

RESOLUTION NO. 2294

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTHWEST LOUISIANA REGIONAL PLANNING COMMISSION (SWLA-RPC) FOR LOUISIANA PLANNING DISTRICT 5 APPROVING AND AUTHORIZING A LIMITED REGIONAL HOUSING INITIATIVE PILOT PROJECT AS DEFINED AND OUTLINED IN THE TOWN OF LAKE AUTHUR.

WHEREAS, the Southwest Louisiana Regional Planning Commission (SWLA-RPC) identified housing as an important need throughout the five parish area in 2020; **AND**

WHEREAS, the Board of Directors and staff have been directly involved in mitigating disaster challenges impacting Southwest Louisiana as a result of two hurricanes, a historic freeze, a historic flood and several tornadoes all in a period of two years; **AND**

WHEREAS, the Southwest Louisiana Regional Planning Commission has researched and formulated several possible housing objectives and options to be considered and implemented in strategic locations in the Southwest Louisiana region; **AND**

WHEREAS, the housing challenges continue to mount and provide very limited solutions to systemic problems related to resiliency, labor, materials, financing and affordability; **AND**

WHEREAS, the Board of Directors is interested in and supportive of pilot programs that may or may not be the final solution, it is necessary to continue to experiment with new strategies and resources for practical implementation and acceptability; **AND**

WHEREAS, the Town of Lake Authur has included a specific primary and secondary housing element in the "5 Page Comprehensive Plan" that may potentially provide workable solutions to meeting local housing needs; **AND**

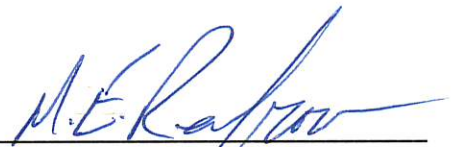
WHEREAS, the Board of Directors has budgeted \$30,000 in the current annual 2024-2025 Budget to provide seed funding to advance a regional housing initiative that can benefit all member governments; **AND**

WHEREAS, the identified Town of Lake Authur housing pilot program may potentially provide a feasible alternative to help serve housing needs of all member governments;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTHWEST LOUISIANA REGIONAL PLANNING COMMISSION (SWLA-RPC) FOR LOUISIANA PLANNING DISTRICT 5 APPROVING AND AUTHORIZING A LIMITED REGIONAL HOUSING INITIATIVE PILOT PROJECT AS DEFINED AND OUTLINED IN THE TOWN OF LAKE AUTHUR.

"THE SWLA-RPC REGIONAL HOUSING INITIATIVE PILOT: Town of Lake Authur" OUTLINE IS ATTACHMENT A AND MADE A PART OF THIS RESOLUTION.

THIS RESOLUTION BEING VOTED ON AND UNANIMOUSLY ADOPTED ON THIS 20TH DAY OF NOVEMBER 2024.



Mayor Marcus Renfrow, Chair

ATTEST:



Michael Hollier, AICP
Executive Director

SWLA-RPC REGIONAL HOUSING INITIATIVE PILOT: Town of Lake Authur

Background

The Board identified and adopted "Housing" as a regional need and focus initiative for the Planning District in 2020. Hurricanes, floods, freezes and tornados over the last several years have impacted the region on extraordinary levels to elevate a Regional Housing Initiative as critical. There are numerous entities, programs, and projects working to address area housing needs and problems. Challenges are accumulating and most recently it is the insurability factor taking center stage.

Housing Needs:

1. Construction trade training.
2. Fortified construction techniques
3. Fortified construction materials.
4. Finance
5. Insurance
6. Affordability
7. Temporary vs Permanent

The Lake Authur, Louisiana "5 Page Comprehensive Plan" specifically addresses the Housing Element: 1. Primary Housing Initiative and 2) Secondary Housing Initiative to develop and meet two levels of housing needs.

Regional Housing Initiative Pilot Proposal

Objective: Design, finance, build and insure three (3) fortified "affordable" housing units in the Town of Lake Authur – Two Primary and One Secondary.

Potential collaborators:

1. Member Sponsor: Town of Lake Authur
2. Landowners
3. Architects
4. Mortgage Lenders
5. Builders
6. Realtors
7. Calcasieu Parish Public Trust Authority
8. Southwest Louisiana Community Foundation
9. Private investors
10. Trade Associations
11. Technical Colleges
12. Two Parish School Systems

FOCUS: a) Design, b) Fortified Construction, and c) Financing (with insurability).

