be.

3) *Hold a follow up meeting to plan all the details of your project :*

- Seek technical assistance from resource organizations available to help you with your specific project – see next page.
- Select your project design from the ReImagining Cleveland Pattern Book or design your own based on input from the visioning session.
- Develop a budget based on your own research with help from the Pattern Book (always double-check cost estimates, because prices will change over time)
- Decide how to raise funds for the project (grants are listed in the next section) and where to go for free resources.
- Set a timeline for your project.
- Create a plan for constructing your project and doing ongoing maintenance – what needs to be done, how often, who will do it – and ask neighbors to not only build it, but as importantly, make a commitment to maintain it.
- Identify a non-profit organization to be your fiscal agent for any project grants and ask for their commitment to do this. Be clear about the roles and responsibilities on their part and yours.

4) *Carry out your plan and keep neighbors involved in the process:*

- Circulate the design plan to neighbors through a flyer or newsletter and ask for volunteers and donations. Remember – there are lots of people who hate meetings but will gladly show up for volunteer work days.
- Possibly have a few mini-events leading up to the project work day to build a “buzz” for the event. A picnic on the proposed site before the planting, a mini-fundraiser or education campaign about the benefits of greenspace, community gardens, etc. Get the local kids involved with a lemonade stand to make money for the project.
- Once funding is in hand, work with your CDC or technical assistance organization to purchase supplies, bring in the right equipment and hold your volunteer work day(s). Be sure to end it with food/ refreshments to celebrate your great work!
- Carry out regular volunteer maintenance according to your plan.

# Community Resources

These are some of the resources for advice, assistance, information, materials and funding to help you accomplish your project. No endorsement is implied for businesses listed, and no discrimination is intended of businesses not listed.

**Your Starting Point** - Online information on vacant land and mapping tool <http://www.ohiogreenprint.org/>

## **Advice on Appropriate Land Re-use Strategies Based on Existing Site Conditions:**

*Cleveland Urban Design Collaborative*  
[www.cudc.kent.edu](http://www.cudc.kent.edu)  
Contact: Terry Schwarz  
Email: [tschwarz@kent.edu](mailto:tschwarz@kent.edu)  
Phone Number: (216)357-3426

## **Community and Market Gardening Training and Technical Assistance, Summer Sprout:**

*Ohio State University Extension*  
<http://cuyahoga.osu.edu/>  
Phone number: (216) 429-8200 ext. 224  
Email: [communitygardening@ag.osu.edu](mailto:communitygardening@ag.osu.edu)

## **Green Corps Youth Gardens and Community Gardening Technical Assistance**

*The Cleveland Botanical Garden*  
<http://www.cb garden.org/>  
Contact: Geri Unger  
Phone number: (216) 707-2836

## **Urban Agriculture Training and Technical Assistance:**

*The New Agrarian Center / City Fresh*  
[http://web.me.com/blueheron55/NAC\\_Site/Welcome.html](http://web.me.com/blueheron55/NAC_Site/Welcome.html)  
<http://www.cityfresh.org/>  
Phone number: (440) 935-3106  
Contact: Brad Masi  
Email: [brad@gotthenac.org](mailto:brad@gotthenac.org)

[www.LocalFoodCleveland.org](http://www.LocalFoodCleveland.org)  
Network of community gardeners, urban farmers, bee keepers and local food advocates

## **Land Bank Lots:**

*City of Cleveland Land Bank  
Community Development Department*  
<http://www.city.cleveland.oh.us/Cityof-Cleveland/Home/Government/CityAgencies/CommunityDevelopment/LandBank>  
Contact: Evelyn Strnad  
Phone Number: (216) 664-4127

## **Neighborhood Greening Strategies, Planning and Organizing Volunteer Planting Projects:**

*Parkworks*  
[www.parkworks.org](http://www.parkworks.org)  
Contact: Nora Romanoff  
Email: [nromanoff@parkworks.org](mailto:nromanoff@parkworks.org)  
Phone number: (216) 696-2122

## **Phyto-Remediation of Contaminated Sites:**

*Neighborhood Progress*  
[www.neighborhoodprogress.org](http://www.neighborhoodprogress.org)  
Contact: Bobbi Reichtell  
Email: [blr@neighborhoodprogress.org](mailto:blr@neighborhoodprogress.org)  
Phone Number: (216) 830-2770

## **Rain Gardens, Rain Barrels Bio-Swales and Other Stormwater Management Projects:**

*City of Cleveland Office of Sustainability*  
<http://www.city.cleveland.oh.us/Cityof-Cleveland/Home/Government/CityAgencies/PublicUtilities/Sustainability/GreenTips>  
Contact: Frannie DiDonato  
Phone Number: (216) 664-2444

*The Cleveland Botanical Garden*  
<http://www.cb garden.org/>  
Contact: Geri Unger  
Phone number: (216) 707-2836

*Northeast Ohio Regional Sewer District*  
<http://www.neorsd.org/stormwater.php>  
Contact: Linda Mayer-Mack  
Email: [MackL@neorsd.org](mailto:MackL@neorsd.org)  
Phone Number: (216)881-6600

## **PermaCulture, Wildlife Habitats and Sustainable Plant Communities:**

*Cleveland Metroparks  
Division of Natural Resources*  
Contact: John Mack  
Phone Number: (440) 331-8111

*Green Triangle*  
<http://www.thegreentriangle.com/>  
Contact: Hank Haberman  
Email: [hank@thegreentriangle.com](mailto:hank@thegreentriangle.com)  
Phone Number: 330-283-8055

*The New Agrarian Center*  
[http://web.me.com/blueheron55/NAC\\_Site/Welcome.html](http://web.me.com/blueheron55/NAC_Site/Welcome.html)  
Phone number: (440) 935-3106  
Email: [bradmasi@earthlink.net](mailto:bradmasi@earthlink.net)

## **Funding Resources:**

*CityWorks Grant Program  
Cleveland Dept of Community Development*  
[www.city.cleveland.oh.us/portal/page/portal/CityofCleveland/Home/Government/CityAgencies/CommunityDevelopment/CityWorks#eligible](http://www.city.cleveland.oh.us/portal/page/portal/CityofCleveland/Home/Government/CityAgencies/CommunityDevelopment/CityWorks#eligible)  
Contact: Donna Harris  
Email: [Dharris@city.cleveland.oh.us](mailto:Dharris@city.cleveland.oh.us)  
Phone Number: (216)664-4100

*Gardening for Greenbacks (for market gardens/urban farms)*  
Cleveland Dept of Economic Development  
Contact: Ifeoma Ezepue  
Email: [iezepue@city.cleveland.oh.us](mailto:iezepue@city.cleveland.oh.us)  
Phone: (216) 664-3622

*Neighborhood Connections*  
<http://www.neighborhoodgrants.org/>  
Contact: Tom O'Brien  
Phone Number: (216)393-4640

*ReImagining Cleveland – Demonstration Project Funding*  
Cleveland Dept of Community Development  
[www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/CommunityDevelopment](http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/CommunityDevelopment)  
Contact: Donna Harris  
Phone Number: (216) 664-4100  
Also download application at:  
[www.neighborhoodprogress.org](http://www.neighborhoodprogress.org)

#### **Material Resources** Amendments to Soil

##### *Beer waste:*

*Great Lakes Brewing Company*  
Address: 2516 Market Avenue  
Cleveland, Ohio 44113  
Phone number: (216) 771-4404 ex.123

