

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4792

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. FALCONER

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: CANULETTE

SECONDED BY: STEFANCIK

ON THE 7 DAY OF JUNE , 2012

ORDINANCE TO ESTABLISH A PROGRAM TO PROMOTE
AFFORDABLE/WORKFORCE HOUSING OWNERSHIP FOR THE
NEEDY IN COOPERATION WITH HABITAT FOR HUMANITY.

WHEREAS, construction of single family housing continues to play a significant role in the St. Tammany economy and of the production of all new housing. Much of the single family housing being produced in the Parish is considered not affordable for low to moderate income families. There is a growing need for affordable and workforce housing in the Parish. A workforce housing needs assessment prepared in 2007 by a coalition of St. Tammany Parish organizations concluded that an estimated 11,000 units of affordable housing will be needed for low to moderate income households in the Parish by 2010. The report did not recommend how to address this large housing need although many ideas have come forward. The need for affordable housing continues to exist and steps should be taken to address the needs in our community. Habitat for Humanity St. Tammany West (HFHSTW) is a local and active housing provider of affordable single family homes; and

WHEREAS, the cost of labor, material, and the increasing cost of fuel is a true barrier to affordable housing construction and ownership. Increasing credit worthiness standards, related to national housing mortgage crisis, has had a significant impact on home ownership for low to moderate income families. This situation has created difficulties in filling blue-collar and service jobs that a smoothly-functioning and vibrant economy relies on. HFHSTW's construction activities have directly addressed this problem by building homes that have enabled lower-income individuals and families to live and work in St. Tammany Parish. By donating adjudicated properties to Habitat for Humanity the Parish can assist in helping to create affordable housing ownership; and

WHEREAS, Habitat for Humanity St. Tammany West, founded in 1981, was the 10th affiliate of Habitat for Humanity International in the U.S. and the first in Louisiana. From its founding in 1981 through August 2005, HFHSTW completed the construction of 70 new homes in western St. Tammany Parish. Approximately 80 percent of HFHSTW homes (146) built through June 30, 2010 have been constructed in either the West 30's neighborhood of Covington or the unincorporated West Abita community, with another 25 homes (13 percent) in two neighborhoods in Mandeville. This scale of construction activity and the associated support services generate significant economic impacts on the St. Tammany Parish economy. HFHSTW also contributes to the local economy through the property taxes paid by owners of Habitat homes, through home furnishing and appliance purchases by new homeowners, through the diversion of 785 tons of recycled construction materials away from local landfills, and by increasing the supply of quality, affordable workforce housing in the parish. In addition to measured and unmeasured economic impacts, HFHSTW contributes to the local quality of life through the benefits of increased homeownership, building community ties through volunteer and homeowner participation in the construction process, and by increasing neighborhood stability and civic pride (See October 2011-Study conducted by Southeastern University Research Center); and

WHEREAS, HFHSTW works in partnership with local people in need to build and renovate decent, affordable housing. The houses are then sold to qualifying families at no profit and with no interest charged, allowing many to enjoy the pride and dignity of home ownership. Without Habitat for Humanity's program, these families might not be able to own a home through traditional means. The dedication of everyone involved, from homeowner, to staff, to volunteers, makes it all happen; and

WHEREAS, HFHSTW has established objective eligibility criteria to ensure that the program serves only those individuals and/or families that are truly needy: Any property donated by the Parish to HFHSTW will only be sold to qualifying individuals/families of low to moderate income at no profit and with no interest charged; Qualifying individuals/families must have an income between 30% and 60% of Area Median Income (AMI); the potential home owner has to work and/or already live in St. Tammany Parish; the sale must include a "first buy-back option" clause that allows Habitat for Humanity

St. Tammany West an opportunity to purchase the property before it can be offered for sale to any other party.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that, pursuant to the authority provided by La. Const. Art. VII, Sec. 14(B) and (C), it establishes a program to promote affordable, safe and decent workforce housing for low to moderate income individuals/families in partnership with Habitat for Humanity St. Tammany West in order to facilitate the donation of adjudicated properties to HFHSTW when a determination is made, by separate ordinance, that such property is available for donation by the Parish in accordance with the stated purpose.

BE IT FURTHER ORDAINED that the Parish President is hereby authorized to execute a cooperative endeavor agreement with Habitat for Humanity St. Tammany West to ensure that the program serves only those individuals and/or families that are truly eligible, which shall include the following: Any property to be donated by the Parish to HFHSTW will only be used for construction of single family homes sold to qualifying individuals/families of low to moderate income at no profit and with no interest charged; Qualifying individuals/families must have an income between 30% and 60% of Area Median Income (AMI); the potential home owner has to work and/or already live in St. Tammany Parish; the sale must include a "first buy-back option" clause that allows Habitat for Humanity St. Tammany West an opportunity to purchase the property before it can be offered for sale to any other party.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 12 DAY OF JULY, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 31 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____