"MAKE IT COUNT"/"FAITE QUE CA COMPTE"

COMPREHENSIVE MASTER PLAN – LAKE ARTHUR, LOUISIANA

INTRODUCTION

The purpose of a local/regional public master plan is to provide a comprehensive, coordinated, continuous, cooperative and consensus developed vision (sometimes referred to as the "5-C Process"). The plan objective is to leverage strategies for Implementation and maximum efficiency in the use of public dollars. Information and clarity on identified programs and projects in the Plan elements facilitate an understanding in both public and private operations and investments.

State law, in addition to local practice, generally identifies common elements that comprise the plan: Drainage, Transportation, Housing, Utilities, Economic Development, Parks and Recreation, Land Use, Public Buildings, Social Services, Education, and Public Safety. Other plan elements have emerged over the past thirty years to identify Environmental, Human Health, and Resiliency needs in response to contamination and weather disasters.

Critical to the purpose of a master plan is providing consistent implementation and continuity timelines to protect the integrity of money, time, and energy needed to deliver identified programs and projects.

LOUISIANA REVISED STATUTES: 33: 109 THRU 119 AND 140.61 AND 140.62

Where a planning commission does not exist, the legislative body (council/police jury) or board adopt and authorize amendments to the local plan. Master plans may comprise one page or three hundred plus pages. The following listed plan elements, programs and projects may comprise the entirety of the local plan or identify select short- and long-term needs and wants as currently adopted.

MOST RECENT ADOPTED MASTER PLAN ELEMENTS AS AMENDED:

Town of Lake Arthur Council Resolution No. 2024-00-00

Dated _____

The Town of Lake Arthur does not currently have a planning commission; therefore, the Town Council is the final authority managing the municipal comprehensive master plan. The Council encourages and supports citizen involvement and participation in the community development process.

ECONOMIC DEVELOPMENT ELEMENT

The Economic Development element of the Lake Arthur Comprehensive Master Plan is a priority need and implementation focus for the municipality:

1) RESTORATION OF LAKE ARTHUR

The economy of the Town of Lake Arthur has historically centered on and around recreational benefits of the lake. Agriculture is a primary industry (rice/crawfish) in the area that has been dependent on the fresh water of Lake Arthur and the Mermentau River for over a hundred and fifty years. But Lake Arthur is currently stressed. Fresh water is negatively impacted by over a dozen causes both natural and manmade. The purpose of this planning project is to restore Lake Arthur to all the economic benefits it has historically provided and potentially could provide. The cause, effect, and remediation of each water quality negative impact on the Lake are listed as a Plan priority objective:

A. WATER FLOW.

Water flow rates in Lake Arthur have been controlled by the U.S. Army Corps of Engineers by a lock/spillway on the southern end of the Lake. Saltwater intrusion prevention is a primary

objective. The purpose of this plan objective is to determine the best mechanism to restore and stabilize a dependable and adequate water flow through Lake Arthur.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

B. SALTWATER INTRUSION.

Saltwater intrusion is primarily a result of backflow from Grand Lake. However, additional infiltration sources are impacting the lake. The purpose of this plan project objective is to determine the best mechanism to restore and prevent further saltwater intrusion.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

C. SANITARY SEWAGE TREATMENT.

The Town of Lake Arthur has invested in a municipal sanitary sewer system. However, there are other sources of sewage along the lake with inadequate facilities and/or maintenance. The purpose of this plan project objective is to determine the sanitary sewer runoff in the lake and implement solutions to mitigate contamination levels.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

D. CHEMICAL RUNOFF.

Chemicals are used throughout the region of South Louisiana for a multitude of purposes including: road maintenance, dry cleaning, rice farming, crawfish farming, weed control, pesticides, animal feed, etc. Most, if not all, chemicals in use ultimately drain into the rivers, bayous, and coulees emptying into Lake Arthur. Each of the chemicals has an impact of varying concentrations, on water quality in the lake. The purpose of this plan project is to identify specific chemicals and determine the most appropriate method of limiting their access to the lake.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

E. SILTATION.

Siltation occurs on all waterbodies. There are numerous causes for siltation, both natural and manmade. Development on or near the lake shore, water flow in the lake, flooding, and vegetation are the most common sources for siltation. The purpose of this plan project is to evaluate the primary siltation problem and design mechanisms to remedy and/or manage siltation in Lake Arthur.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

F. APPLE SNAILS.

Invasive species are not new to South Louisiana. Nutria, water hyacinth, Asian carp, and Formosan termite are just a few that have appeared in the past fifty or more years. Most recently the Apple