##### *Manure:*

*Cleveland Metroparks Zoo*  
Contact: Compost/Recycling Coordinator  
Address: 3900 Wildlife Way  
Cleveland, OH 44109  
Phone number:(216) 661-6500 ext. 4508

##### *Food Waste to Create Compost:*

Meal programs  
School cafeterias  
Hospitals  
Food service

Westside Market  
Contact: George A. Bradac  
Address: 1979 West 25th Street  
Cleveland, Ohio 44113  
Phone number: (216) 664-3387

##### *Leaves:*

Landscaping companies

Kurtz Brothers Inc.  
Address: 1180 Miller Road, Avon  
Phone: (216) 986-7033

##### *Soil and Soil Amendments:*

Kurtz Brothers Inc.  
Address: Avon 1180 Miller Road  
Phone: (216) 986-7033

Rosby Resource Recycling  
Address: 4963 Schaaf Lane  
Brooklyn Hts., Ohio 44131  
Phone number: (216) 661-6102 x3

##### THREE-Z-INC.

Address: 8700 Heinton Road  
Phone number: (216) 524-4544

#### **Material Resources** Bricks

*Deconstruction and demolition projects*  
Example: Stanard School site near East 55th and St. Clair Avenue

#### **Material Resources** Building materials

*Habitat for Humanity ReStore*  
Address: 2110 W. 110th Street  
Cleveland, Ohio 44102  
Phone number: (216) 429-1299

#### **Tools to Borrow**

Community Housing Solutions  
Address: 13944 Euclid Avenue, Suite 208  
East Cleveland, Ohio 44112  
Phone number: (216) 541-7000

#### **Tools to Buy**

*Habitat for Humanity ReStore*  
Address: 2110 W. 110th Street  
Cleveland, Ohio 44102  
Phone number: (216) 429-1299 ex.223

#### **Water Hydrant Equipment**

*Sutton Hardware*  
Address: 3848 Prospect Ave. NE  
Cleveland, Ohio 44115  
Phone number: (216) 696-8340

##### *Lakeside Supply*

Address: 300 West 117th Street  
Cleveland, OH 44111

#### **Water Hydrant Permits**

(As of April 2009, must be registered with Summer Sprout Program through OSU Extension)

*City of Cleveland Water Department*  
Address: 1201 Lakeside Ave.  
Cleveland, Ohio 44114  
Phone number: (216) 664-2444

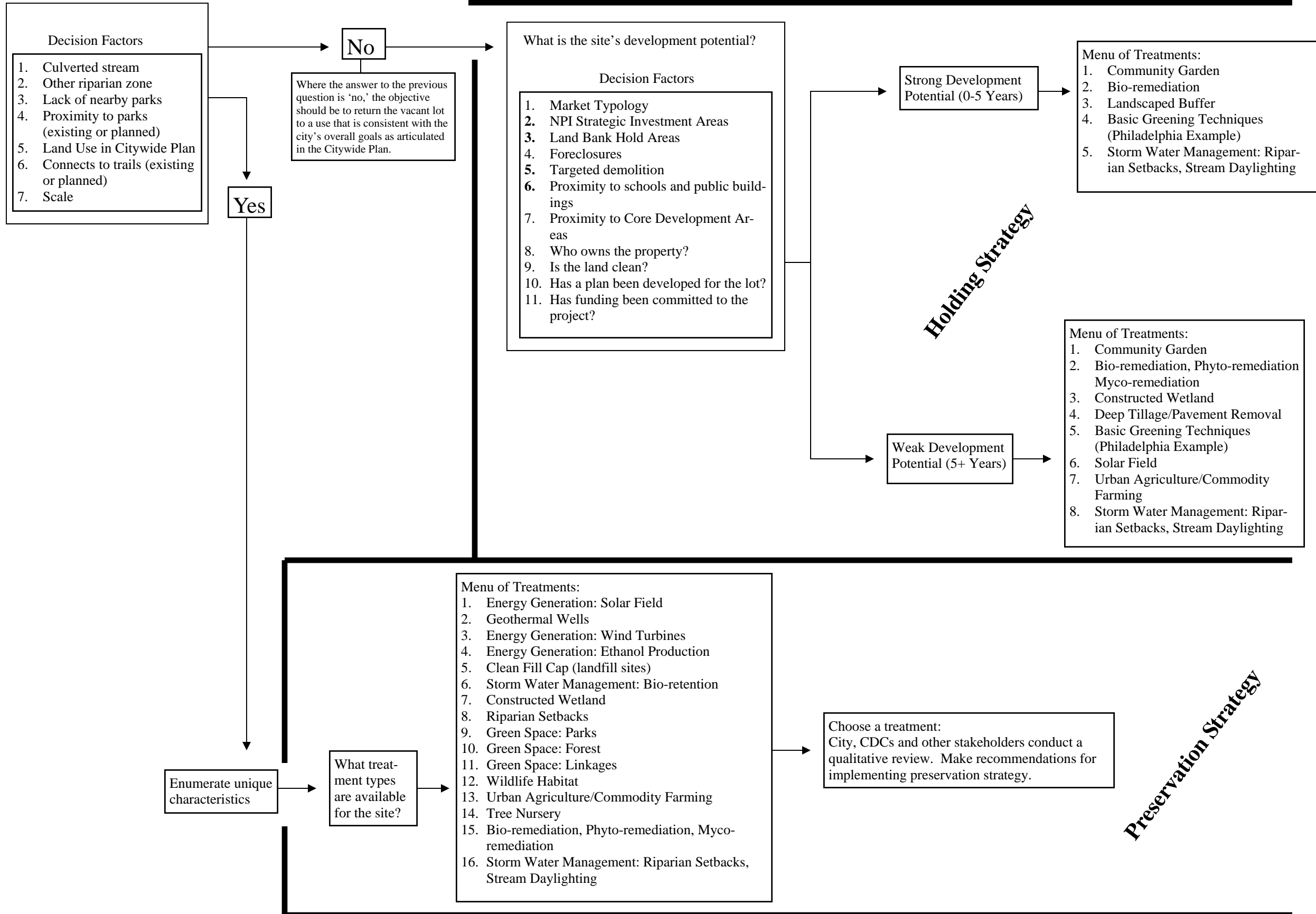
#### **Wood Chips**

*City of Cleveland Urban Forestry Dept*  
Rockefeller Greenhouse  
Address: 750 East 88th Street  
Cleveland, Ohio 44108  
Phone number: (216) 664-3104



# Should the site be preserved?

(Does the site have characteristics that recommend it for a long-term Green use?)



