

March 17, 2009

Jim Boggs
Josh Marceau
U.S. Fish and Wildlife Service
646 Cajundome Boulevard, Suite 400
Lafayette, LA 70506-4290

This project has been reviewed for effects to Federal trust resources under our jurisdiction and currently protected by the Endangered Species Act of 1973 (Act). The project, as proposed,
 Will have no effect on those resources
 Is not likely to adversely affect those resources.
This finding fulfills the requirements under Section 7(a)(2) of the Act.

Debra A. Jalle *March 31, 2009*
Acting Supervisor Date
Louisiana Field Office
U.S. Fish and Wildlife Service

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Mr. ^{Boggs} ~~Marceau~~:

The Louisiana Recovery Authority (LRA) has applied for federal funding from the Federal Emergency Management Agency (FEMA) for the construction of housing on individual home sites throughout Orleans Parish, being administered through the Louisiana Alternative Housing Pilot Program (AHPP) Housing Project.

Recognizing the extensive and complex housing challenges facing victims and communities as a result of Hurricanes Katrina and Rita, and acknowledging the limitations on FEMA's ordinary statutory authority to provide non-temporary housing solutions, Congress appropriated funds to the Department of Homeland Security (DHS) to support alternative housing pilot programs (Emergency Supplemental Appropriations Act, 2006, Public Law 109-234). The AHPP represents a one-time exception to FEMA's existing authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act which legally binds FEMA to a temporary housing mission, by providing an opportunity to explore, implement, and evaluate innovative approaches to housing solutions, and to address ongoing housing challenges created by the 2005 hurricane season in the states of the Gulf Coast region, including the State of Louisiana, especially in the southernmost parishes such as Orleans Parish. The LRA has applied for FEMA funding under the AHPP to provide permanent housing solutions within Orleans Parish for eligible applicant families displaced by Hurricanes Katrina and Rita. In Orleans Parish, as of March 2009, there are currently 1,167 families displaced by Hurricanes Katrina and Rita in temporary housing units consisting of 13 families in mobile homes, 1,101 families in travel trailers, and 53 in park model units. Consequently, there maintains a need to provide a permanent housing solution.

The LRA proposes to utilize AHPP funding for the construction of approximately 160 single-family, permanent housing units (Louisiana Cottages) to be located throughout Orleans Parish (Figure 1).

FEMA determined that the recurring proposed actions that require an Environmental Assessment can be grouped by the nature and location of the proposed actions. These actions can be evaluated through a Programmatic Environmental Assessment (PEA) for compliance with the National Environmental Policy Act (NEPA) and its implementing regulations (40 CFR Part 1500 and 44 CFR Part 10) without developing an EA for every action. FEMA determined that a PEA can be prepared to analyze the potential environmental impacts of LRA's proposed housing initiative in Orleans Parish.

Currently, FEMA and the LRA are proposing two alternatives for this project, the no action alternative and the proposed action alternative as defined below.

Alternative 1: No Action Alternative. Persons who are receiving temporary resources would continue to do so. The No Action Alternative is defined as maintaining the *status quo*, with no FEMA funding for long-term or permanent housing. This alternative evaluates the effects of not providing long-term or permanent housing and provides a benchmark against which the action alternatives may be evaluated.

Alternative 2: Proposed Action Alternative. This alternative would include the installation of AHPP cottage units on previously disturbed land. Previously disturbed land would include land that was previously residential. The sites would be cleared of all debris and vegetation, then grubbed, contoured, and graded, if necessary. Projects under this alternative may require ground disturbing activities, including the demolition of former housing structures, slab/foundation removal, the modification of utilities (*i.e.*, utility lines and septic systems), and the construction of entryways (driveways, sidewalks, *etc.*). If located within the 100-year floodplain, the City of New Orleans would require AHPP units be elevated above to the required digital flood insurance rate map (DFIRM) elevation, as necessary. No AHPP units would be located within the Coastal High Hazard Area (DFIRM Flood Zones V and VE).

Gulf South Research Corporation (GSRC) has been retained by FEMA to prepare a Programmatic Environmental Assessment (PEA) for the proposed project. In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended, GSRC requests that your agency review the proposed project and provide comments and any available information or resources under your agency's jurisdiction within the project area. If you have any questions or need additional information, please contact Denise Rousseau Ford by phone: (225) 757-8088, by email: dford@gsrcorp.com, or by fax: (225) 761-8077.

Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s



March 17, 2009

Josh Marceaux
U.S. Fish and Wildlife Service
646 Cajundome Boulevard, Suite 400
Lafayette, LA 70506-4290

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Mr. Marceaux:

The Louisiana Recovery Authority (LRA) has applied for federal funding from the Federal Emergency Management Agency (FEMA) for the construction of housing on individual home sites throughout Orleans Parish, being administered through the Louisiana Alternative Housing Pilot Program (AHPP) Housing Project.

Recognizing the extensive and complex housing challenges facing victims and communities as a result of Hurricanes Katrina and Rita, and acknowledging the limitations on FEMA's ordinary statutory authority to provide non-temporary housing solutions, Congress appropriated funds to the Department of Homeland Security (DHS) to support alternative housing pilot programs (Emergency Supplemental Appropriations Act, 2006, Public Law 109-234). The AHPP represents a one-time exception to FEMA's existing authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act which legally binds FEMA to a temporary housing mission, by providing an opportunity to explore, implement, and evaluate innovative approaches to housing solutions, and to address ongoing housing challenges created by the 2005 hurricane season in the states of the Gulf Coast region, including the State of Louisiana, especially in the southernmost parishes such as Orleans Parish. The LRA has applied for FEMA funding under the AHPP to provide permanent housing solutions within Orleans Parish for eligible applicant families displaced by Hurricanes Katrina and Rita. In Orleans Parish, as of March 2009, there are currently 1,167 families displaced by Hurricanes Katrina and Rita in temporary housing units consisting of 13 families in mobile homes, 1,101 families in travel trailers, and 53 in park model units. Consequently, there maintains a need to provide a permanent housing solution.

The LRA proposes to utilize AHPP funding for the construction of approximately 160 single-family, permanent housing units (Louisiana Cottages) to be located throughout Orleans Parish (Figure 1).

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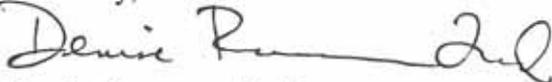
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Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s



March 17, 2009

Richard Hartman
National Oceanic and Atmospheric Administration
NMFS CASC Route: Atmospheric Administration C/O LSU Center for Wetland Research
Baton Rouge, LA 70803-7535

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Mr. Hartman:

The Louisiana Recovery Authority (LRA) has applied for federal funding from the Federal Emergency Management Agency (FEMA) for the construction of housing on individual home sites throughout Orleans Parish, being administered through the Louisiana Alternative Housing Pilot Program (AHPP) Housing Project.

Recognizing the extensive and complex housing challenges facing victims and communities as a result of Hurricanes Katrina and Rita, and acknowledging the limitations on FEMA's ordinary statutory authority to provide non-temporary housing solutions, Congress appropriated funds to the Department of Homeland Security (DHS) to support alternative housing pilot programs (Emergency Supplemental Appropriations Act, 2006, Public Law 109-234). The AHPP represents a one-time exception to FEMA's existing authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act which legally binds FEMA to a temporary housing mission, by providing an opportunity to explore, implement, and evaluate innovative approaches to housing solutions, and to address ongoing housing challenges created by the 2005 hurricane season in the states of the Gulf Coast region, including the State of Louisiana, especially in the southernmost parishes such as Orleans Parish. The LRA has applied for FEMA funding under the AHPP to provide permanent housing solutions within Orleans Parish for eligible applicant families displaced by Hurricanes Katrina and Rita. In Orleans Parish, as of March 2009, there are currently 1,167 families displaced by Hurricanes Katrina and Rita in temporary housing units consisting of 13 families in mobile homes, 1,101 families in travel trailers, and 53 in park model units. Consequently, there maintains a need to provide a permanent housing solution.

The LRA proposes to utilize AHPP funding for the construction of approximately 160 single-family, permanent housing units (Louisiana Cottages) to be located throughout Orleans Parish (Figure 1).

FEMA determined that the recurring proposed actions that require an Environmental Assessment can be grouped by the nature and location of the proposed actions. These actions can be evaluated through a Programmatic Environmental Assessment (PEA) for compliance with the National Environmental Policy Act (NEPA) and its implementing regulations (40 CFR Part 1500 and 44 CFR Part 10) without developing an EA for every action. FEMA determined that a PEA can be prepared to analyze the potential environmental impacts of LRA's proposed housing initiative in Orleans Parish.

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Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s



March 17, 2009

Tammy Mick
U.S. Environmental Protection Agency
Fountain Place 11th Floor, MC 6WQ
Dallas, TX 75202-2733

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Ms. Mick:

The Louisiana Recovery Authority (LRA) has applied for federal funding from the Federal Emergency Management Agency (FEMA) for the construction of housing on individual home sites throughout Orleans Parish, being administered through the Louisiana Alternative Housing Pilot Program (AHPP) Housing Project.

Recognizing the extensive and complex housing challenges facing victims and communities as a result of Hurricanes Katrina and Rita, and acknowledging the limitations on FEMA's ordinary statutory authority to provide non-temporary housing solutions, Congress appropriated funds to the Department of Homeland Security (DHS) to support alternative housing pilot programs (Emergency Supplemental Appropriations Act, 2006, Public Law 109-234). The AHPP represents a one-time exception to FEMA's existing authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act which legally binds FEMA to a temporary housing mission, by providing an opportunity to explore, implement, and evaluate innovative approaches to housing solutions, and to address ongoing housing challenges created by the 2005 hurricane season in the states of the Gulf Coast region, including the State of Louisiana, especially in the southernmost parishes such as Orleans Parish. The LRA has applied for FEMA funding under the AHPP to provide permanent housing solutions within Orleans Parish for eligible applicant families displaced by Hurricanes Katrina and Rita. In Orleans Parish, as of March 2009, there are currently 1,167 families displaced by Hurricanes Katrina and Rita in temporary housing units consisting of 13 families in mobile homes, 1,101 families in travel trailers, and 53 in park model units. Consequently, there maintains a need to provide a permanent housing solution.

The LRA proposes to utilize AHPP funding for the construction of approximately 160 single-family, permanent housing units (Louisiana Cottages) to be located throughout Orleans Parish (Figure 1).

FEMA determined that the recurring proposed actions that require an Environmental Assessment can be grouped by the nature and location of the proposed actions. These actions can be evaluated through a Programmatic Environmental Assessment (PEA) for compliance with the National Environmental Policy Act (NEPA) and its implementing regulations (40 CFR Part 1500 and 44 CFR Part 10) without developing an EA for every action. FEMA determined that a PEA can be prepared to analyze the potential environmental impacts of LRA's proposed housing initiative in Orleans Parish.

Currently, FEMA and the LRA are proposing two alternatives for this project, the no action alternative and the proposed action alternative as defined below.

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Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s



March 17, 2009

Amy Powell
U.S. Army Corps of Engineers, New Orleans District
P.O. Box 60267
New Orleans, LA 70160

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Ms. Powell:

The Louisiana Recovery Authority (LRA) has applied for federal funding from the Federal Emergency Management Agency (FEMA) for the construction of housing on individual home sites throughout Orleans Parish, being administered through the Louisiana Alternative Housing Pilot Program (AHPP) Housing Project.

Recognizing the extensive and complex housing challenges facing victims and communities as a result of Hurricanes Katrina and Rita, and acknowledging the limitations on FEMA's ordinary statutory authority to provide non-temporary housing solutions, Congress appropriated funds to the Department of Homeland Security (DHS) to support alternative housing pilot programs (Emergency Supplemental Appropriations Act, 2006, Public Law 109-234). The AHPP represents a one-time exception to FEMA's existing authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act which legally binds FEMA to a temporary housing mission, by providing an opportunity to explore, implement, and evaluate innovative approaches to housing solutions, and to address ongoing housing challenges created by the 2005 hurricane season in the states of the Gulf Coast region, including the State of Louisiana, especially in the southernmost parishes such as Orleans Parish. The LRA has applied for FEMA funding under the AHPP to provide permanent housing solutions within Orleans Parish for eligible applicant families displaced by Hurricanes Katrina and Rita. In Orleans Parish, as of March 2009, there are currently 1,167 families displaced by Hurricanes Katrina and Rita in temporary housing units consisting of 13 families in mobile homes, 1,101 families in travel trailers, and 53 in park model units. Consequently, there maintains a need to provide a permanent housing solution.