Snail has invaded South Louisiana and is spreading rapidly. This invasive specie is poisonous to the touch. It eats fish, rice, crawfish, and vegetation. The purpose of this plan project is to determine the most practical eradication or control application and program accordingly as soon as possible.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) PUBLIC RECREATION ACTIVITIES

Boating, fishing, swimming, eating, dancing, walking, birding, camping, biking, and not to forget “The Regatta” were all integral to the economy of Lake Arthur, Louisiana. Restoration of Lake Arthur requires a new public reinvestment in attractions which make Lake Arthur a recreational destination. Six new annual public events are proposed to be developed in this Plan Project to draw tourism, commerce, residency, and activities to Lake Arthur regularly.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

3) TOWN OF LAKE ARTHUR WEBSITE DEVELOPMENT, MAINTENANCE AND UTILIZATION

The Town Council recognizes a highest priority need for the municipality to develop, maintain, and utilize a website for public information and participation in the community development of the Town of Lake Arthur. Concurrently, there is also a need to market Lake Arthur business enterprises for economic development purposes.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

UTILITIES ELEMENT

1) MUNICIPAL SEWER SERVICE SYSTEM RESILIENCY PROJECT

The Lake Arthur Municipal Sewer System requires several system upgrades. Resiliency of the sewer system is a priority objective in the Comprehensive Plan. Expense is a major factor in developing the sewer system to sustain disaster weather events and climate change. It is anticipated system upgrades will be designed and implemented in phases that are affordable to the municipality through potential federal and state grants.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) INTERNET SERVICE ENHANCEMENT AND RESILIENCY THROUGH PUBLIC FIBER NETWORKS

The Town of Lake Arthur seeks to provide municipal residents and businesses with the best available internet services involving speed, capacity, and affordability as a public utility. Louisiana law prohibits local government from building, owning or operating internet services as a public entity; however, reliance is comprehensively limited to private providers. The Town of Lake Arthur seeks to provide

municipal residents and businesses with options. The Lake Arthur Internet Public Service Enhancement and Resiliency Project is a fundamental utility objective in the town's master plan.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

3) LAKE ARTHUR WATER SYSTEM UPGRADES PROJECT

The Town of Lake Arthur completed upgrades to the municipal water system in 2023. The objective in this project is to activate an Automated Monitor Infrastructure (AMI), but additional phased improvements are needed.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

TRANSPORTATION ELEMENT

1) LOUISIANA HIGHWAYS 26 AND 14 PROJECTS

Louisiana Highway 26 originates/terminates in Lake Arthur at the southern end of the route. Louisiana Highway 14 is routed through the Town of Lake Arthur (east/west). Both state highway routes are primary access to the municipality. This transportation component of the Comprehensive Plan proposes to develop a cross-section design for both roadways for long-term implementation. Each roadway serves as a gateway into the community (3). Ultimate development and capacity of the roads should accommodate multimodal use. Design items to be included in the cross-section are bikeways, pedestrian ways, lighting, landscaping, underground utilities, access, drainage, way-finding, safety, commercial signage, road signage, and historical markers.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

1) REGIONAL TRAILHEAD FOR RECREATIONAL HIKE & BIKE RIDERS

The Southwest Louisiana Hike and Bike Plan includes a network of trails and projects over the five-parish region. The Town of Lake Arthur proposes to integrate with the regional Hike and Bike initiative by building a "trailhead" for the regional trail based in Lake Arthur.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

HOUSING ELEMENT

1) PRIMARY HOUSING INITIATIVE PROJECT

Providing affordable housing options within the Town of Lake Arthur is a necessary and practical need for many current residents and potentially new residents. Basic public utilities, creative financing, good schools and living on the Lake offer amenities not readily available to many in the region. The Primary Housing Initiative Project is designed to accommodate several income groups by offering alternatives to standard housing construction and financing with the singular requirement that the housing design conform to the parameters of the Lake Arthur Comprehensive Plan as developed.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) SECONDARY HOUSING INITIATIVE PROJECT

The attractiveness of the Town of Lake Arthur makes for a desirable location for vacation/recreation or secondary housing. The Town of Lake Arthur seeks to define and strengthen a signature housing style in the context of the history and character of the town and south Louisiana. The Secondary Housing Initiative will provide housing incentives to facilitate the niche market of recreation homes that can accommodate both permanent and temporary residents with flexible financing incentives.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD