



Community Partners Program Guidelines

Individual parcels and/or small clusters of parcels that are not acquired through the Adjacent Lot Program may be offered to community partners for return to productive use in accordance with community plans. “Community Partners” may be defined as individuals, not-for-profit organizations, for-profit organizations, and partnerships containing any of these three that are aligned in mission with the community and possess the necessary capacity to return property to productive use.

Property acquired by the RDA may be transferred to community partners in accordance with the following policies.

- 1- Parcels of property eligible for inclusion in the Community Partners Program shall meet the following minimum criteria:
 - a. The property shall not have been selected through the Adjacent Lot Program
 - b. The property shall not have been selected for the Major Projects Program
 - c. The property shall consist of individual non-buildable lots, individual buildable lots, or clusters of lots with appropriate proximity to each other to achieve impact in the selected tracts
- 2- Community Partners (a.k.a. potential transferees) must submit development plans, including construction timelines, to the RDA for review by staff and the community prior to a decision by the RDA Board of Commissioners as to which community partner(s) will be selected as transferees. A uniform rubric will be created for objectively scoring each development plan by RDA staff and community groups
- 3- The transferee must not own any real property (including all other property in East Baton Rouge Parish) that is subject to any un-remediated citation of violation of the state and local codes and ordinances
- 4- The transferee must not own any real property (including all other property in East Baton Rouge Parish) that is tax delinquent
- 5- In cases where two or more eligible community partners express interest in acquiring property that comes into RDA ownership and whose development plans receive an identical score, the property will be auctioned by the RDA to the partner who is the highest bidder over a minimum purchase price to be determined by the RDA

Upon transfer through the Community Partners Program, the transferee shall be required to bring the property into compliance with current housing, health, and safety codes within three (3) months.

Community partners who have acquired buildable property through this program for construction will have four (4) months from closing to begin construction as evidenced by the issuance of a building permit. Property acquired through this program for construction is also subject to physical inspection by RDA staff or their designated contractors until the date a Certificate of Occupancy is issued. Non-compliance with these terms will be cause for the parcel(s) transferred through this program to be returned to the RDA, including any improvements made to the property.

Upon obtaining title to land acquisitions properties, RDA shall:

1. Determine eligibility of property for Major Projects Program
2. Determine eligibility of the property for the Adjacent Lot Program
3. If not eligible or not selected for the Major Projects or Adjacent Lot Programs, the RDA will:
 - a. Solicit and accept applications to purchase individual lots; or
 - b. Release a Request for Proposals (RFP) for parcel clusters

The prospective transferee(s) must submit the following information/documentation to RDA:

1. If the property is to be acquired thru a sale, then a twenty (20%) non-refundable deposit within sixty (60) days from the date of the letter noticing the individual or organization that they have been selected to acquire the property.
2. Detailed developments plan and budget – property use must be consistent with the current community plans
3. Proof of Social Security Number for individuals or Tax I.D. number for organizations
4. Evidence of financing commitment to support the proposed project

Upon acceptance of the proposal by the RDA, the transferee shall have 30 (thirty) days to submit all supporting documentation and to close on the transfer, the exact time within this period to be determined by the RDA. If the community partner fails to comply, the lots will be placed back into RDA inventory.

The Board of Commissioners of the RDA must approve all transfers in the Community Partners Program. All timelines are subject to reasonable exceptions for each project. The Board of Commissioners must approve all transfers that require any exceptions to the priorities, policies, and procedures adopted by the Board of Commissioners.