The LRA proposes to utilize AHPP funding for the construction of approximately 160 single-family, permanent housing units (Louisiana Cottages) to be located throughout Orleans Parish (Figure 1).

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Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s



March 17, 2009

Ed Giering
USDA, Natural Resource Conservation Services
3737 Government Street
Alexandria, LA 71302

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Mr. Giering:

The Louisiana Recovery Authority (LRA) has applied for federal funding from the Federal Emergency Management Agency (FEMA) for the construction of housing on individual home sites throughout Orleans Parish, being administered through the Louisiana Alternative Housing Pilot Program (AHPP) Housing Project.

Recognizing the extensive and complex housing challenges facing victims and communities as a result of Hurricanes Katrina and Rita, and acknowledging the limitations on FEMA's ordinary statutory authority to provide non-temporary housing solutions, Congress appropriated funds to the Department of Homeland Security (DHS) to support alternative housing pilot programs (Emergency Supplemental Appropriations Act, 2006, Public Law 109-234). The AHPP represents a one-time exception to FEMA's existing authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act which legally binds FEMA to a temporary housing mission, by providing an opportunity to explore, implement, and evaluate innovative approaches to housing solutions, and to address ongoing housing challenges created by the 2005 hurricane season in the states of the Gulf Coast region, including the State of Louisiana, especially in the southernmost parishes such as Orleans Parish. The LRA has applied for FEMA funding under the AHPP to provide permanent housing solutions within Orleans Parish for eligible applicant families displaced by Hurricanes Katrina and Rita. In Orleans Parish, as of March 2009, there are currently 1,167 families displaced by Hurricanes Katrina and Rita in temporary housing units consisting of 13 families in mobile homes, 1,101 families in travel trailers, and 53 in park model units. Consequently, there maintains a need to provide a permanent housing solution.

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Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s



March 17, 2009

Kyle Balkum
Louisiana Department of Wildlife and Fisheries
2000 Quail Drive
Baton Rouge, LA 70808

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Mr. Balkum:

The Louisiana Recovery Authority (LRA) has applied for federal funding from the Federal Emergency Management Agency (FEMA) for the construction of housing on individual home sites throughout Orleans Parish, being administered through the Louisiana Alternative Housing Pilot Program (AHPP) Housing Project.

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Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s



March 17, 2009

Diane Hewitt

Louisiana Department of Environmental Quality/Department of the Secretary
Department of the Secretary P.O. Box 4301
Baton Rouge, LA 70821-4301

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Mr. Hewitt:

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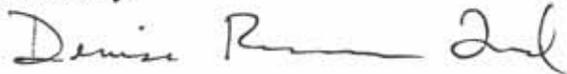
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Alternative 2: Proposed Action Alternative. This alternative would include the installation of AHPP cottage units on previously disturbed land. Previously disturbed land would include land that was previously residential. The sites would be cleared of all debris and vegetation, then grubbed, contoured, and graded, if necessary. Projects under this alternative may require ground disturbing activities, including the demolition of former housing structures, slab/foundation removal, the modification of utilities (*i.e.*, utility lines and septic systems), and the construction of entryways (driveways, sidewalks, *etc.*). If located within the 100-year floodplain, the City of New Orleans would require AHHP units be elevated above to the required digital flood insurance rate map (DFIRM) elevation, as necessary. No AHPP units would be located within the Coastal High Hazard Area (DFIRM Flood Zones V and VE).

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Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s



March 17, 2009

Paul May
Orleans Parish
1300 Perdido Street Room 7E07
New Orleans, LA 70112

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Mr. May:

The Louisiana Recovery Authority (LRA) has applied for federal funding from the Federal Emergency Management Agency (FEMA) for the construction of housing on individual home sites throughout Orleans Parish, being administered through the Louisiana Alternative Housing Pilot Program (AHPP) Housing Project.

Recognizing the extensive and complex housing challenges facing victims and communities as a result of Hurricanes Katrina and Rita, and acknowledging the limitations on FEMA's ordinary statutory authority to provide non-temporary housing solutions, Congress appropriated funds to the Department of Homeland Security (DHS) to support alternative housing pilot programs (Emergency Supplemental Appropriations Act, 2006, Public Law 109-234). The AHPP represents a one-time exception to FEMA's existing authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act which legally binds FEMA to a temporary housing mission, by providing an opportunity to explore, implement, and evaluate innovative approaches to housing solutions, and to address ongoing housing challenges created by the 2005 hurricane season in the states of the Gulf Coast region, including the State of Louisiana, especially in the southernmost parishes such as Orleans Parish. The LRA has applied for FEMA funding under the AHPP to provide permanent housing solutions within Orleans Parish for eligible applicant families displaced by Hurricanes Katrina and Rita. In Orleans Parish, as of March 2009, there are currently 1,167 families displaced by Hurricanes Katrina and Rita in temporary housing units consisting of 13 families in mobile homes, 1,101 families in travel trailers, and 53 in park model units. Consequently, there maintains a need to provide a permanent housing solution.

The LRA proposes to utilize AHPP funding for the construction of approximately 160 single-family, permanent housing units (Louisiana Cottages) to be located throughout Orleans Parish (Figure 1).

FEMA determined that the recurring proposed actions that require an Environmental Assessment can be grouped by the nature and location of the proposed actions. These actions can be evaluated through a Programmatic Environmental Assessment (PEA) for compliance with the National Environmental Policy Act (NEPA) and its implementing regulations (40 CFR Part 1500 and 44 CFR Part 10) without developing an EA for every action. FEMA determined that a PEA can be prepared to analyze the potential environmental impacts of LRA's proposed housing initiative in Orleans Parish.

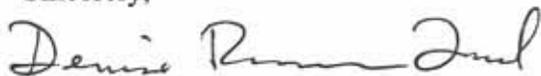
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Sincerely,

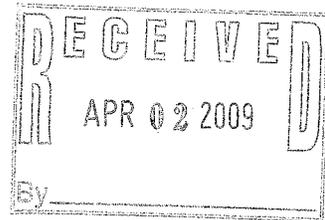


Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s

Patti



March 17, 2009

Jim Boggs
Josh Marceau
U.S. Fish and Wildlife Service
646 Cajundome Boulevard, Suite 400
Lafayette, LA 70506-4290

This project has been reviewed for effects to Federal trust resources under our jurisdiction and currently protected by the Endangered Species Act of 1973 (Act). The project, as proposed,
 Will have no effect on those resources
 is not likely to adversely affect those resources.
This finding fulfills the requirements under Section 7(a)(2) of the Act.

Debra A. Jull *March 31, 2009*
Acting Supervisor Date
Louisiana Field Office
U.S. Fish and Wildlife Service

RE: Project review for the Programmatic Environmental Assessment for the Alternative Housing Pilot Program in Orleans Parish, Hurricanes Katrina and Rita

Dear Mr. ^{Boggs} ~~Marceau~~:

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Sincerely,



Denise Rousseau Ford
Project Manager

Enclosure

RE: 80420001s

Providence Community Housing Public Involvement



February 13, 2008

Dear Residents of Lafitte:

We're excited to let you know that we're rapidly approaching a construction start date at Lafitte. Right now we're in the process of finalizing our financing arrangements, and although the economic climate is tough, we're still on track to have our first residents on site by the end of this year.

Construction will start on the infrastructure first – the roads, sewers, electricity and other utilities that will service the community. We expect it will take about 4 months to finish the first three blocks of infrastructure (between Rocheblave and Galvez). About a month after the infrastructure work starts, we'll be getting started with building the new homes.

We're also working to get back in touch with all Lafitte residents – to make sure we have the latest contact information for people, and ideally also email addresses. **Please take a moment to complete the enclosed survey and return it to us.** It will help us keep you informed about our construction progress, jobs, homeownership opportunities, and other news. **If you are in touch with other Lafitte residents, please ask them if they received this letter. If not, please encourage them to contact us so we can make sure they receive important updates directly.** The person to contact is our Director of Resident Services, Tammy Crumpton, and she can be reached at (504) 827-9963 or tcrumpton@providencech.org.

Other quick reminders:

- **Interested in finding out about job or small business opportunities on the site?** If you are, please contact our new Section 3 Coordinator (who deals with both employment and contracting) Sombra Davis (504) 827-9963 or sdavis@archdiocese-no.org.
- **Are you interested in home ownership?** There are 10 renovated homes for sale in the Treme neighbourhood, and one has already sold. The houses come with 12 foot ceilings, a hardy plank exterior, bamboo floors, and all appliances (including washer and dryer). A subsidy is available to low income families. For more information contact real estate agent – Stephanie Woodside at (504) 975-1575. There are 3 models of homes, each with 3 bedrooms, ranging in price from \$119,000 to \$180,000.
- **Sojourner Truth Community Center is open** – if you're in New Orleans please stop by to learn more about the services being offered out of the Center, and opportunities to program the space. Talk to Carol Carter at (504) 827-9963 for more information (or by email at ccarter@archdiocese-no.org). Our monthly meetings with residents continue on the second Wednesday of every month from 6:00 – 8:00 pm at the Community Center.

All the best to you and your families, and please don't hesitate to contact us if you have any questions about our work, or want more information about how to get involved. You can also find more information on our website at www.providencech.org.

Sincerely,

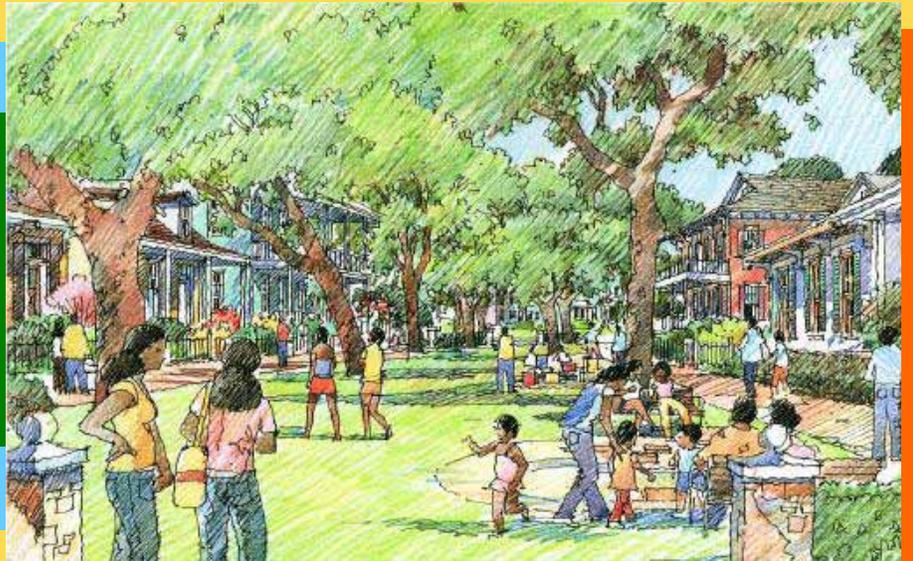
James R. Kelly
President & CEO
Providence Community Housing

Michelle Whetten
Director, Gulf Coast Rebuilding Initiative
Enterprise Community Partners

Come To The

LAFITTE-TREMÉ COMMUNITY FAIR

*Music & Entertainment
Food & Drink
Arts & Crafts
School Supplies*



Information & Services on:

**Housing * Education * Health Care
Employment * Finance
Youth Programs * Senior Programs**

◆◆◆ Saturday, August 11, 2007 ◆◆◆

**@ Playground Area adjacent to Sojourner
Truth Community Center at 501 N. Galvez**

11:00 AM - 3:00 PM

Sponsored by :



FOR MORE INFORMATION CALL 504.821.7226



HOUSTON MEETING Record of Feedback

December 2, 2006

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Detailed Feedback on Homebuilding Plan Ideas	5
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This report was written by Nicole Swerhun, Neutral Third-Party Process Advisor and Facilitator to Providence Community Housing and Enterprise. It is based on both verbal feedback from over 40 participants, as well as notes written in 26 workbooks submitted by individuals (19 of which identified themselves as Lafitte residents) and another 8 workbooks completed by facilitators who summarized discussion at small tables. It is not intended to serve as a verbatim transcript. If you have questions or comments on this report, contact Nicole Swerhun at nicole@swerhun.com or (504) 613-0167.