# Revitalization Tools and Strategies

**Larissa Brown**  
**Suzanne Hague**  
Goody Clancy & Associates

November 19, 2009



# Tonight's Agenda

- Presentation + Short Q & A
- **7:10 – 7:50** – Identifying Assets and Issues
- **7:50 – 8:20** – Group Discussion
- **8:20 – 8:30** – Next steps
- **8:30** – Adjourn

# Vacant land in Shreveport: problem or opportunity?

- Problem:
  - “Disinvested” inner-core neighborhoods
  - Older retail land commercial areas with vacancies
- Opportunity:
  - Land for growth and new enterprises
  - Land to create new amenities and improve overall quality of life
  - Land for environmental benefits

# 20<sup>th</sup> century trends caused urban disinvestment

- Automobile culture
- National tax and housing policies
- Demographics
- Growth of regional malls
- Social changes like desegregation of schools



# General trends were reinforced by specific factors

- Redlining and predatory lending
- Leveling-off of population growth in areas like Shreveport
- Leapfrog development
- Municipalities chase development tax base
- Public investment focus on areas of new development
- Decreasing public revenues – increasing public expenses
- Declining conditions create poor perceptions, reputation, impressions

# Symptoms



- Poor maintenance
- Health and safety concerns
- Crime
- Decline in available services and amenities
- Negative reputation → adds to market deterioration
- Owner-occupants move out
- Absentee ownership increases
- Buildings become vacant and boarded up
- Demolition
- Empty lots

# Challenges

- Enforcement of exterior property standards
- Enforcement of health and safety standards
- Absentee ownership
- Clouded titles
- Speculation
- Vandalism, littering and similar quality of life violations
- Crime
- **NEGATIVE PERCEPTIONS**



# Land as an opportunity

- Competitive advantage: Many U.S. cities have very little available, affordable, developable land
- Advance master plan goals:
  - “Greenest and healthiest city in the South”
  - Resource and energy efficiency
  - Network of green space and waterways
  - Safe, clean and welcoming neighborhoods
  - Nurture emerging industries (including energy)
  - Shared civic spirit
  - Shreveport-Caddo Master Plan *Vision for the 21<sup>st</sup> Century*



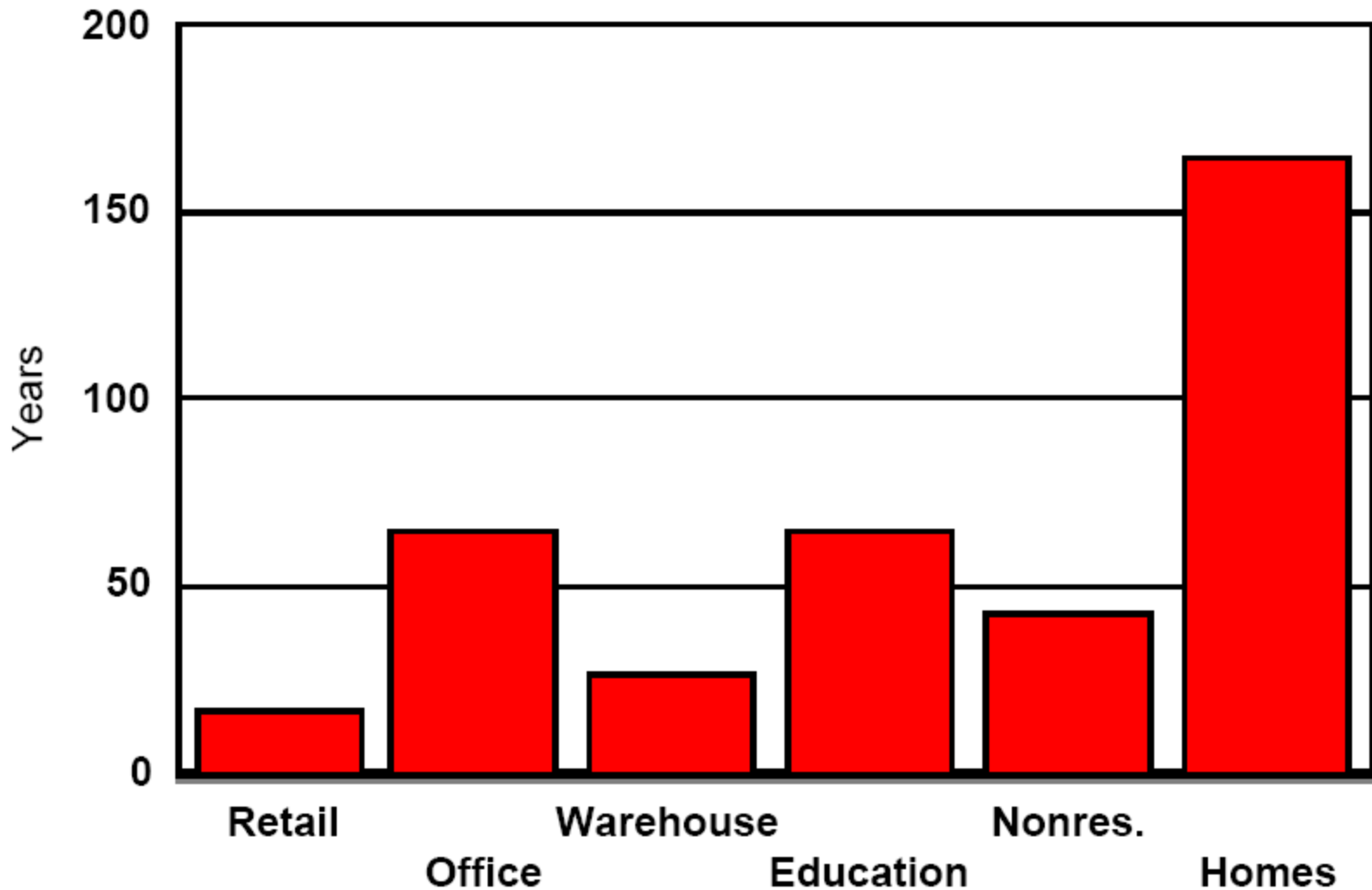
# 21<sup>st</sup> century trends favor a return to cities

- Markets favoring inner, historic, walkable neighborhoods
- Changing demographics --demand for more housing diversity
- Younger people want neighborhoods with community and diversity
- Energy costs make long commutes more expensive
- Urban centers are more environmentally efficient

