

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1672

COUNCIL SPONSOR: MR. BURKHALTER

PROVIDED BY: COUNCIL OFFICE

RESOLUTION SUPPORTING THE CONCEPT OF J & T DEVELOPMENT, LLC, TO CREATE A 64-UNIT SINGLE FAMILY RESIDENTIAL COMPLEX OF SAFE, AFFORDABLE SENIOR CITIZEN HOUSING WITH ASSISTED LIVING FOR THOSE WITH PHYSICAL OR OTHER SPECIAL NEEDS SERVICES.

WHEREAS, J & T Development, LLC , proposes to develop a 25.77 acre parcel of land located north of Voters Road (east of the present FEMA storage site near Voters Road and I-10), in Section 14, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana; and

WHEREAS, the proposed project, "Country Lane Senior Residences", shall be a single family development containing 64 units of affordable housing for citizens 62 years and older, who may require handicap access or other special needs services; and

WHEREAS, there exists a need in St. Tammany Parish for safe and affordable homes for senior citizens who desire to reside in a community within the neighborhood context.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that the Parish Council supports the concept of J & T Development, LLC, to create a 64-unit single family residential complex of safe, affordable senior citizen housing with assisted living for those with physical or other special needs services.

BE IT FURTHER RESOLVED that, in addition to any federal and/or state regulations, the proposed development shall be required to meet any and all zoning, land use, drainage, traffic, and engineering requirements or standards imposed on such facilities within unincorporated St. Tammany Parish.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____ 2006 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

Case C-1672

Country Lane Senior Residences
Preliminary Development Summary

St. Tammany Parish, Louisiana

March 2006



APARTMENT ELEVATION
SCALE 1/8" = 1'-0"

Submitted to:
Ken Burkhalter
Councilman
St. Tammany Parish

Prepared by:
Jay Trevor
President
J&T Development, LLC
5401 Freret Street
New Orleans, Louisiana 70115

913-909-3490 cell

Confidential

Name of Property	Parish
Country Lane Senior Residences	St. Tammany
Address	City
Voters Road & I-10	Slidell

Country Lane Senior Residences

Developer(s): J&T Development, LLC
Owner: Slidell Housing Partners, LP
Equity Partner(s): Related Capital Company
Project Type: Single Family Rental Development

Project Description: Patio Homes for Seniors Age 62+
Construction Start: September 2006

PROJECT TYPE

The \$13 million project will be targeted toward moderate-income seniors aged 62+ who may need handicap accessible living units. The emphasis is on creating a livable community within the neighborhood context.

Single Family Homes will average roughly 1,200 square feet in size and in price from approximately \$700 to \$900 per month. The Property is currently Zoned A-4.

The gross density of the development is 64 dwelling units on approximately 25 acres, with a single car garage for each unit. The unit mix is nearly all two bedrooms.

LOCATION:

The 25 Acre Site North of Voters Road & East of the FEMA storage site near Voters Road & I-10. Legal Description: Section 14, Township 9 South, Range 14 East, St. Tammany Parish containing approximately 25.77 acres.

Request:

We request that the governing authority adopt a resolution supporting the proposed 64 unit Country Lane Senior Residences. The Project will be a Single Family Patio Home development serving Seniors aged 62+ who may need handicap accessible units or other Special Needs Services. The Resolution must clearly identify:

- (i) the type of project (Scattered Site Elderly Project serving those who may have Special Needs)**
- (ii) the number of anticipated units (64 Single Family Homes)**
- (iii) special needs populations to be served (Elderly 62+ yrs old with Physical or Other Special Needs)**
- (iv) the specific project location (Section 14, Township 9 South, Range 14 East, St. Tammany Parish containing approximately 25.77 acres)**

Confidential

J&T Development, LLC

Name of Property
Country Lane Senior Residences
Address
Voters Road & I-10

Parish
St. Tammany
City
Slidell

SPECIAL FEATURES

Design Features

- Project will exceed 15-year maintenance-free exterior standard
- All brick/stucco exterior
- 30-50 year roofs
- Storm windows and insulated exterior doors

Project incorporates Energy Efficiency

- U-value of 0.4 or less (R-value 2.5 min.)
- Solar Heat Gain Coefficient of 0.4 or less
- Ten-year warranty from date of delivery against breakage of the glazing panel's seal.

HVAC

- Energy Star furnace (90% AFUE) or heat pump (HSPF 7.8)
- Energy Star air-conditioner (SEER 12)

Appliances

- Energy Star refrigerator
- Energy Star dishwasher
- Water heater: Gas (Energy Factor of 0.62 or higher)

Project contains Handicapped Equipped Units

Computer training center, complete with computers and high-speed internet access and structured training courses

- Each unit provided with the necessary hardware for cable, DSL, or wireless internet access.

J&T Development, LLC

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Country Lane Senior Residences
Address
Voters Road & I-10

Parish
St. Tammany
City
Slidell

J&T Development, LLC
Recent Housing Development Experience
www.jtdevelopmentllc.com

Mississippi Hotel



106 East 3rd Street, Davenport, Iowa

Mississippi Hotel: An Urban Mixed-Use Development

The *Mississippi Hotel* development aims to rehabilitate the seventy-five year old Mississippi Hotel landmark from its current state into a striking example of modern mixed-use development with both residential and commercial components. The development will revitalize the 3rd Street corridor with on-site eating and living, and cultural entertainment within the immediate vicinity.

The direct investment/construction costs for Mississippi Hotel property improvements will total \$10 million.

J&T Development, LLC

Name of Property
Country Lane Senior Residences
Address
Voters Road & I-10

Parish
St. Tammany
City
Slidell

Roosevelt Elementary School



200 East Arlington Street, Waterloo, Iowa

The Roosevelt Senior Residences is a 21 unit apartment community for seniors located at 200 East Arlington Street in Waterloo, Iowa.