Copies of the conceptual Homebuilding Plan, as well as Homebuilding Plan newsletters and other materials are available from Providence Community Housing at www.providencech.org. Providence can be contacted at info@providencech.org or phone (504) 821-7222.

Meeting Overview

Over 40 people attended the Houston meeting from 10:00 am to 1:00 pm on Saturday, December 2, 2006. The workshop was held at the Full Gospel Cathedral Church of God in Christ (COGIC), 1369 Spears Road, Houston, Texas. A number of members of the Homebuilding Plan team also participated, as well as facilitators from the All Congregations Together (ACT) outreach team.

The purpose of the Meeting was:

- To talk to Lafitte families living in Houston about the work that Providence Community Housing and Enterprise are doing in the Tremé/Lafitte and Tulane/Gravier communities;
- To tell people what we've heard from residents to date; and
- To understand the needs of Lafitte families living in Houston, and discuss how the Homebuilding Plan team can help meet those needs – through support services and the repair and replacement of homes and apartments.

Participants were also informed that the information gathered from the meeting would also be forwarded to HUD and HANO for use in their historic review process (Section 106).

The agenda included:

- An opening prayer by Elder LaFrance from the Full Gospel Cathedral COGIC;
- A welcome from Father Michael Jacques, St. Peter Claver Church, New Orleans;
- Facilitator's introduction and agenda review by Mary Fontenot (All Congregations Together) and Nicole Swerhun;
- Remarks by Nadine Jarmon and Jim Kelly, Providence Community Housing, Chickie Grayson, Enterprise, and Ray Gindroz, Urban Design Associates (UDA); and
- Small table and full room discussions.

The following focus questions were posed to participants:

Regarding Support Services

1. What type of support services would be most helpful to you? How can Providence Community Housing and Enterprise help make those services easy for you to access?
2. Would you like assistance returning to New Orleans? If so, give us your name and up-to-date contact information here.

Regarding the Homebuilding Plan

1. Using the large map on your table, identify the 3 best and worst places in the community. Use a green dot to identify the best places. Use a red dot to identify the worst places.
2. What would you like to see in your community in the future?
3. Review the pictures at your table that show some of the ideas being considered for the Homebuilding Plan. What do you like about the pictures? What don't you like?
4. Use a yellow dot to indicate where you might like to live in the community.
5. Do you have any other advice for the Homebuilding Plan team?

Summary of Feedback

The points listed below summarize the key messages heard. There is much more information included in the rest of this report that reflects the rich range of opinions expressed.

- **Frustration with HUD and HANO.** Participants had a lot of questions regarding the future of Lafitte, and particularly around the decision to demolish Lafitte. They understood that Providence and Enterprise were not in a position to answer many of these questions, however they were also frustrated that nobody from HUD or HANO was at the meeting.
- **Life in Houston is tough.** Houston is a huge place, and people are having lots of problems getting around the city – which has an impact on everything from grocery shopping, finding work, getting to and from work, getting kids to school, and getting to the doctor. Employment is also difficult, especially when people identify themselves as being from New Orleans or Louisiana. Seniors are having a particularly hard time. Some children are also getting treated differently in school.
- **Many people just want to come home.** People would like assistance returning to New Orleans. They could use help finding housing in New Orleans, and in some cases help covering moving costs, as well as the deposit and first month's rent. Even if it's just transitional or temporary housing, many people want to come back as soon as possible.
- **Support services would be helpful.** There are a lot of ways the Homebuilding Plan team could help Lafitte residents, either by directly providing support or connecting residents to existing supports and resources. In addition to help with transportation and employment (described above), people said they would like help getting job training, trauma counseling, child care, and health care, paying utility bills and in some cases paying rent.
- **Many people liked the ideas proposed in the Homebuilding Plan.** Most people said they liked the pictures that showed different ideas for the future of the Treme/Lafitte and Tulane/Gravier communities. They liked the landscaping, space for kids to play and neighbors to meet and walk, the design of the houses, and the community interaction. There were mixed opinions on the proposed view of a Seniors Building.

**Map of the
Homebuilding
Plan Study Area**
(outlined in red)



Detailed Feedback on SUPPORT SERVICES NEEDED

What type of support services would be most helpful to you? How can Providence Community Housing and Enterprise help make those services easy for you to access?

1. *Transportation:* The city is so big, that getting around Houston is a major problem. People need help finding a church that picks them up (e.g. offers a van service), and help traveling to work, medical appointments, to get groceries, and to get kids to school. Some people are traveling 4 hours/day.
2. *Employment:* People need help getting jobs in Houston. Some said the work force requirement is too harsh, and that they've been cut off from food stamps. And when they can get a job, they're not being paid enough (some are working for \$6/hour, less than they got paid in New Orleans). They are being told not to put "Louisiana" on job applications, and if they do they are experiencing job discrimination against New Orleans residents. In some cases, employers don't like them. Some said that they can't get a job through "work source". Participants talked about wanting an advocate who can work on their behalf (e.g. to help with disputes that come up on-the-job). Job training is also needed for the service industry and managerial programs. On-the-job training would also be helpful.
3. *Getting back home:* People need help getting back home. That includes help finding a stable place in New Orleans on a temporary basis. Some need help with a deposit and first month's rent, and help with moving expenses (e.g. to rent a U-Haul). They need stores to be open in the neighborhood when they go back. When they get home they need affordable housing/homeownership.

"This is what I need someone to do for us – help us find a home to go back to so my daughter can find a job and take care of herself and her child. Thank you."

Participant Workbook

"Evacuees are picked on and treated differently. We need to get home."

Participant Workbook

4. *Health care:* Many people are having trouble getting Medicaid assistance. "If you're getting 7 medicines you can't pay but for 4". Houston won't take/stopped taking Louisiana Medicaid. Some need help finding Medicaid doctors, and assistance paying medical bills and for prescriptions. People also need home health services for the elderly (prescription drugs, wheelchairs).
5. *Trauma counseling:* A number of participants said they need help finding counseling services in Houston, to talk about their flood experiences, about the things they've seen that are on their mind, and for help calming their nerves.
6. *Utilities:* Almost all participants talked about needing help covering the cost of utilities – electric/light bills.

7. *Childcare*: Some people need help with childcare/nursery, especially while they're looking for work. Services are also needed for special needs children.
8. *Disabled assistance*: People talked about very specific things they need, like handicap rails on the tub in the bathroom, braces for hands to help with arthritis, ramp/wheelchair for disabled, and a general program for the disabled.
9. *Money isn't flowing*: People need help getting their rent assistance, with some saying that FEMA wouldn't pay their rent. People need help figuring out what to do if they're not receiving Section 8 or FEMA funds.
10. *Education*: Would be helpful to have tutoring programs for LEAP. A school just for New Orleans children was also suggested a few times, which could help deal with problems with Houston kids.
11. *Food & Clothing*: Some people need clothing/food stamp assistance. They said that they can't get food stamps without a job. It's one reason people say they need to get back to Louisiana.
12. *Other supports that would be helpful*: Help finding a church. Senior services (help doing things, senior daycare). Help with money management. Education for people that are HIV+.

“Resources to acquire resources are not accessible (transportation to work not available, so job not granted)...sometimes all our resources denied after a LA Drivers License is presented.”

From participant workbook

Would you like assistance returning to New Orleans?

25 of the 26 people who handed in their workbooks at the end of the meeting provided their contact information in response to this question (including a couple of workbooks that included contact information for more than one person). 19 people identified themselves as Lafitte residents, 18 people indicated that they would like help returning home, and 17 indicated they would like someone from the Homebuilding Plan team to contact them. *The contact information for these participants has been forwarded to the Homebuilding Plan team for follow-up.*

Detailed Feedback on HOMEBUILDING PLAN IDEAS

What people like best and least about their community in New Orleans (with a focus on locating the best and worst places on large community maps)

Liked best: Community center (many people mentioned Sojourner Truth), St. Peter Claver, Rocheblave tennis court, Craig School, Dooky Chase, Orleans and Tonti (close to church, stores, school), playground and parks, St. Phillip, Orleans Avenue & Lafitte Avenue, North Broad & Roman Street, historic, playground, 7th Ward Orleans, Broad & Banks, LaHarpe & Claiborne, keep the community together, it's near to the schools, Tonti, Orleans, Broad, keep the spirit alive, keep the busline, Orleans & Claiborne, Tulane, Broad Street, Orleans & Johnson, Claiborne & Orleans, Lafitte, Tonti Street, St. Phillip

Liked least: Corner stores, bars, hotels and motels (MRV, Rainbow, Brown Derby motels), N. Prieur and Orleans, Claiborne & Orleans, Basin Street, Claiborne & St. Ann, Joe's cozy corner, Tonti Court, Palmyrs and Banks (crime areas), Dumaine St. (killings), close strip of night clubs on Orleans and Claiborne, Dumaine and N. Broad drug activity, Dorgenois and Orleans abandoned property, Claiborne, N. Robertson, Iberville, Lafitte Housing Project, St. Louis & Philip, drugs in the area, Claiborne, Prieur, St. Ann, no need to have people hanging around the store, Dumaine, Rocheblave, Tonti, crimes, drugs, killing, Iberville, St. Ann & Prieur, Dumaine & Prieur, Dergenois, N. Villier, N. Robertson, Claiborne Ave.

What would you like to see in your community in the future?

Health: Health center, medical services for everyone (24 hours), medical health clinics, satellite hospital

Children and youth: Positive events for children, child care, day care centers, training for teens and young adults, safe and clean playground, state of the art public schools, GED tutoring programs, playground with security, playgroups, a nice place for the kids, community colleges

Seniors: Senior citizen center, seniors assistance, bingo hall

Safety: More police activities involved in community safety

Culture: Need a museum – a local museum that addresses local culture, preserving the historic, cultural, and heritage value of our community

Employment: Job training/tutoring/vocational training center, open a lot of local businesses that employ locals that live in the area (now people from other communities or states – a lot of landlords also own local businesses, but if they're not hiring locals, how can the locals pay the rent?), community colleges (since lots of jobs now ask for training).

Services: Special needs services

Housing: One floor house, wide doorway for wheelchair, ramp

Other things in the neighborhood: Local grocery stores (Circle Food Store), barber shops/beauty salons, movie theater, skate rinks, pet area, shopping area, library, schools K-12, put a church in the community – right on the Lafitte site.

Best Places in the Community (Green Dots)



Worst Places in the Community (Red Dots)



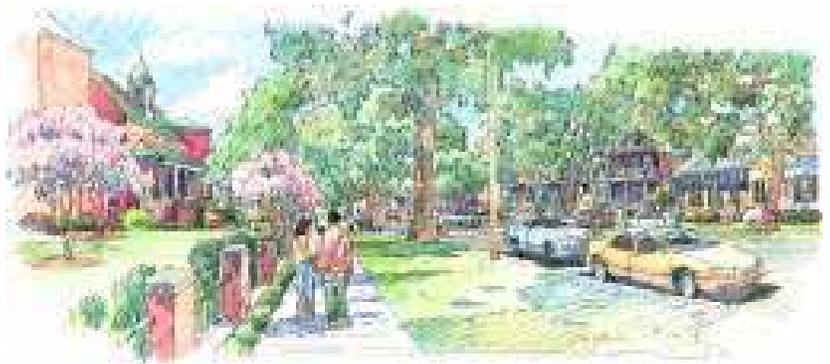
Review the pictures at your table that show some of the ideas being considered for the Homebuilding Plan. What do you like about the pictures? What don't you like?

1. Proposed view of neighborhood infill



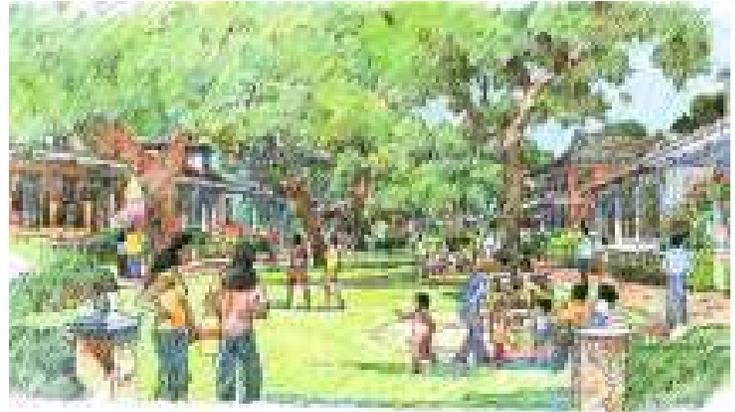
- Like everything about the picture.
- Like the landscape.
- Need a pet area.
- Should have off street parking.
- Area is nice, lighting, houses aren't too close together, no corner stores, spacious surroundings, trees, gardening. (GREEN DOT)
- Dumaine Street is too narrow.