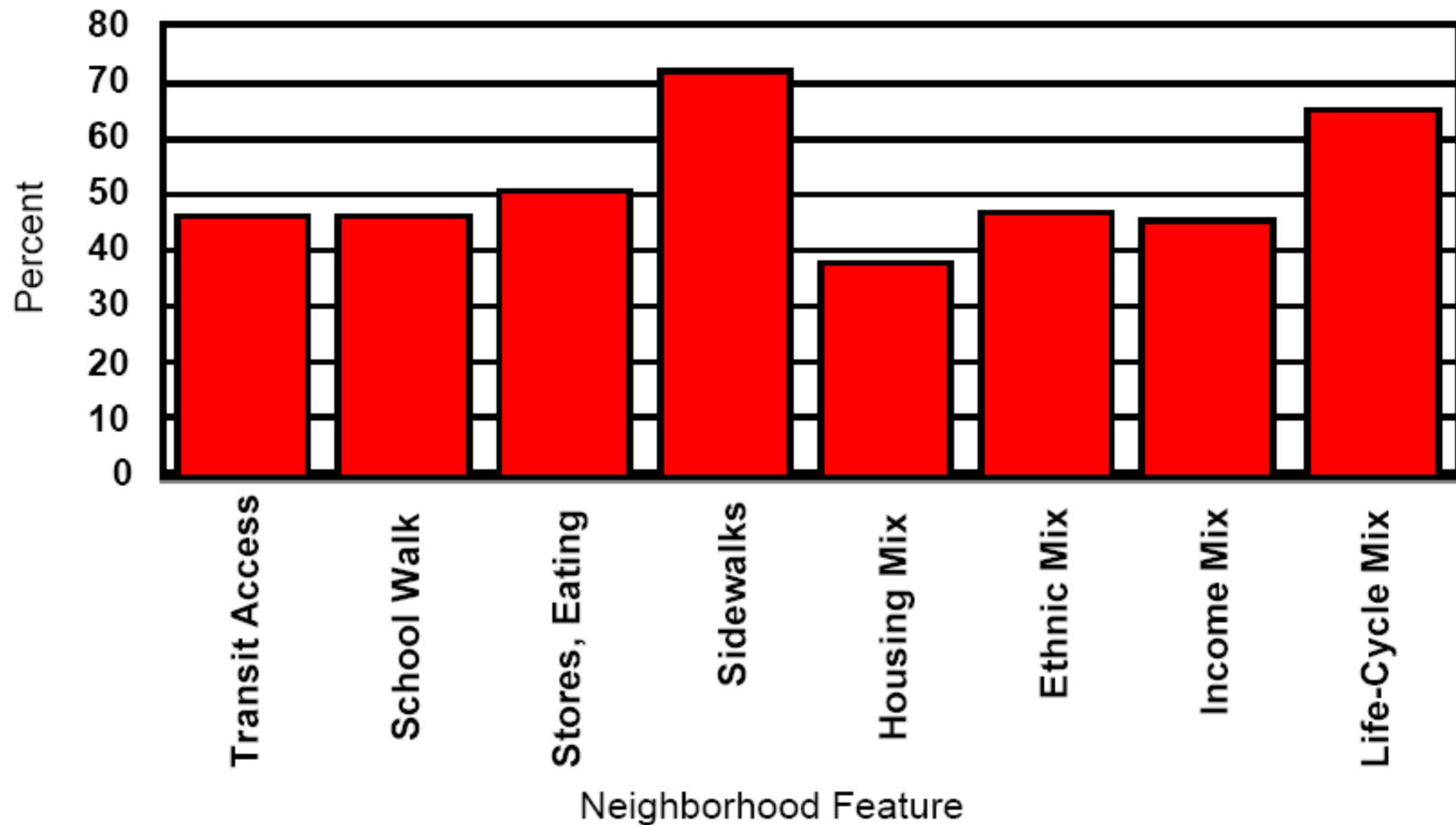
<u>Household</u>	<u>1960</u>	<u>2000</u>	<u>2030</u>
With Children	<b>48%</b>	33%	27%
Without Children	52%	67%	<b>73%</b>
<i>Single</i>	13%	26%	29%



# Life-Span of Building Space



# Smart-Growth Neighborhood Feature Preferences



Source: National Association of Realtors & Smart Growth America, 2004.

# [Share of Growth, 2005-2030]

<u>HH Type</u>	<u>Share</u>
With children	12%
Without children	<b>88%</b>
<i>Single-person</i>	<b>34%</b>

Figures in millions of households.

*Source:* Adapted and extrapolated from Martha Farnsworth Riche, *How Changes in the Nation's Age and Household Structure Will Reshape Housing Demand in the 21st Century*, HUD (2003).

# Houston's Buffalo Bayou Plan

- 2500 acre park along the bayou
- Revitalizing adjacent neighborhoods
- Connecting them to downtown
- Managing floods...



# Split-tax land valuation system

- Tax land at a higher rate than the improvements to land
- Revenue neutral
- Benefits:
  - Greater incentive to redevelop and build on vacant land
  - Reduce speculation
  - Capture increased value to adjacent land of public improvements
  - More infill and less sprawl
- Used in many Pennsylvania jurisdictions
- Revitalization of Pittsburgh in recent decades partially attributed to split-tax system

# Code enforcement auctions

- Housing, health and environmental code enforcement
- Administrative process creates a lien
- Enforcement against the property rather than the owner
- Sale of property at auction
- No redemption period as with tax sales
- More rapid process to transfer property

# Symptoms of Disinvestment



- Vacancy
- Poor maintenance, “blight”
- Health and safety concerns; crime
- Decline in available services and amenities
- Negative reputation → adds to market deterioration
- People moving out; absentee ownership increases

# What causes disinvestment?

- “Macro” and “micro” factors – from the global to the local
  - Global: Economic downturn
  - Regional: Leveling-off of population growth
  - Local: Development policies, e.g. “leapfrog development”
    - Neglect of older areas; public investment concentrated on periphery
- Market conditions
  - Demographic shifts (e.g. Baby Boomers)
  - Real estate practices (e.g. predatory lending)
  - Perceptions, reputation, impressions



# Challenges

- Enforcement of property standards
- Health and safety concerns
- Decrease in property values
- Decreasing public revenue, increasing public expense
- Speculation, absentee ownership,
- Legal complications
- **NEGATIVE PERCEPTIONS**



# Opportunities

- Competitive advantage: Many U.S. cities have very little available, affordable, developable land
- Most vacant land is already served by infrastructure
- Nationally, markets increasingly favor inner-ring, historic, walkable neighborhoods
- Demand for new types of housing, based on changing demographics



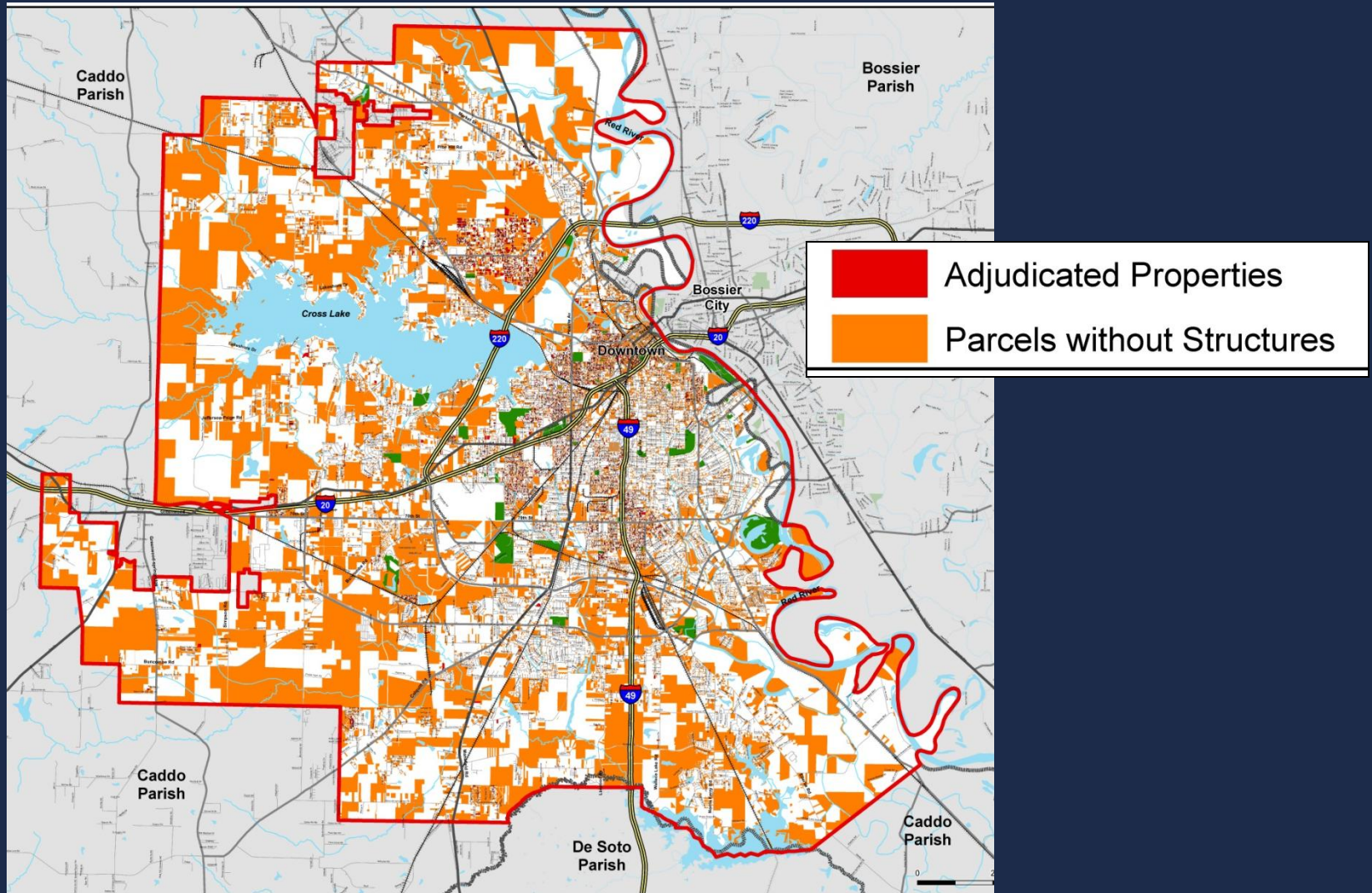
# Opportunities

Chance to advance other city goals *FOR THE BENEFIT OF THE WHOLE CITY...*

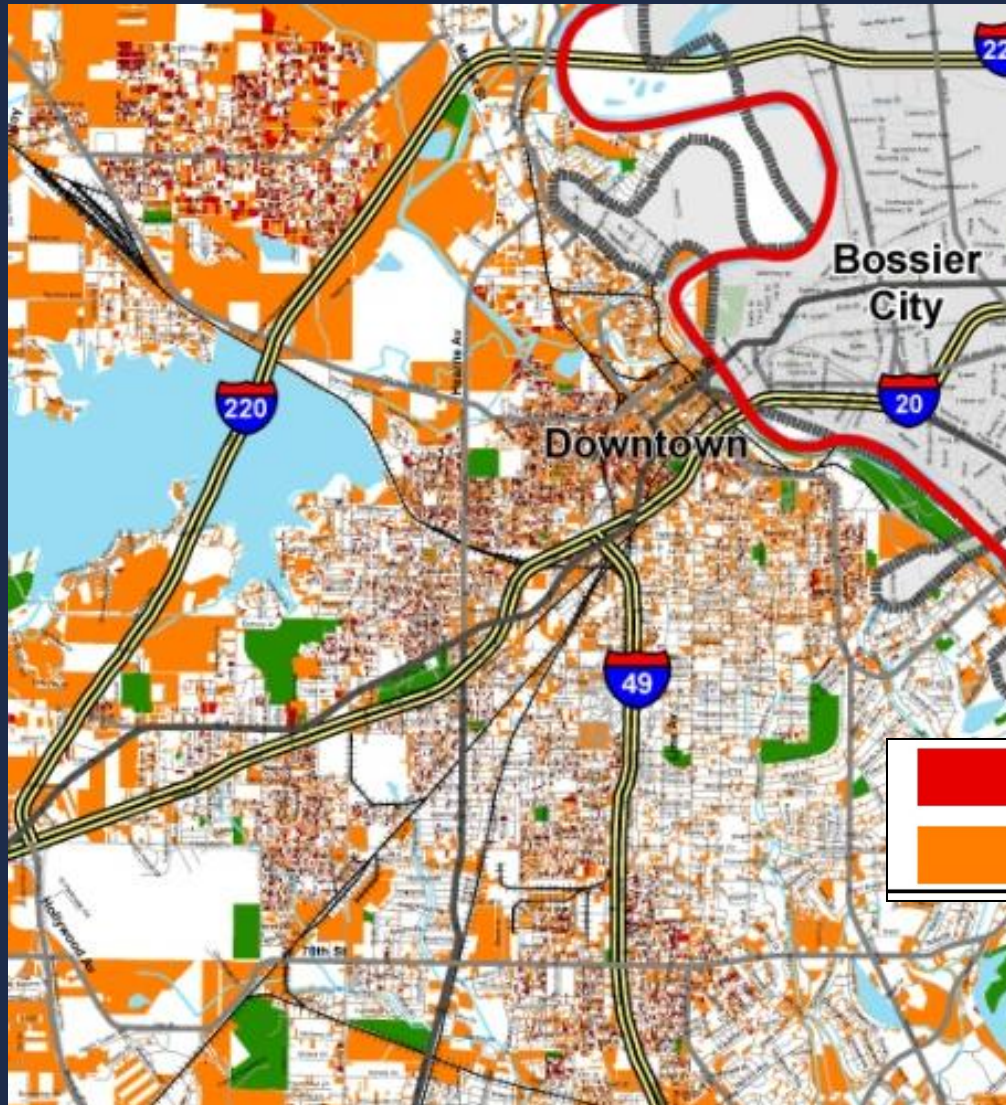
- “Greenest and healthiest city in the South”
- Resource and energy efficiency
- Network of green space and waterways
- Safe, clean and welcoming neighborhoods
- Nurture emerging industries (including energy)
- Shared civic spirit



– Shreveport-Caddo Master Plan *Vision for the 21<sup>st</sup> Century*

# Current Conditions



# Current Conditions



	Adjudicated Properties
	Parcels without Structures

# Current Conditions

- Analysis by the Local Initiatives Support Corporation (LISC):
  - Ranked relative need for foreclosure prevention in each state, based on subprime lending, mortgage delinquencies, and foreclosure rates
  - Out of 13 Louisiana metro areas, Shreveport ranks:
    - #1 in overall foreclosure need
    - #1 in percentage of loans that were more than 30 days delinquent (11%)
    - #2 in percentage of all loans that are considered subprime (15%)
- Neighborhood Stabilization Program: federal funding

\*As of October, 2008. [www.foreclosure-response.org](http://www.foreclosure-response.org).

# Population & Housing Projections

	2009	2014*	NET CHANGE
<b>POPULATION</b>	<b>229,050</b>	<b>228,247</b>	<b>- 803</b>
<b>HOUSEHOLDS</b>	<b>90,286</b>	<b>90,305</b>	<b>+ 19</b>
<b>HOUSING UNITS</b>	<b>103,466</b>	<b>104,478</b>	<b>+ 1,012</b>
<b>HOUSING UNITS VACANT</b>	<b>13,140</b>	<b>14,209</b>	<b>+ 1,069</b>
<b>% VACANT HOUSING</b>	<b>12.7%</b>	<b>13.6%</b>	<b>+ 0.9%</b>

*Data is for the Master Plan planning area.*

## **\*A NOTE ON PROJECTIONS...**

- ESTIMATES based on CURRENT SITUATION + PAST TRENDS
- *CAN BE INTENTIONALLY ALTERED* by what we do now...

# Core Components of a Comprehensive Revitalization Strategy

- ✓ Complete & ongoing inventory of problems and resources
- ✓ Collective identification of priorities
- ✓ Coordination among all involved entities
- ✓ Multifaceted strategy: Not “one-size-fits-all”
- ✓ Not just “bricks and sticks” but also intangibles:
  - Community building, collaboration, buy-in
  - Capacity building
  - Marketing, changing perceptions
- ✓ Monitoring and adjustment over time

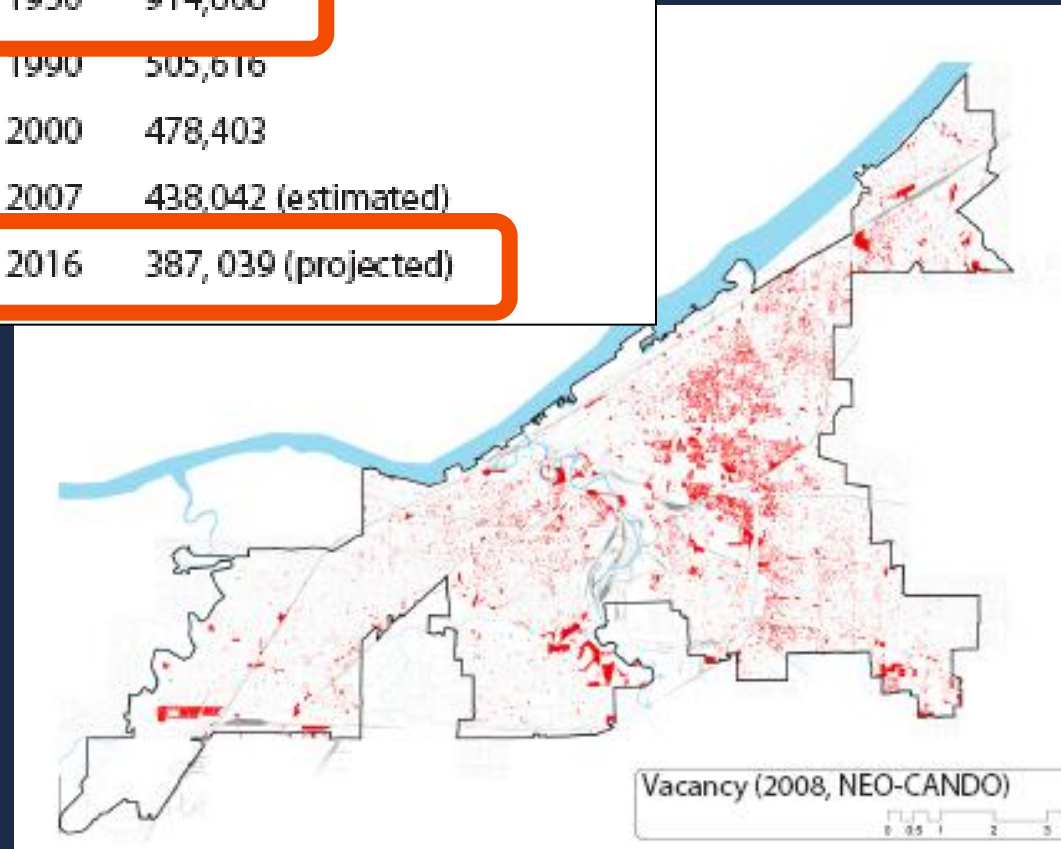


# Re-imagining a More Sustainable Cleveland

- Nearly **60%** projected population decline: 1950 – 2016
- **3,300** acres vacant
- **15,000** vacant buildings
- About **1,000** demolitions by City every year
- Year-long process to plan for vacant land

FIG 1 CLEVELAND POPULATION LOSS<sup>1</sup>

Year	Population
1950	914,808
1990	505,616
2000	478,403
2007	438,042 (estimated)
2016	387,039 (projected)



# *Re-imagining a More Sustainable Cleveland*

- Strategies for reuse of vacant land:
  - Neighborhood stabilization
  - Housing redevelopment
  - Preservation of green space
  - Ecosystem restoration



# Re-imagining a More Sustainable Cleveland

- Stabilization Strategies:

- “Mow-to-own”

- similar to Shv. \$1 Program

- Low-maintenance planting to improve appearances

- *Vacant Land Pattern Book:*

- Landscape strategies for various conditions
    - Estimated cost



## Multiple Parcel Connection



- 1 crosswalk
- 2 fruit trees
- 3 event area
- 4 gathering

### Per Unit Cost Estimates

site demolition/grading \$20 per cubic yard (350) .....	\$7,000
<b>walkway/paving materials</b>	
compacted crushed gravel \$1.50 s.f. (4,160) .....	\$6,240
precast pervious paver \$15.00 s.f. (800) .....	\$18,240
<b>landscape materials</b>	
topsoil \$25 per cubic yard (30) .....	\$750
planting mixture \$45 per cubic yard (100) .....	\$4,500
mulch \$40 per cubic yard (5) .....	\$200
<b>plant materials</b>	
6' flowering tree-flwg.plum \$200 ea. (12) .....	\$2,400
4' upright shrub-viburnum, Thuja \$80 ea. (80) .....	\$6,400
3' spreading shrub-dogwood/rose \$50 ea. (25) .....	\$1,250
grasses-perennials \$5 s.f. (500) .....	\$2,500
<b>seed materials</b>	
low mow lawn \$0.12 s.f. (4,000) .....	\$480
<b>furnishings</b>	
waste receptacles \$600 ea. (3) .....	\$1,800
5' stone seat walls \$500 ea. (3) .....	\$1,500
<b>fencing</b>	
4' ornamental metal \$50 lf. (100) .....	\$5,000
post treatment \$75 ea. (4) .....	\$300
<b>Multiple Parcel Connection Total Cost Estimate</b>	
subtotal cost \$3.94 per square foot .....	\$53,540
contingency 10% .....	\$5,550
design/engineering 10% .....	\$5,550
total project cost .....	\$64,640

Cost Estimate.....Parcel Area 13,600 square feet (0.31 acre)



Multiple Parcel Connection is an elaboration on the Thin Parcel Connection pattern. Where applicable, it would serve to create more of a pathway network connecting multiple streets while offering the opportunity to create a parklike setting with a series of amenities useful to both private residents as well as to the general public.

# Re-imagining a More Sustainable Cleveland

- Redevelopment Strategy:
  - Residential **Land Bank**
    - Since 1970's
    - Very inexpensive resale to owners who will maintain, redevelop:
      - *Non-buildable lots: \$1 per lot*
      - *Buildable lots for yard expansion: \$10 per foot*
      - *Buildable lots for new housing construction: \$100 per lot*



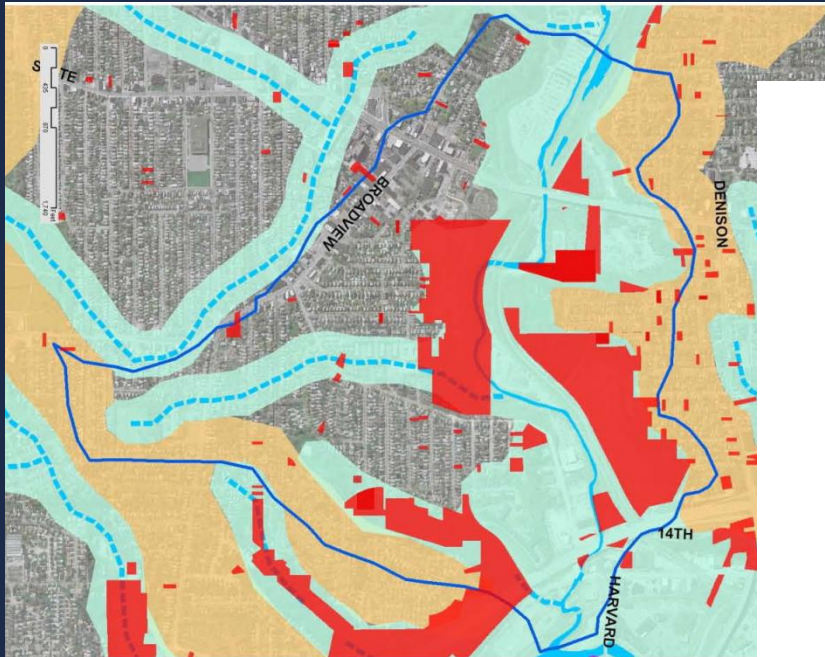
# Re-imagining a More Sustainable Cleveland

- Preservation Strategy:  
**Conservation Zone**
  - Creates **priority areas** for open space preservation
  - Continuous “**green belt**” around city
  - Development also welcome, but with **conservation easement** to preserve public access to green space



# Re-imagining a More Sustainable Cleveland

- Ecosystem Restoration Strategy: **Watershed Restoration**
  - Improve flood prevention
  - Projected cost savings in infrastructure, maintenance



## Vacant Land Available (approximate)

Riparian Corridor Area	78 acres
Headwaters Area	6 acres
All others areas	6 acres
Total Vacant Land	90 acres (16 %)

Total Tree/Vegetation Canopy 177 acres (31.0 %)

## Projected Green Infrastructure Functions

- Air Pollution Removal 18,238 lbs removed/yr (\$42,128 value)
- Carbon Storage & Sequestration 7,590 total tons stored (59.09 tons annual)
- Stormwater – Quantity 624,648 CF stored (\$1,249,296 savings)

# Genesee County (MI)

- 12% housing stock abandoned
- Revised **state foreclosure law**, 1999:
  - 1-2 year process (instead of 4-7)
  - County can acquire foreclosed properties before auction
  - Tax liens eliminated
  - Provides for hardship postponement
  - First 6 years:
    - 4,400 foreclosures (7% of City of Flint)
    - 1,350 foreclosure preventions



# Genesee County (MI)

- Genesee County **Land Bank**
  - Considered one of the country's most successful land banks
  - Created 2002
  - Board of directors
  - 9 staff
  - 1,300 sites maintained
  - 287 demolitions





# Genesee County (MI)

- Coordinated, multi-pronged approach:
  - Foreclosure prevention
  - Renovation
  - Brownfield remediation
  - Sales
  - Side lot transfer
  - Maintenance
  - “Clean and Green”
  - “Adopt-a-lot”: right to use a vacant lot for any legal purpose without paying for it, in exchange for lot maintenance



Before Renovations



After Renovations

# Other Stabilization Tools...



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# Property Standards

- Goals:
  - Halt, reverse cycle of disinvestment
  - Address challenges locally
  - Improve quality of life for current residents – give them a reason to stay



# Property Standards

- Resources:
  - Property Standards enforcement system
  - Property Management; SPD Community Liaison Officers
  - Regular property standards “sweeps,” issue citations
  - Performs maintenance of vacant properties
  - Violations can be tracked through City website



# Property Standards

- Challenges:
  - Adjudication, demolition processes take long time because of legal requirements
  - Resources: funding and staff
  - Can enforce exterior violations only
  - Property standards cases compete with other criminal charges in courts.
  - Maintenance is at city's expense



# Property Standards

- Proposed **Rental Property ordinance**
  - Sets enforceable basic livability standards for rental properties
  - Citations to landlords who don't respond to tenant requests for repairs, basic maintenance
  - Would apply to interior and exterior
- Discussion of an **Environmental Court** to hear Property Standards and other environmental cases separately from other criminal cases.

# Property Standards

- Cincinnati: **Vacant Building Licensing**
  - Requires owner of vacant property to obtain a license for a vacant property
  - Building must pass structural inspection before being licensed
  - For uninhabitable buildings, license fee increases with the length of vacancy:
    - \$900 < 1yr vacant
    - \$1800 1-2 yrs vacant
    - \$2700 2-5 yr vacant
    - \$3500 > 5 yr vacant
  - Fees pay for the costs of program administration

# Property Standards

- St. Louis: **Problem Properties Court**
  - Problem owner is issued a warrant, brought to court either by consent or arrest
  - Faster resolution of property cases than in traditional court
  - Code fines can become a lien if not paid (owner can lose their property)
  - First 5 years:
    - Over 8,900 properties brought into compliance
    - \$993,000 fines paid



# Strategic Acquisition

- Goals:
  - Prevent speculation and absentee, delinquent ownership
  - “Holding” strategy in weak market conditions
  - More control of how properties are handled when vacant
- Resources:
  - City of Shreveport exercises right to claim delinquent properties in instances of new housing redevelopment plans
- Challenges:
  - Funding
  - Administration

# Strategic Acquisition

- Minneapolis Strategic Acquisition Fund
  - Redevelopment Authority est. 2007
  - Partnership between a nonprofit and the City
  - Capitalized with donations, philanthropic grant, city and state funding (\$12M total)
  - Obtained more than 50 properties in one year

# Redevelopment Incentives: “Carrots”

- Goals:
  - Make it easier for owners who want to redevelop to do so
  - Make the purchase of vacant land for redevelopment more attractive
- **Homeowner small grants**, e.g. \$2-3,000 for repairs
- **Homebuyer assistance**, e.g. downpayment assistance
  - Dept. of Community Development currently offers both of these
- **Tax abatement**: When city sells land, buyer agrees to redevelop within a certain period and pays no taxes for a set amount of time (usually several years).

# Redevelopment Incentives: “Sticks”

- Redevelopment covenants
  - If owner doesn’t redevelop within a certain period, ownership reverts back to City
- Higher property tax for vacant or problem properties as compared to inhabited buildings
  - Louisville, KY: Owners of vacant properties that are tax delinquent or code enforcement cases are required to pay about 3x normal property tax rate

# Arts Interventions

- Goals:
  - Small but visible projects
  - Low cost, low maintenance
  - Combat perception of neglect (“broken windows theory”)
  - Philadelphia study: Clean-up and landscaping of a derelict vacant lot produced **30%** increase in value for nearby properties.
- Resources:
  - Community Development small grants
  - Nonprofits and arts organizations

# Arts Interventions

- “Phantom Galleries”
  - Tucson: Owners of vacant Main Street properties rent them temporarily as art spaces; Nightly temporary gallery runs for several weeks
  - Los Angeles: Nonprofit organizations uses facades of vacant buildings as canvasses for public art



# Arts Interventions

- Can also become a longer-term strategy...
- **Project Row Houses, Houston**
  - Began as temporary installation
  - Now comprehensive neighborhood redevelopment
  - Afterschool programs
  - Residences for single mothers and “artists-in-residence”
  - Redevelopment of neighborhood community center and amenities
  - Workforce development



# Citywide Opportunities for Vacant Land



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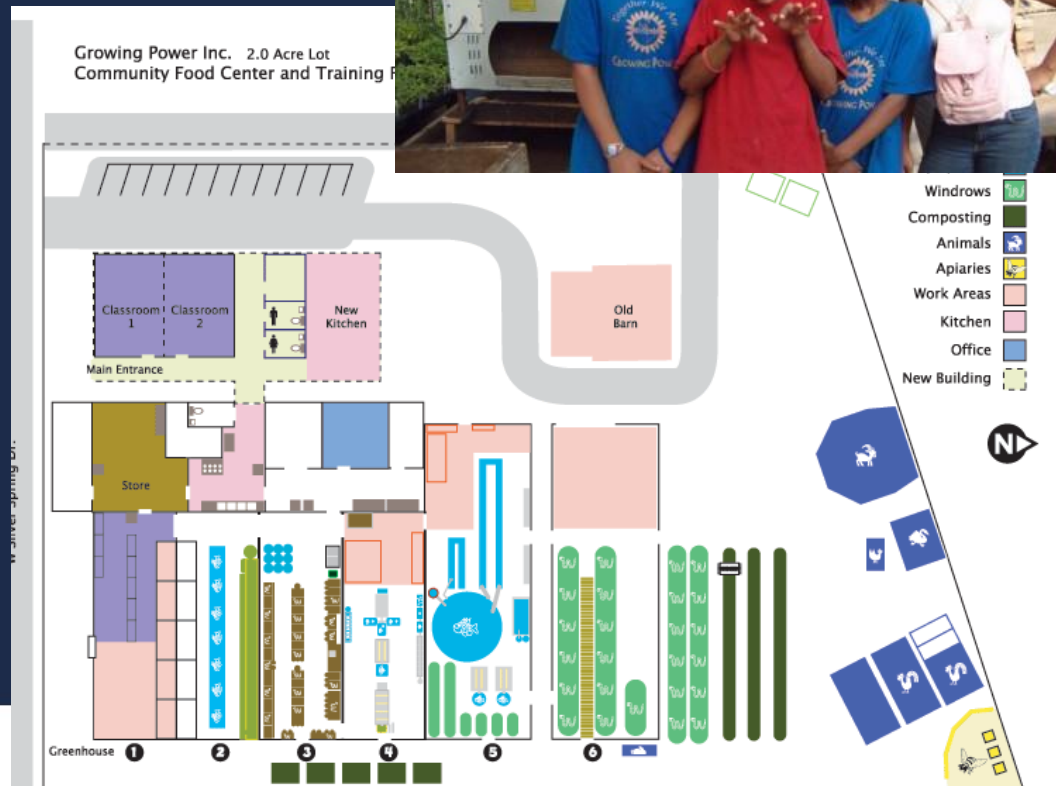
# Productive Landscapes

- Community Gardens + Urban Agriculture
  - Goals:
    - Food security
    - Job creation and workforce development
  - Resources:
    - Shreveport Community Gardens / SPAR
    - LSU “Ag” Center
  - Challenges
    - Soil quality
    - Access to water
    - Ongoing maintenance



# Productive Landscapes

- Growing Power, Milwaukee, WI + Chicago, IL
  - MacArthur Foundation “Genius Grant” winner
  - Training and technical assistance
  - Youth workshops, business skills
  - Extremely productive per square foot: Produce, food store, bees, poultry, compost...



# Productive Landscapes

- Community Gardens: Seattle's **P-Patch Program**
  - Since 1970
  - Serves 3,800 gardeners
  - Supported by \$2M levy approved by voters in 2008
  - Survey of gardeners:
    - 49% rent their home
    - More than 2/3 live over 1 mile away
    - 15% have incomes below poverty level
    - 31% get at least half of their household produce from their plot



# Productive Landscapes

- Orchards
  - Long-term, not a “holding” strategy
- Plant nursery
  - City can provide its own greenery for landscaping



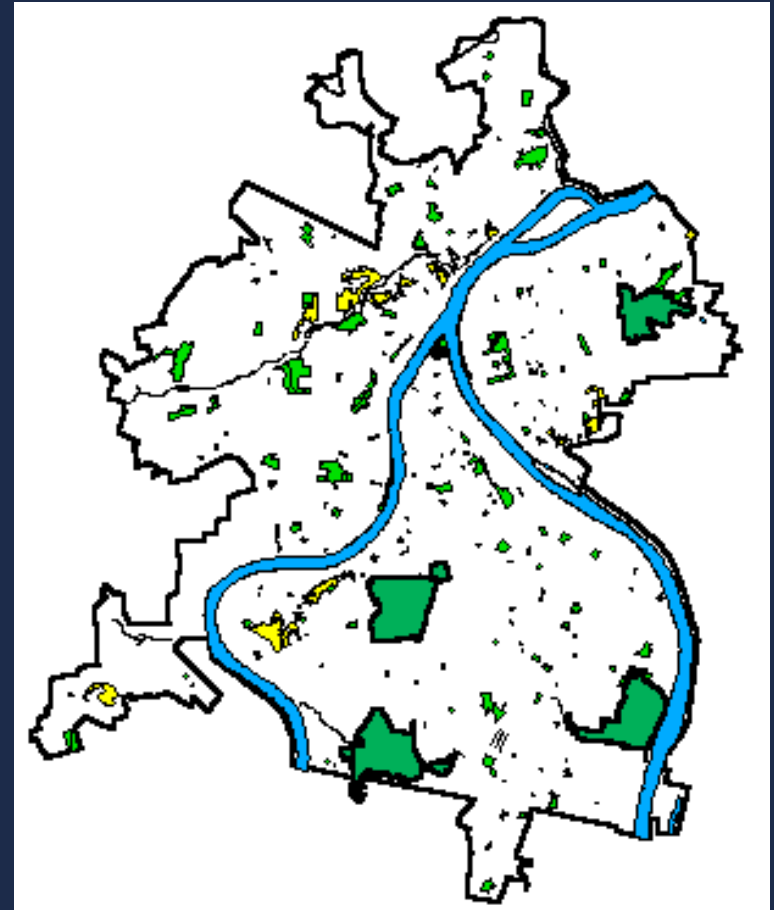
# Productive Landscapes

- Energy production: **Gtech, Pittsburgh PA**
  - Biofuel production
  - Social entrepreneurship, public-private partnership
  - Green job development
  - Vacant land reclamation, remediation



# Natural and Open Space

- **Public Open Space Network:**  
Pittsburgh
  - Regional parks plan - linking four large parks with many more smaller green spaces
  - Public-Private partnerships are key:
    - Urban Redevelopment Authority
    - Parks Conservancy – private fundraising: \$40 M since 1996
    - Friends of the Riverfront



# Choosing the Right Tools...

- Understanding the market!
- Understanding locational variations
- Long-term vs. short-term goals
- Small scale vs. large-scale
- Available resources (what is already in place)
- Capacity to complete and maintain over time



# Questions?



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# Identifying Assets and Issues

- **BLUE MARKERS: Positive physical community assets to build on**
  - Public or private facilities, e.g. schools, parks, libraries, places of worship, neighborhood stores...
- **RED MARKERS: Issues and problem areas**
  - E.g. insufficient drainage, sidewalks, lighting; lack of retail/services; safety issues; concentration of blight...
- **GREEN MARKERS: Priority redevelopment areas**