2. Proposed view of infill around Wicker School



- Like the picture.
- Landscape and the fence makes it safe (keeps people from running through).
- Like picture, but think area should be gated so people not coming in and out of the community.
- Wide streets are good – street should be wider.
- 2 green dots.

3. Proposed view of new housing on Lafitte site



- Like play area for kids.
- Everything is real lovely.
- Open space for kids to play.
- 2 green dots.
- I don't like it. It looks too much like it is today. If you're going to change things, you should change it all. I want it to look different.

4. Proposed view of Lafitte Street and Management Building



- Like picture.
- Good for walking and talking with friends and family.
- 2 green dots.



5. Proposed view of Senior Building



- Need shopping area.
- Mixed reviews, some like 2 stories, others don't.
- Looks like it belongs in the French Quarter ☺.
- 1 red dot.



General feedback on the ideas being considered for the Homebuilding Plan

“We understand that it is going to be built, but if we can, we would love our red bricks back.”

Quote from a workshop participant. The comment was followed by applause from a number of others at the meeting.

What people said they liked about the pictures: A number of people said they liked the pictures, that they were really impressive and that people really enjoyed them. In particular participants said they liked the community interaction, preserving historical design, the fact that children's safety can be insured by the fences, the landscape is appealing, the senior center, the color of the homes, the landscape, trees, wide streets on some blocks, double homes.

What people said they didn't like: On street parking, some people thought the houses are too close together, and that more porches and backyards are needed (for each house – so we can have family gatherings), streets are narrow (kind of small), we don't want shot gun homes, some would like to see a bigger play area.

“What was so special about Lafitte? Why do people want to return? It had a little to do with how the community looked and that there was a roof over head. But why? The love. Love for community and self respect. The thing that distinguishes house from home is love, and that’s what we want.”

Quote from a workshop facilitator, reporting on behalf of his table. The comment was followed by applause from a number of others at the meeting.

Yellow dots show where workshop participants indicated that they would be interested in living



Do you have any other advice for the Homebuilding Plan team?

Support for moving ahead: Ready to go! I would like to help rebuild so I can come home. Great job. Keep striving for us.

People want to see:

- The Carver Theater restored.
- Tutoring and trauma counseling provided to residents.
- Modern houses with porches, yards, trees, 2 doors, and a parking area. Enlarge the bedrooms. Some would like two *whole* bathrooms, and the kitchen and the bedrooms to be large.
- Lots of trees and gardens, and a lot of lights. Safe roots (family ties) for kids. Make sure we have grocery stores. More light, more police.
- Affordable housing/home ownership is needed for low-moderate income families, disabled and elderly and family that care for a disabled family member.
- Get abandoned houses out. No liquor stores, and some people are also very concerned about corner stores.
- Keep community involved in the community center. One person suggested another community center at Lafitte and Galvez.
- More recreational activities for kids.

Concerns about Homebuilding Plan: Don't tear down the Lafitte. Renovate Lafitte in order to return families home sooner. Stop killing trees in community. I don't like the thought of housing being torn down because I'm ready to come home.

Urgency: I want to come home as soon as possible.

“It will also be a big help if the Lafitte was not torn down because it's making me stay where I don't wanna be.”

Participant Workbook

“Would the site ever be torn down, so the new ideas can begin and we can return home? The sooner the better.”

Workshop Participant



*Jemera Johnson's vision
for the community*

Questions & Answers

Participants asked a number of questions during the meeting. Many of those questions (with answers *in italics*) are listed here. The Homebuilding Plan team will continue to work to provide answers to these and other frequently asked questions in future meetings and newsletters.

Related to the future of Lafitte and the Homebuilding Plan

- Has Lafitte been sold? *No, HUD and HANO still own Lafitte.*
- Would the site ever be torn down, so the new ideas can begin and we can return home? The sooner the better. *If the site was torn down, then we would rebuild with better, more family friendly homes and apartments.*
- How long will it take to build the homes? *Homes will start to be available in 12 months.*
- Can we participate in helping build them? *We're looking at job training programs where former residents/residents can be trained in the trades through the AFL- CIO. We are also talking to lots of service providers about supports for Lafitte residents.*
- Because we addressed hot areas on the map, what will be available in terms of police to keep the area safe? Can there be better lighting, eliminate blight, more eyes on the street? We need community-based policing. *We will take that as a recommendation..*
- In order to create a quality community, will there be a school that is independent from government so 20 years from now we'll have quality kids? *That's one of the things we can advocate for.*
- Who would an actual vendor speak with in helping with rebuilding? *Contact Dr. Nadine Jarmon at Providence Community Housing (504- 821-7222).*
- Why can't we buy the abandoned property for \$1.00 like they are offering organizations? *That would need to be explored with the New Orleans Redevelopment Authority.*

Help coming home

- If it could happen, please send for all the seniors first, they are homesick. *We are working to bring home seniors quickly, and are repairing places like Annunciation Inn and St. Ann's.*
- What do we need to do to prepare to come home? *Contact our Homebuilding Team so we can explore options together with you and help you develop a plan.*

Help needed in Houston

- A long long time ago people used to come and watch our kids while parents had to run errands – is that kind of service still possible? *We'll take that as advice as we develop our Supportive Services program.*
- Since utilities are so high, could assistance be made available to help pay them? *Yes, we would be happy to explore that with you.*
- I'm not employed here, I was employed in LA, what avenues do I have? *Case managers will work one-on-one with folks. There are lots of jobs in New Orleans now because there are not a lot of people.*
- Who can I speak to (here in Houston) about the emotional problems related to the flood? *You can contact the local Catholic Charities office.*
- Will Section 8 vouchers be honored? *Yes.*

Questions for HUD and HANO

- Can Providence/Enterprise patch up the major problems with the units so we can come back home? *That's in HUD and HANO's hands.*
- Why can't you open Lafitte up temporarily before you redevelop? *That has been suggested to HUD and HANO and is under discussion. It is their decision.*
- Why can't we come home and clean our own places to live in? *Again, that's in HUD and HANO's hands.*

Participants felt strongly that HUD and HANO should have been at the meeting to answer their questions. They added that the amount of money provided from HUD and HANO (to help people move) is not enough.

Participant List

Participants were encouraged, but not required, to sign in at the meeting. In total, over 60 people attended the meeting, including Lafitte residents as well as members of the Homebuilding Plan team and the Outreach and Facilitation team. In total, 19 people identified themselves as Lafitte residents.

Everyone who signed in at the meeting and provided complete address and/or email information will receive a copy of this Summary Report. Note that some of the handwriting was tough to read, and so the names provided here represent a best effort to transcribe the information provided. Affiliations, where provided, are also included here.

Participants are listed alphabetically by last name. Affiliations are included, where provided.

Milton Anderson, <i>Full Gospel Cathedral COGIC</i>	Patricia Fulford	Elder Joseph LaFrance, <i>Full Gospel Cathedral COGIC</i>
Ron Angeletti	Jacqueline Fulford	Joyce S. Owens, <i>Joyce S. Owens Real Estate, New Orleans</i>
Mathews Brock	Jacqueline Gray	Maggie Ruph Marshall
Clarence Brown	Gail Green	Marilyn Paye
Carmalita Bryant	Yetta Harpa	Nancy Payne
Mazie Burris	LaToya Harper	Cheryl Scales
Yolanda Butler	Ballerina Jarvis	Mary Scott
Phyllis Davalie	Anna Jarvis	Joyce Terro
Mervin Dolliole	Lloyd Jernigan, <i>20/20 DSI</i>	Mark Thiele
Lois R. Eugene	Deborah Johnson	Gloria M. Wells
Yretha Evans	Earline Johnson	Chiquita Willis
Dwayne Finnie	Leslie Johnson	Michael Wilson, <i>Full Gospel Cathedral COGIC</i>
Carolyn Fulford	Mary Johnson	
Jnylesia Fulford	Sheila Johnson	
	Lisa V. Kelly	

Participants provided names and phone number for another 20 Lafitte residents who were unable to attend the meeting. This contact information will be used to continue to expand the list of contacts in the Homebuilding Plan outreach database.

Outreach: All Congregations Together (ACT)

Mary Fontenot, New Orleans
Deborah Jackson, Houston
Daniel Mathieu, New Orleans
Wayne Nuriddin, Harvey, LA
Keisha Owens, New Orleans
Dan Packard, New Orleans
Emelda Paul, Mariscopa, AZ
Mary Scott, Houston
Sabrina Short, New Orleans
Karen Trudeaux, Houston
Cheryl Turner, Metairie, LA

Homebuilding Plan Team

Charlotte Bourgeois, Providence Community Housing
Nadine Jarmon, Providence Community Housing
Jim Kelly, Providence Community Housing
Chickie Grayson, Enterprise
Ron Wilson, Enterprise
Reverend Michael Jacques, St. Peter Claver
Tiffany Haile, Urban Design Associates
Ray Gindroz, Urban Design Associates

Meeting Facilitation

Nicole Swerhun

Background to the Meeting

New Orleans has a major housing shortage and creative solutions are needed quickly.

Two non-profit organizations teamed up to help address this need – Providence Community Housing and Enterprise. Providence is a Catholic housing initiative that was formed in response to the devastation caused by Hurricane Katrina. Enterprise is an organization that's been around for over 20 years creating decent affordable homes and rebuilding communities. Its mission is to see that all low-income people in the United States have the opportunity for fit and affordable housing, and to move up and out of poverty into the mainstream of American life.

In August 2006, Providence and Enterprise were selected by the U.S. Department of Housing and Urban Development (HUD) and the Housing Authority of New Orleans (HANO) to help plan a new community on and around the site of the Lafitte public housing development. This followed HANO's June 2006 decision to demolish Lafitte. This was because of the extensive repairs needed to bring the development up to HUD's Housing Quality Standards and to meet City code compliance.

In agreeing to lead the replacement of Lafitte, Providence and Enterprise committed to developing a Homebuilding Plan that would build at least 1500 units of housing in the Tremé/Lafitte and Tulane/Gravier area to meet the needs of a broad range of households, including seniors and families. They also committed to providing:

- an absolute opportunity for the 865 families and individuals who lived in the Lafitte development before Katrina to return to better quality homes and a healthier neighborhood;
- nine hundred subsidized homes, the same number as in the Lafitte development before the storm, integrated into mixed-income communities on and around the site;
- community supportive services; and
- an opportunity for resident participation in planning and developing a more vibrant community.

Contact with residents began in mid-September 2006, with the distribution of the first Homebuilding Plan Newsletter. Each Lafitte resident was mailed a copy, along with a feedback form designed to collect information to help guide development of the Homebuilding Plan. A New Orleans based non-profit organization, All Congregations Together (ACT) then began the process of calling each Lafitte household to make sure they had received the newsletter and were aware of the process underway. This outreach continues today.

During the first week of October 2006, Providence and Enterprise hosted a week long series of working sessions to begin developing a conceptual Homebuilding Plan. Over 300 people participated. Because so many Lafitte residents are not in New Orleans, Providence and Enterprise have committed to holding meetings in other cities. The December 2, 2006 meeting in Houston was the first of these meetings.



RECORD OF FEEDBACK RECEIVED

October 3 – 7, 2006

From Residents, the Public and other Stakeholders

November 2006

This report was written by Nicole Swerhun, Neutral Third-Party Process Advisor and Facilitator to Providence Community Housing and Enterprise. If you have questions or comments on this report, contact Nicole Swerhun at nicole@swerhun.com or (504) 613-0167.

Copies of the conceptual Homebuilding Plan, as well as Homebuilding Plan newsletters and other materials are available from Providence Community Housing at www.providencech.org. Providence can be contacted at info@providencech.org or phone (504) 821-7222.

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Introduction

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During the first week of October 2006, Providence and Enterprise hosted a week long series of working sessions to begin developing a conceptual Homebuilding Plan. These working sessions were led by Urban Design Associates (UDA), a firm of architects and designers that specialize in rebuilding communities with guidance and advice provided by the people who live, work and play in those communities. The Ujamaa Community Development Corporation (CDC) provided critical supports to these working sessions, particularly through the strength of their relationships with local organizations and leaders, and their ability to identify and understand the range of perspectives and priorities held.

Meetings with residents, stakeholders and the general public started with a Kick-Off Community Workshop which was held on Tuesday, October 3rd. Two informal Drop In sessions were held on Wednesday and Thursday, October 4th and 5th, and a Wrap-Up Community Workshop was held on Saturday, October 7th. There were 235 people who voluntarily signed in at these events (see Participant List). Many people participated in more than one event, however their names are only listed once. Given that there were other people who chose not to sign in, the total estimated number of participants is over 300. There were also at least 250 residents who, by the first week of October, had completed and sent in a survey sent out by the Homebuilding Plan team.

This report summarizes the feedback received at these four events. It was written based on verbal feedback received, as well as notes written in 58 workbooks submitted. It is not intended to serve as a verbatim transcript.

Map of the Homebuilding Plan Study Area (outlined in red)



Feedback Summary

Approximately 300 people shared their thoughts, perspectives, and advice with the Homebuilding Team from October 3rd – 7th, 2006. A number of people were residents of Lafitte and the surrounding communities of Treme and Tulane/Gravier, while others represented a range of interests, from local businesses and non-profit groups, to public agencies and the media. The points listed below attempt to summarize the key messages heard, but there is much more information included in the rest of this report that reflects the rich range of opinions expressed.

Summary of key messages:

- **Residents just want to come home.** People have been away too long, and they just want to come home as quickly as possible. They want to know if transitional housing is available, because even though they would prefer to move back to Treme, just getting back to New Orleans would be a big improvement to their current situation.
- **The last year has been difficult, and the stresses continue to build.** Relocation has been incredibly tough on people. Many are in unfamiliar cities, disconnected from their families, friends and loved ones. Accessing much needed services is difficult (like health care, child care, elderly care, and transportation), finding a job is hard, and some people are still without many of the belongings they had to leave behind when they left Lafitte. Some of the biggest stresses relate to the security of their housing – are their vouchers going to run out, rent is getting hard to cover, and people don't know what's going to happen next.
- **People need support services.** The highest priority for most people is getting help figuring out their housing situation – where they're going to live, how they're going to cover rent, and how long they have until their housing situation will change again. People also need help accessing health services, child care, elderly care, skills development services and job training.
- **Some people think the Homebuilding Plan is a great idea, and some people don't.** The people who think it's a great idea said that while they will always treasure their memories of Lafitte, it's important that the community move forward to a better future. They talked about the decline of Lafitte over the years, and their interest in seeing things change. Many were also excited about the opportunity to live in their own home, and possibly owning their own home. On the other hand, there were also people who were very upset about the Homebuilding Plan and the team of people working on it. They feel strongly that Lafitte should be repaired. They talked about the fact that there was minimal damage from Katrina, that Lafitte is one of the sturdiest housing projects in New Orleans, and about the importance of preserving the architectural and cultural heritage. Many participants didn't express a strong opinion either way about the Homebuilding Plan itself, and instead focused on what kind of supports they needed in their lives in the immediate term, and what kind of community they wanted to live in going forward.

- **People have lots of strong, good memories of Lafitte.** Living close to family and friends is what people like best about Lafitte. People talked a lot about the sense of community that came with living in Lafitte, and how much they value the relationships they have with their neighbors. People also talked about Lafitte's important cultural and heritage value – this includes everything from music, second lines, and the Carver Theatre, to the stories that describe what families experienced through their years in Lafitte. People want to make sure that the best parts of the Lafitte culture and heritage are preserved and celebrated.
- **People say that Lafitte isn't the same as it used to be.** Many people talked fondly about the old Lafitte, when it was first built and the care people took to look out for each others children and the community. They said that today's Lafitte is different – that people don't have as much respect for the community, buildings are in disrepair and neglected, and inadequate schools are contributing to idle young people. Remembering life at Lafitte 20 years ago, people had memories of drugs, crime, and violence, as well as racial tension, segregation, and inequality of economic opportunities. Many people said that drugs, crime and violence was also what they liked least about Lafitte pre Katrina.
- **Children are the future.** In talking about the future, children were the main focus of discussion. People wanted good schools and a strong education system, child care, safe places for kids to play, activities for children, as well as mentors to guide them into the future. People also envisioned a future that includes better health and community services, businesses that are *for* residents and *owned by* residents, a better life for seniors, and better infrastructure (including better lighting, less trash, and landscapes that are maintained).
- **Future community should fit in with the traditional architecture.** While there were some people who wanted to see some more modern homes, most people want to see the Homebuilding Plan reflect New Orleans architecture. People liked the idea of having variations of designs on the same architectural theme. Building materials need to be strong, and many would like their own yard and their own porch, as well as off street parking. Some people specifically said they don't want to see single shotgun homes or large, multi-family buildings that put residents back in buildings that were similar to in Lafitte.
- **Positive comments on early Homebuilding Plan ideas.** While some participants were opposed to the Homebuilding Plan, there were a number of people who said that they liked the early ideas put forward for the initial Homebuilding Plan. They liked the green space and the effort to keep many of the neighborhood trees. They liked the front porches and yard space, as well as the colors of the houses. Some said they liked the idea of de-densifying the community, and that it looks cleaner and safer.

Kick-Off Community Workshop

Tuesday, October 3, 2006

Workshop Overview

Over 200 people attended the Kick-Off Community Workshop held in New Orleans on the evening of Tuesday, October 3, 2006. The workshop was held in the cafeteria of St. Peter Claver School from 6:30 – 9:00 pm.

The purpose of the Workshop was to:

- Introduce the Homebuilding Plan for Treme/Lafitte and Tulane/Gravier;
- Share what the Homebuilding Team had heard from residents to date; and
- Understand what type of homes people want and need in their community, and how the those homes can be built so that they contribute to the rebuilding of the community as a whole.

The agenda included:

- An opening prayer by Imam Rafeeq Nu'Man, Masjidur Rahim;
- A welcome from Father Michael Jacques, St. Peter Claver Church;
- Facilitator's introduction and agenda review by Mary Fontenot (All Congregations Together) and Nicole Swerhun;
- Remarks by Nadine Jarmon and Jim Kelly, Providence Community Housing, and Ray Gindroz, Urban Design Associates (UDA); and
- Small table and full room discussions.

The following focus questions were posed to participants

1. Think about the Treme/Lafitte and Tulane/Gravier communities. Think about what the communities were like 20 years ago, and think about what they were like pre-Katrina. Tell us, what are the 2 or 3 things you liked best 20 years ago? Least? What are the 2 or 3 things you like best pre-Katrina? Least?
2. Using the large map on your table, identify the best and worst places in the community. Use a GREEN DOT to identify the BEST places. Use a RED DOT to identify the WORST places. Use a BLUE DOT to identify those places where it is most important to take action.
3. What would you like to see in your community in the future?
4. Review the pictures of different housing types. Tell us what you like and don't like about the pictures.
5. Do you have any other advice?

Key Messages from Participants

20 Years ago – What people liked, and what they liked least

Liked best: Community was together, people were friendly, families and neighbors were close, kids in the neighborhood were protected by the elders and each other, talent shows in Lafitte, second lines, culture, heritage, churches, people worked, everyone knew each other, people cared about keeping the place clean.

Liked least: Drugs, crime, violence, prostitution, police brutality, economic decline, building of I-10 disrupted black, family-owned businesses, not enough job opportunities, inequality around economic opportunities, no job training, racial tension, segregation, motels, bars, too many liquor stores, problems with blighted housing, called management too often, not enough opportunities for children, young people, and the elderly.

Pre Katrina – What people liked, and what they liked least

Liked best: Family and friends were near, housing was affordable, good access to the city and transportation, close knit community, good churches in the area, black people were here (and now most of us are not), Dooky Chase, Carver Theatre, Willie Mae's, having the police nearby.

Liked least: Crime, drugs, killings, not a lot of places to enjoy ourselves, motels, corner stores, idle young people, buildings in disrepair, not safe walking the streets, corruption, neglect, inadequate schools, people don't live well stacked on top of each other, not enough retail shops in the neighborhood owned by us, racial profiling, lack of representation.

Best and Worst Places in the community

Best places: Schools, churches (St. Peter Claver, St. Augustine), Sojourner Truth Community Center, Dooky Chase, Musicians Hall, Lehmann Park, Willie May's Restaurant, Zulu, Louis Armstrong Park, Lil Dizzy, Bayou areas, Lafitte (historic, heritage, legacy, family generations, pride of place and local heroes, safe because everyone knew each other), Canal Street (stores and parades), Circle Food Store, Medical Center, City Hall, pharmacies, university, hospital, Q'Lee Cleaners, Art museum, Brick street museum, St. Ann Shrine, historical significance in terms of architectural design, Esplanade (the entire street), N. Rampart (because its clean and everyone get along), Orleans Avenue from N. Galvez to Tonti (local businesses and homeowners), homes on Villiere & Ursulines, St. Phillip and Derbeigny, economic development on Claiborne, Ursulines (Claiborne to Prieur), Broad Street.

Best Places in the Community (Green Dots)



Worst Places in the Community (Red Dots)



Worst places: Abandoned houses that need to be taken down, crack houses, drug houses, crime and prostitution on the side streets, MRV, TRC, and Rainbow motels, corner grocery stores that sell alcohol, tobacco and drugs all day long, corner stores, too many bill boards promoting alcohol use, poor educational system, physical deterioration of neighborhood, trash, Club Fabulous, Wicker School, Sojourner Truth Community Center and Lehmann Park (adults would do unspeakable things), Clark High School (not enough lighting, dry activity), blight, bars, liquor stores, blasting music while in church, vacant schools, drug dealers on Orleans, Roman & St. Philip, St. Philip St. & Claiborne, Dumaine & St. Ann, Orleans & Tonti (project side), Robertson and Ursuline, Galvez and St. Bernard (strip mall vacant), Gov. Nichols and N. Johnson (drugs and crime near senior apartments), Dumaine from N. Prieur and Broad (crime and drugs), Claiborne Ave, Orleans to Esplanade (vacant businesses and crime), McDonough (dark block, crime), St. Phillip and N. Robertson (sell drugs), St. Claude (between Gov. Nichols and Ursulines), Galvez & Orleans (no access through), Dumaine, Johnson (crime), Esplanade Ridge, Tulane Ave, Orleans Ave halfway toward Basin, N. Galvez, Dumaine (Claiborne to Broad), Johnson (Esplanade to Orleans), St. Ann Street, Prieur and Ursulines, Prieur and St. Ann, Roman and St. Phillips, Galvez and Dumaine, St. Phillip and Claiborne, Dumaine and Claiborne, St. Ann and Claiborne, Orleans and Claiborne

Most important areas to take action

Area schools (St. Ann's, Bell, McDonough, Wheatley, Clarke High School), hotels/motels, Carver theatre, after school activities/activities for children, senior activities (Sojourner Truth Community Center), corner stores, grocery stores that sell cigarettes and liquor to kids, bar rooms (Escape, Joe's Cozy Corners), Lafitte (salvage at all cost, reopen Lafitte, no demolition, tear down ½, keep other ½ for residents on top floors while we bring up the rest), commercial district (Claiborne Avenue between Orleans & Esplanade – bring back businesses like movie theatre, clothing shops, family entertainment), rebuild, repair Louis Armstrong Park (bring back to it's original), selling drugs on other side of St. Ann Shrine (and the other areas they are selling drugs at), potholes, bad lighting, infrastructure (repair/repave streets), trash pick up, rebuild the medical center, jobs, grocery, cleaning, area behind Sojourner Truth could be developed, senior housing with a day program, recreation, and clinic (adjoining a park), elderly housing that allows for independence with support, more businesses and restaurants, Old Schwegman's (at Bienville and Broad) should be redeveloped, make residents of public housing accountable, mandatory job training, Zulu social aid and pleasure club, take action where all worst places have been identified. Hotels, motels, street corners where lots of people hang out (where bad language is used sometime there are shots fired in the air), broad Street, bus transportation, Winn Dixie, Dooky Chase, 3 Sister's Restaurant, Cox Cable, development of restaurants.

From one small table:

“What's in a name? Best? Worst? We won't use dots. Whole area needs redevelopment (i.e. attention to safety, lighting, roads, repairing and reoccupying blighted houses).”

Most Important Places to Take Action (Blue Dots)



**Best Places, Worst Places, and Most Important Places to Take Action
(All dots overlaid on one map)**



What people want to see in their community in the future

Services: Better clinics, health centers, security, cleaners, daycare centers, baby sitting, dentist, hospitals, more police (a sub station), banks, post office, library (in walking distance), job training for everyone not just public assisted (for both genders, skills and industrial), parenting classes/sex education, job readiness/trade/architectural schools

Stores: Entrepreneurs (e.g. coffee shops, poetry spot), business for and by the people, Claiborne Street with businesses, more restaurants (family owned), stores nearby (bakery shops, grocery/supermarket, big brand name stores, health food, drug stores, Wal-Mart, retail, hardware, dry cleaners), chain restaurant (i.e. Ryans, Shoney's – modestly priced), quality family-oriented restaurants, mall, flourishing businesses that connect African families, fewer stores that sell alcohol,

Children: Better schools, more things to do (for kids and seniors), get the film company to run a children's drama school and recording/film school, mentor program, music school for children, ask kids about what they want, children playing in a safe environment, early pre-teen skills classes, organized sports,

Seniors: senior citizen center, daycare for elderly, more seniors housing, elderly care, elderly housing that allows for independence with support, senior housing with a day program, recreation, and clinic (adjoining a park)

Recreation: Playgrounds (pools, security, ball parks, basketball courts, nourishing with African American families), parks (swing set, seesaws, etc.), game rooms, gym, supervised sports, exercise classes, open community center, expanded community center, health clubs, a pool,

Infrastructure: More lighting (get rid of dark spots), transportation, bus stops/increased bus routes, amphitheater, maintain/cut trees, clean community/no debris, less trash/trash cans, "do for us what you do for Uptown", movie theatre, bike paths, dog park, clear drainage system, solid structures, handicap accessible, power and water, streets repaired, schools repaired, area behind Sojourner Truth could be developed

Design: Driveways for each house, no corner bars, green space, sitting areas, scenery, architecture, flowers, landscaping, no white picket fences, trees, greening, like River Garden where St. Thomas was, the houses should have big yards in the front and back

Culture: Preservation of our culture and music, second lines, families together – church and schools, high quality teachers, young people working (not on corner), better opportunities, equity and justice across the board, all churches collaborating, interaction with community and churches, neighborhoods collaborating together – one New Orleans, politicians with more action than words, historical value, movie theatre (redevelop Carver Theater)

Other: Comparing New Orleans to Texas (we need to step up our game – need Neighborhood Watch, more protection), affordable, safe, safe places to walk, tax dollars to pay for what's needed, Old Schwegman's (at Bienville and Broad) should be redeveloped

What do you like about the pictures of different potential housing types that could be considered for the Homebuilding Plan?

Design: Beauty, shape, windows, front porch/closed in porch, shutters, high ceilings, color/colorful, driveways, structure, picket fences, wood floors, space between houses, trees, yard of your own fenced off to itself (especially for kids), lots of closet space, independent living

They're new: setting style, landscape, new multi-family with porches, gables, white trim, new homes and the way they are modeled

Architecture: like the architecture of the building, like the idea of variations of the same architectural theme, unique New Orleans architecture (French Quarter style), love the old architecture, keep with design of neighborhood, prefer houses not on ground (no slab homes), keep traditional New Orleans look, like modern ideas

Types: Doubles/raised, Katrina cottage, individual houses are nice, New Orleans' style architecture, double traditional homes, better homes, shot gun, cottages, 2 storey, housing that makes the landscape beautiful, one picture looks like home, the whole deal, some people liked all houses

Modular: modular homes are quick, good to get residents home quickly, modular houses with porches

Materials: Want homes to stand up to hurricane force winds and fireproof materials

Pictures of Some Potential Housing Types



What don't you like about the pictures of potential housing types that could be considered for the Homebuilding Plan?

Types: Don't want single shotguns, don't want townhouse design, don't like any, don't like the designs, housing is too close together (just like the project, it starts crime), need to keep the scale of the house in line with the scale of the street

Don't like modern homes: Don't like Tulane house, doesn't look like home, didn't like houses that didn't fit in with the existing architecture,

Design: Homes with galleries not typical homes for families, don't like houses without porches, don't like loud colors, don't like lack of back yards, don't want to be too close to the street, don't like ceiling less than 10 feet, ceiling height of modular is too low, don't like houses without driveways, the big house with the white picket fence and big yard is too much (the extended Katrina cottage)

Parking: Don't like that there isn't any off street parking, need more off street parking

Other thoughts: Need more trees, cost effective housing is very important, wondering if they are affordable for low income family, and how soon will they be ready?

Any other advice?

Positive overall: Sections were nice. Illustration was great. I hope they keep our dreams alive in coming home. Don't be too long. People should live in homes and not developments. We have the opportunity to change that. Now there's the opportunity.

Repair rather than replace Lafitte: It would be less expensive to clean our Lafitte then it would be to sustain the displaced persons wherever they may be, paying rent for the next 3-5 years. It was suggested that Lafitte be torn down in phases, so that while one part is being torn down, the other part could be occupied. The United Front for Affordable Housing would like to see Lafitte reopened now – they expressed a worry that Providence and Enterprise are co-conspirators with HUD in preventing residents from coming home.

Get people home quickly: Make sure residents can come home soon. Sooner than 3-5 years! 3-5 years is too long. Tooooo long. Lafitte can be reopened much quicker than demolition and rebuilding.

Tear down Lafitte: I lived in the Lafitte housing development over 50 years, on the 2nd and 3rd floors. My house and my sister's house are damaged. I want Lafitte to be torn down.

Feel of the neighborhood: No one was listening pre-Katrina, nobody cared. Abandoned houses need to be condemned. Should have off street parking, garages, decent living, affordable living, crime free living, want an area where people will think twice about coming in to start confusion, want Neighborhood Watch. I would like to live in an area where everyone looks out for each other. No drug pedaling and high crimes.

Focus on children: We as a people should look out for the children. More parks, better school and playground. The children are the future. Thank you. We need youth recreational centers (arts, music, sports), libraries and learning centers.

Housing design: Make homes with handicap accessible bathrooms, need more space in the kitchen and bedroom, prefer gas or electric powered home, at least 2 bathrooms. I would like to see double homes.

Housing materials/approach: In case of flood, used galvanized metal studs (won't rust), hardy plank is preferred for exterior siding. I would like to see some brick homes.

Affordability/Purchase: Please make the rent rate go down and if every house is going to be on Section (8) give it to everyone who applies. Create option of rent-to-own.

Overall concerns: Don't want to come back if you rebuild, doing well living here. Do you have to rebuild the project because if you do many people are not going to come back.

Concerns about process: Your home is your home. Your neighborhood is your neighborhood. The decision process to change or redevelop should be in the hands of the residents. This planning process has been constructed to isolate and exclude residents in which whose lives you

with to change. Who lives you chose to speak for and act for. In a “democratic” society that sort of process is hypocritical.

Skepticism about commitments from Providence and Enterprise: I don’t believe the promises that these new homes will be given to the residents who stayed there before. The developers will do whatever they want to do and what will generate the most profit. They just want to save face and have the go-ahead. They have no accountability or motivation to keep promises to the poor. There is no profit in helping the poor. No profit in defending the poor, no motivation for keeping promises to the poor.

Evening Drop-Ins

Wednesday, October 4 & Thursday, October 5, 2006

Approximately 20 people dropped by during the evenings of October 4th and 5th to find out more about the Homebuilding Plan and to talk to the team while work was underway. People spent time with the architects and the designers, looking at the ideas being developed for the types of new housing and apartments that could be built, the layout of streets, parks, and the location of new housing in Tremé/Lafitte and Tulane/Gravier.

Key messages shared by participants over the two evenings

An interest in the role of the homeowner: Existing homeowners were interested in the possibility of accessing funds to enable them to expand into existing vacant lots. They talked about a similar experience in the past when support was provided to elderly residents interested in improving their homes. At that time funds were also promised to other existing homeowners, but the money never came.

Crime and safety: It was suggested that something should be done to address any worries that existing homeowners may have about former Lafitte residents moving in next door. There was a worry that dispersing affordable housing throughout the community will lead to dispersed crime as well. It was suggested that future residents be screened, and those people who have a bad background shouldn't be allowed to stay here. One resident suggested that one way to do this was to reapply the original criteria used to screen people when they apply for public housing assistance. It was also suggested that someone make sure that everyone who comes back has something to do. It was noted that Ms. Foxworth, the old manager at Lafitte was good at this (she made sure people either had a job or helped clean up Lafitte). Lafitte residents also noted that a lot of the crime is coming from people living outside the project.

Materials: A number of questions were asked about the strength of the materials that would be used to build the new homes and apartments. Participants wanted to be sure that the material would be resistant to hurricanes. The Homebuilding Plan team confirmed that all materials would be abiding by existing requirements and guidelines.

Excitement about the Homebuilding Plan: Many of the Lafitte residents who dropped by were excited by the architects drawings of the different potential housing types to be included in the Homebuilding Plan, and one specifically expressed her support for the Plan, adding that it was long overdue and that the community could have used this type of redevelopment effort 10 years ago.

Questions about which new homes and apartments would be for Lafitte residents: When reviewing the different homes and apartments being developed by the architects, some Lafitte residents wondered about how decisions would be made about who would be able to live where, and whether Lafitte residents would be eligible to live in the single family homes. Members of the Homebuilding Plan team explained that all of the housing types would be available to Lafitte residents, including single family homes.

Questions about ownership: Many visitors to the Drop Ins expressed interest in the potential for home ownership, with some wondering if there would be a mix of rental and ownership units in the same building. The answer from the Homebuilding Plan team was no, there would not be a mix of rental and ownership units in one building, but that there would be a mix of rental and home ownership in the community.

Question about leases: One participant, who had driven in from Houston, came to ask a question on behalf of her daughter about whether children who were on a lease at Lafitte and are turning 18 now, whether they would be eligible for their own public housing lease. *The answer provided by Providence was that the public housing eligibility rules would stay the same, and that yes, a child who had been on the lease at Lafitte and was now turning 18 would be eligible for their own public housing lease.*

Feedback from Children & Youth

From Children

The children were asked “*if you could create your own neighborhood that you would want to live in, what would you put in your neighborhood?*”

The children began by drawing their houses, so you will see various houses on the drawing. Then they started drawing other things they wanted in their neighborhood. See the pictures below, and the words they used to describe the pictures (on the following page).

The children named their neighborhood MAGIC STREET



Space to play and hang out: A horse carousel, jungle gym and see saw, swings, monkey bars, slide, there is a kids club that is similar to adult night club but only for kids, no alcohol, go-kart track, Boys & Girls Club, movie theatre, skating rink, kids center (which is more of a community center), arcade

Nature: A park with a pond and ducks, liked idea of water in their neighborhoods in various forms (small ponds), flower gardens, want trees in their neighborhood, want sun and moon in their neighborhood

Stores: Hair salon, cellular phone store, beignet store, music and CD store, gas station, police station, barber shop, car dealership, jewellery store, coffee shop, appliance store

Services: fire station, church, school, train station, toy store, Ujamaa, phone booth, laundry mat and cleaner

Other things in the community: Wanted to own their own businesses – so you'll see a toy store, Rocawear store (they sell a clothing line designed by the entertainer 50 Cent), castle is in the neighborhood, lots of kids

From Youth

Pre-Katrina LIKED BEST: life, corner store Tom's (St. Philip and Romain), people (friendlier before Katrina), had better attitudes, neighborhood – more people, cleaner, more stores, 2nd lines, parades, schools (more were open), more family oriented, more block parties, police less violent, youth ministry, more restaurants.

Pre-Katrina LIKED LEAST: Crime, school for some, drugs/violence, prostitution, drunks, hotels, homeless people, not enough outdoor space/parks, abandoned houses, poor clean up, not enough activities, police, pollution, politicians, and people walking street at night.

Vision for the future: add onto St. Peter Claver and air condition, more block parties, more job interviews, get rid of drug dealers, more corner stores, build recreation center, more police/fire fighters, more restaurants and stores, club for teenagers, more recreation activities, better/more housing, more sports/athletic teams, better schools, more money, more stadiums/gyms, more parks, better levees, better streets, more buses/public transit, and snack machines.

What do you like about the pictures of different potential housing types that could be considered for the Homebuilding Plan? Modern house, apartments/multi-family, raised houses, Esplanade house, Tulane house, location, colors, construction/structure, make Lafitte into apartments, big back yard, stoop, Ujamaa house, balconies

What don't you like about the pictures of different potential housing types that could be considered for the Homebuilding Plan? Don't like pink, don't like Tulane house, use bricks instead of wood, don't like mixed use, don't like big windows (people see in), Louisiana house, white apartment, more space between buildings, too many Section 8.

Wrap-Up Workshop

Saturday, October 7, 2006

Workshop Overview

Over 100 people attended the Wrap-Up Community Workshop held in New Orleans on the morning of Saturday, October 7th, 2006. The workshop was held in the cafeteria of St. Peter Claver School from 10:00 am - 1:00 pm.

The purpose of the Workshop was to:

- Review the feedback received at the Kick-Off community workshop on Tuesday, Oct. 3
- Talk about services and supports that would be helpful to residents
- Present the Home Building Plan ideas that have been developed this week (in response to community feedback) and find out what participants think about those ideas

The agenda included:

- An opening prayer and welcoming remarks from Father Michael Jacques, St. Peter Claver Church;
- Facilitator's introduction and agenda review by Nicole Swerhun;
- Remarks by Keisha Owens and Wayne Nuriddin from All Congregations Together (ACT);
- Remarks by Nadine Jarmon, Providence Community Housing, and Ray Gindroz, Urban Design Associates (UDA)*; and
- Small table and full room discussions.

** Note that copies of Ray's presentation are available on request from Providence*

The following focus questions were posed to participants

1. Do Lafitte residents need help with: Relocation/transition issues? Child care and education issues? Elderly care? Skills Development and Job Training? Health Services? Any other services? Are residents getting help with these issues now? Describe what additional supports would be helpful.
2. Reaction to the home building plan ideas: Think about the Home Building Plan ideas presented at the beginning of the workshop, and the map and pictures at your table.
 - What do you like about the ideas? What don't you like about the ideas? Why? Are there other ideas you would like to see explored? If so, what are they?
 - Looking at the map, it would be helpful for the team to have an idea of where people would like to live in the future community. Use three yellow dots to identify those places on the map where you would be interested in living.
 - Do you have any other advice?

Key Messages from Participants

Support Services

Residents indicated that they need help addressing all of the issues listed, including relocation and transition, child care and education, elderly care, skills development and job training, and health services. Some people are getting some help with these issues, but the vast majority indicated that they are not receiving any help with these issues now. *The Support Services programs will be designed to address exactly the types of issues, questions and needs summarized here.*

Housing: The most frequently asked questions asked by Lafitte families were “When will the new homes be ready?” and “When can I come home?” Providence/Enterprise let people know that they hope to offer homes and apartments as early as the summer of 2007, and to begin rebuilding Lafitte by the end of 2007. They expect it will take 3 – 5 years to complete our goal of building 1,500 new homes and apartments. *In the meantime, it is clear that Lafitte families need a plan.* People said that they need help finding a place to stay, and some need help with rent. They have questions about their vouchers, renewing leases, and getting and storing their belongings. Money is an issue for many, and some could use moving company suggestions and support services. People need help finding their way around Houston, including help understanding the public transit system. It was suggested that a Houston-based outreach team and/or case manager would be helpful. People also have questions about the affordability of the new housing and about ownership opportunities. They’re also wondering about the availability of temporary housing.

Child care and education: Child care is essential so that parents can go to work, and look for work. There are concerns that schools aren’t all open. Some children living out-of-state are being treated poorly in their new schools, while others living out-of-state said they are happy with the schools. Neighborhood nurseries were suggested, as were 11th/12th grade graduation preparedness and college preparation.

Elderly care: Many Lafitte families said that supports are needed for seniors. This includes health care awareness, neighborhood clinics, Meals on Wheels, home care, transportation (including a bus line in the neighborhood), seniors helpers, assisted living, mental health supports, adult day care and one person said that they need help with a wheel chair.

Skills development and job training: People are looking for different types of training programs. Lafitte families have expressed a wide range of training interests, including medical training, construction, architecture, shipyards jobs, nurses, teachers, etc. People have said that programs should be offered at different times to give options to working people. They also reported experiencing big problems when they put “New Orleans” on their job applications – they don’t get hired. They also could use help finding jobs.

Health services: Many people have said they have a need for medical support, including mobile clinics and other facilities where people can access medical, dental, optical, and mental health services, and well baby clinics.

Additional service/support needs/suggestions: In addition to those five areas needing support, a number of other service needs were identified by Lafitte families, including transportation (need more buses and more bus lines), grief counseling (for all different types of losses), financial literacy, need a community bank, exercise equipment, swimming pool with interior track, gymnasium, computer access/hook up, high school graduation preparedness and college preparation, help people qualify to be homeowners, want a community library.

Responding to ideas in the Homebuilding Plan

What people liked about ideas in the Homebuilding Plan: Really liked the neighborhood schematics, liked green space, trees, neighborhood space, parks. Liked use of existing trees, off street parking (like parking at front and back – much better than parking in the courts), front porches, yard space. Liked colors of the houses, the balance of homes with and without porches, the fact that everything is close. Liked the idea of de-densifying. Like the bike path. It looks cleaner and safer.

What people did not like about ideas in the Homebuilding Plan: Don't like the small rooms (should be 12' x 14'), and 9' x 9' kitchen is too small. Don't like multi-unit dwellings, would prefer singles. Don't see handicapped accessibility. Concern about homes that sit low, including worry that they would flood in another storm. Don't like that there isn't a park for dogs.

Are there other ideas you would like to see explored? If so, what are they? Auditorium for community center, dance lessons, arts and crafts and theatre for plays. 2-4 units per building. Open as many churches as possible. Possible design with garage and living space above houses. Luxury townhouses for seniors on Canal Street (with green space, porches). New infrastructure (plumbing, electrical, energy efficient). Background check for residents. Information centers in the neighborhood. Private security guard. High quality building materials, air conditioning units, bricks and concrete facades. Want park for pets.

Places where people would be interested in living: Near resources and services, Lafitte Street (really liked neighborhood), Rocheblave, Esplanade/Ursulines Avenue, handicapped accessible location.

From one participant:

“I lived in Lafitte over 50 years myself. There are some housing ideas here that I really don't like – this one here reminds me of Lafitte – they're close together, and I don't like that. We lived in a building that was made like this. When something went wrong, the whole place was impacted. Want mostly single houses and maybe some doubles. I don't like the 2 and 3 story building houses. I had that already. I want something different. I will never ever forget where I came from. I want something different. I want something better. I've been through many hurricanes, and this is the only time we had to leave because of the levees. I'll never forget where I came from. Think about something different for a change. Think about that. You don't want to go back to the same thing, you want something different.”

Yellow dots indicate where workshop participants indicated that they would be interested in living



Any other advice?

Process: Continue getting community input, keep the community informed.

Churches: Bring back as many churches as possible (e.g. Baptist, COGIC, Catholic).

Children: Help parents to help their children. Encourage parental involvement with all programs – teach them how to tutor their children as well as become involved with art and drama programs. If kids are idle they’ll mess up our homes. If we have little things they can do, they can help beautify, they can plant flowers, something they can do that will take their mind off things that they don’t need to do. If we start with kids, everything will be better. Would like to see mentorship programs for our youth. Our young men need things to do other than hang around. We need recreational centers, community centers, job training programs, train on how to have good interview skills, etc. Good PR skills and how to express themselves better. Also try and meet our youth where they are. RAP not itself a bad thing. Meet kids where they are.

Elderly: We should always regard the state of elderly people – we must make sure they’re in situations where they’re protected and not isolated. We’re all getting their ourselves and need to have youth and elderly interchanged. Wherever you have elderly you should have youth.

Maintenance: Enforce, reinforce, require residents to maintain their properties. Train them to do it.

Thanks: “The rebuilding of the Lafitte housing is a wonderful idea and I want to say my personal thanks to Providence for stepping up and taking on such a job.” “I love the model for Lafitte.”

Design: Really like big houses with trees, front porch. Include the Lafitte Corridor walking/riding trail as an amenity to the area.

Safety: Need to focus on crime reduction and safety – nice homes draw the criminal element. A police substation is mandatory for the area. Let the police build relationships with the community.

Home ownership/rental: As soon as possible, start selling/renting homes in the area. Modular is the most cost efficient and time friendly. Put a mechanism in place, beforehand, that allows returning citizens to purchase new homes (including people with little credit and few funds). This could be done through the local Housing Finance Authority. Also cut the red tape for veterans to purchase homes in the “new” New Orleans.

Economic development: Allow area residents to own small businesses with “real” assistance from the small business association. To the greatest extent possible, hire New Orleans citizens, companies, contractors and business opportunities for Section 3 businesses. Include plans that encompass the AFL-CIO efforts in construction trades for good paying jobs

Keep Lafitte: Those projects are very sound. They took Katrina. They were beautiful when they were first built. They should stay.

Reason for the problems with Lafitte: I blame HUD because when you first moved in, you had to be of good character. They went to your boss where you worked to find out what kind of person you were. Also asked the neighborhood what kind of character you were. How it got to the place it is right now, I’ll never know. If you remodel and do the same thing when they first opened, you’ll have a beautiful place to live. We had good schools, good neighbors, and everybody watched everybody’s children. They came every 3-6 months to see if your house was clean. If wasn’t clean, you got put out. If children bad, if went to jail – you had to go. We had everything we needed. Kids played tennis where parked car. Had tennis courts. On Friday’s had a band and we all danced. I’m 78, remodel for what they were in the beginning. Whoever is in charge should investigate who’s moving in and who has to go.

Frequently Asked Questions

Participants asked a number of questions throughout the week. Many of those questions (and answers) are listed here. The Homebuilding Plan team will continue to work to provide answers to these and other frequently asked questions in future meetings and newsletters.

Timing

- *When can we come home?* Providence/Enterprise is working hard to get people home as soon as possible. Our commitment to the residents of Lafitte/Tremé and Tulane/Gravier is to aggressively work to identify and build as many units of housing as possible. There are many hurdles to get over before all 1500 units of housing will be ready for people to move in. As long as those hurdles are overcome, we expect all units to be ready within the next 3 to 5 years. Our immediate efforts are focused on rebuilding housing on at least 200 properties throughout the Tremé and Tulane/Gravier neighborhoods. Three modular homes have already been built by Ujamaa Community Development Corporation, one of our partners (see photos on next page). A number of units of senior housing at St. Ann's apartments at Ujamaa Square (total of 43 units pre-Katrina) and Enunciation Inn (total of 106 units pre-Katrina) could be available soon if repairs are completed quickly.

Decision to Demolish Lafitte

- *What is happening to Lafitte?* In June 2006, the Housing Authority of New Orleans (HANO) announced their decision to demolish Lafitte. HANO stated that this was due to the extensive repairs needed to bring the development up to the U.S., Department of Housing and Urban Development's (HUD) Housing Quality Standards and to meet City code compliance. A number of housing advocates disagree with HANO's decision. This issue will most likely be resolved through the legal process.
- *Was Providence/Enterprise part of HANO's decision to demolish Lafitte?* No. Providence/Enterprise was not involved in any way in the decision to demolish Lafitte. Providence/Enterprise got involved to ensure that the residents of Lafitte, and the communities of Tremé and Tulane/Gravier, have a voice in the rebuilding of their neighborhoods.
- *Why is Providence/Enterprise not opposing the decision to demolish Lafitte?* When HANO announced their decision to demolish Lafitte, the Providence/Enterprise team had a choice — either spend time fighting the decision (which in our experience could significantly delay opportunities for residents to come home), or accept the decision and focus on the rebuilding of Lafitte. We decided it was more important to take the next step and start rebuilding the community for the residents.
- *Will any aspects of the Lafitte development be kept?* The Live Oaks will be kept and will be a centerpiece of the new community. Also, the Sojourner Truth Community Center and the formal rental office are important pieces of the Homebuilding Plan.

- *When will Lafitte be rebuilt?* Providence and Enterprise hope to begin rebuilding Lafitte by the end of 2007. In the meantime, we hope to start building new homes in the Tremé area that will be available to returning residents. By next summer we hope to begin offering seniors apartments in the surrounding neighborhoods.

Priority

- *Will there be a home for me?* All 865 families that were living in Lafitte at the time of Katrina will have an opportunity to return home.
- *Will the Lafitte residents have first priority for the new homes?* Absolutely.

How this Project Came About

- *How did this project come about?* Both Providence and Enterprise believe that rebuilding homes can help strengthen whole neighborhoods. Having learned of HANO's decision to demolish Lafitte, Providence/Enterprise talked to HANO about having a nonprofit organization take a lead role in redeveloping the housing to ensure that the site and the overall program would provide housing for low-income families. HANO agreed and, as a result, this Homebuilding Plan includes one-for-one replacement of existing public housing units in the area.
- *Who is paying for the rebuilding?* Providence/Enterprise has a capital commitment of up to \$20 million in loans to acquire sites in the community for building homes. Catholic Charities, another partner in the Homebuilding Plan, has committed \$2.5 million in private funds to provide case management and counseling to Lafitte families living locally, as well as in other cities (e.g., Houston, Baton Rouge, Atlanta and others). Providence/Enterprise is also working to secure low-income housing tax credits, block grants and other financing from state, federal and private sources to ensure the success of the Homebuilding Plan and to speed up your return.
- *When can we see progress?* We're making progress every day. This has been a very exciting week because, with the help of residents and people from this community, we've been able to develop a Preliminary Concept Plan. We needed this Plan to apply for the financing for new homes and apartments. We expect to hear about the financing by the end of the year.

The Plan

- *Where will the new homes be built?* The 1500 homes that are part of the Homebuilding Plan will be built on many different sites in the Tremé and Tulane/Gravier communities, including Lafitte. Some of these sites have been acquired already, some will be acquired in the future. Because the Lafitte site is large, a significant number of new housing units will be located there. It is critical that decisions about the number and location of the housing units be informed by ideas and suggestions from residents and the local community.
- *What is a modular house?* On August 7, the first two homes in Providence's pilot modular housing program were placed on lots owned by Ujamaa Community Development Corporation. The lots, located at 1806 and 1810 Dumaine in Tremé, were previously abandoned. Modular housing is one of several housing production methods the Providence/Enterprise team is exploring to deliver new homes in the Tremé/Lafitte and

Tulane/Gravier area. Other options being considered include Katrina Cottages and panelized housing.

- *Are there going to be recreational facilities?* Yes, the Homebuilding Plan includes the Sojourner Truth Community Centre as a key asset in this community's future. Multi-use courts are envisioned in new park spaces, as well as playgrounds and equipment. There will be a large lawn on the former Lafitte site for field sports.
- *Is there a broader community vision?* A number of priorities for the future of New Orleans communities have been expressed through recent meetings and the current community planning process, including: Services for families, including health care, youth programs and job training. Better school and educational options for neighborhood families. Walkable access to shops, community centers and recreational opportunities. Sustainable development that is safer, healthier and more resource-efficient. Through the process of developing this Homebuilding Plan, our team will collaborate with these other planning efforts and then work to ensure that the Plan helps to achieve the housing and community development goals of residents.

Renting and Owning

- *Will Lafitte residents keep the same rent? How will the rent be calculated?* The rent will be calculated on the same basis as before Katrina, which is approximately 30% of the household income. This is exactly the same way rent is calculated for all public housing residents.
- *Will there be a mix of home ownership and rental in one building?* No, but there will be a mix of home ownership and rental on the rebuilt Lafitte site.
- *Are the houses going to be different for people who rent versus people who own?* A variety of housing will be built and the quality of the apartments and for sale houses will be the same.
- *If somebody purchases a house, would they then be able to rent that house?* No, our homes will be occupied by the home owners. Our plan is to create a healthy, diverse and vibrant community.

What about now?

- *What should I do about my lease? Should I renew it?* In a recent letter, HANO advised residents to continue to stay in the city that you currently live and continue to receive housing assistance. Their letter also said that: Residents should NOT move out of their current unit without consulting the local housing authority that issued their voucher; and **Leaving a unit without following proper checkout procedures is considered abandonment and could result in termination of your assistance from HUD.**
- *What do I do when my Voucher runs out?* You should first check to see when your Voucher expires. The DVP Voucher is good through September 30, 2007. HUD and HANO have informed us that former Lafitte residents will be provided with an option to either receive a Housing Choice Voucher or be offered a replacement public housing unit before their current Voucher expires. You should contact HANO at either (888)361-3093 (toll free) or in New Orleans at (504)361-1726 for more information on this matter.

- *What will be done to accommodate residents while they're waiting for the new homes?* Community supportive services will be available to every former resident of Lafitte. These services will be provided both in the short term and the long term, and will be designed to respond to residents needs. We will offer case management, an apartment-locating service, employment services, child care, elderly care, etc.
- *How will we know what's going on?* We will be sending out regular newsletters to keep you informed, and to make sure you know how to stay in touch with us.

Resident Involvement

- *What can Lafitte residents do to help with the homebuilding process?* We need you to keep sharing your thoughts and ideas for the Homebuilding Plan. Also, let us know how you want to be involved. For example, some people have told us this week that they would like to volunteer to work on the building of the homes. Others have suggested setting up a task force to support the rebuilding. Others are hoping to learn construction trade skills to help with the rebuilding.
- *Will residents have representation in how the project is built?* We started that process through this design week, and will continue. Tell us how we can build the best relationship with you and keep you actively involved.

Sturdiness of the Homes

- *What kind of material are you going to use to build the homes? Will it be sturdy?* They will be sturdy. The homes will be designed to meet all new state and local standards. We will use the best architects and contractors and excellent grade materials.

Working with Others

- *Will Providence and Enterprise include others in the ongoing Homebuilding process? For example, the Historic Fauborg Tremé Association, St. Augustine Church, the National Park Service (to bring back Armstrong Park), etc.?* Yes. Providence and Enterprise are committed to working with a broad range of community organizations and other stakeholders to make this Homebuilding Plan a success.

Providence Community Housing and Enterprise

- *Who are Providence Community Housing and Enterprise?* **Providence Community Housing** (Providence) is a Catholic housing initiative formed in response to the devastation caused by Katrina. Our members include Catholic Charities and Christopher Homes, and our neighborhood sponsors include St. Peter Claver/Ujamaa, St. Joseph's/Tulane-Canal CDC and Reconcile New Orleans. **Enterprise** brings over 20 years of experience in creating decent affordable homes and rebuilding communities. Our mission is to see that all low-income people in the United States have the opportunity for fit and affordable housing, and to move up and out of poverty into the mainstream of American life.

Participant List

Participants were encouraged, but not required, to sign in when attending each of the four events held October 3rd – 7th. In total, 240 people signed in at one or more of the four events held. Over 200 of these were residents and community members from Louisiana (from New Orleans, Baton Rouge, Marrero, Slidell, Shreveport, Metairie). There was also a group of 20 Lafitte residents that traveled from Texas. Other participants provided contact information from Arizona, Colorado, Mississippi, Georgia, Missouri, New York, and Rhode Island.

All participants who signed in at the meeting, and provided complete address and/or email information, will receive a copy of this Summary Report. Note that some of the handwriting was tough to read, and so the names provided here represent a best effort to transcribe the information provided. Affiliations, where provided, are also included here.

Participants are listed alphabetically by last name and affiliation (where provided).

Marva Ally	John Cofcuult	Myra Harrell
Wanda Ally	Sheila Condoll	Mrs. Mary M. Harris
Dzondria Anderson	Gail Cotton	Lester Harris
Jay Arena	Lewis Cotton	Michelle Harris
Marva Batiste	Lenora Crump	Mary Louise Heller DC
Jamie Becker	Elizabeth Cullum	Merline Henfoon
Tonya Bernard	Diane Dalcaur	Lyne Hewacker
Sr. Theresa Bilband	Debbie Dalcour	Signey A. Holmes
Jeanette Birdstraw	Anthony T. Davis	Alcee Honore
Patricia Blazio	Iesha Davis	Shirley Honore
Sylvia Bloom	Limuel "Sam" Davis	Patricia Hubert
Mary Bondy (for Jessie Osborne)	Shayla De La Rose	Danielle Huson
Ryan Bordenave	Lauren Dollar	Belvia Isabelle
Georzett Bowman	Lanetter Dousey	Sharon Jaopes
Iris Brisco	Keshana Doyle	Jolene M. Jefferson
Thelma Brown	Cindy Drukey	Damian Jefferson
Vivian M. Bryant	Mona Duffel Jones	Danielle Johnson
Doretha Bryant	Tedd Dummass	Valerie S. Johnson
Trenise Bryant	Pearl C. Dupart	Edward W. Johnson
Mrs. Mary M. Bullard	Reginald Dupart	Leslie Johnson
Desmonde P. Calloway	Elenor Duplessis	Mary Johnson
Parreletta Cante	Bill Dwyer	Sonya Johnson
James Cardriche	Chartel Edwards	Beverly A. Jones
Tim Carpenter	Julia Elliott	Frances Jones
Stella R. Carr	Lakeisha Evans	Gregory Jones
Calvin Carter	Pat Evans	Terry Jordan
Quanell Carter	Ynetha Evans	Lydia Joseph
Terry Carter	Dwayne Finnie	Brandy T. Julien
Carissa Carter	Russell Fraise	Alvin Klardin
Dorothy Carter	Jacquelyn Frick	Cynthia La Beal
Dariel Celesten	Cynthia G. Gallo	Mary Lafaste
Betty Champagne	Natausha Gaudin	Lupita Larkins
Edgar Chase	Arthur Gilbert	Diana LeBlanc
Leah M. Chase	Cynthia Gilbert	Marion LeBlanc
Gregory Christy	Ronnie J. Gladstone Sr.	Keisha Lee
Brenda Claiborne	Fr. Perry Henry	Lisa Lee
Chavonne M. Clark	Dana Green Johnson	
Neal Clayto	Sheila Green Johnson	
Anderson Lee	Barbara and Ben Johnson	
Anderson Lee Sr.	Tasha Lewis	
Laureen Lentl	Mercedes Lewis	
Patricia Lewis	Louis Livers Jr.	

Tiffany Lopez
 Dorothy Marshall
 Alonzrine Martin
 Eva N. Martin
 Pia Mascero
 Bob Mauss
 Brendolyn McDevrea
 Iris McKinney
 Sarah McMorris
 Alma McWilliams
 Mrs. Lerverne McWilliams
 Savannah Morgan
 Jacques Morial
 Tamika Muse
 Shameika Nelson
 Mike and Terry North
 Evgove Oppman
 Jessie Osborne
 Shirley Parker
 Rashenda Patten
 Ms. S. Payne
 Stephanie Payne

Etheline W. Permillion
 Yvonne Peters
 Maria Pia Mascaro
 Gail Pierre
 Leah M. Poree
 Le Shawn A. Porter
 Sharon Prevet
 Deborah Prihan
 Dr. Wade Ragas
 Nykia Rayword
 Sylvia Redmond
 Catherine Releford
 Wanda Releford
 D. Joan Rhodes
 Eric Roche
 Maria Roche
 Athalia Rose
 Dereck Rougris
 Joseph Simmons
 Shirley Simmons
 John Sip
 Florence R. Slack

Alicia Smith
 Cynthia B. Smith
 Jerome Smith
 Emma Steife
 Veronica Stevenson
 Morine Stewart
 Ms. Elathia Tate
 Emine Taylor
 Edward Thomas
 Trellis Thompson
 Kendra Tircuit
 Tommy Vassel
 Andy Washington
 Mary T. Watson
 Brenda Wells
 Gloria M. Wells
 Cherlyn G. Wheeler
 Charita White
 Yvonne Williams
 Wanda J. Woodward
 Dorothy Yeargin

Participants who signed in with an affiliation

Tom O'Malley	AFL-CIO Housing Investment Trust
Carol Balthazar	Balthazar Elektriks
Al Lynn	Balthazar Elektriks
Stephen Cullum	Buranco Architecture
Elizabeth Cook	C3/Hands Off Iberville
Michael Boedigueimer	Documentary filmmaker
Luisa Dantas	Documentary filmmaker
Trevor L. Chase	Dooky Chase Restaurant
Dorothy Christmas	First Shiloh M.B. Church
Zach Youngerman	Fred Schwartz Architects
Katy Reckdall	Gambit Weekly
Roma Campanile	HANO
Michele Livingston	HANO
Elaine H. Reed	HANO
Laureen Leatz	Historic Faubourg Treme Association
Naydja Bynum	Historic Faubourg Treme Association
Jean Hood	Hood Management Group Inc.
Bill Dayon	Housing advocacy
Laurarita Tones	LA
Harvey Reed Jr.	Lafitte
Lachia Rodriguez	Lafitte Resident
Patricia Herbert	Lafitte, ACT
Judson Mitchell	Loyola Law Clinic
Carlyn Goodwin Ducee	Mayor's Office, Parishioner
Chuck Perry	Perry Rose LLC
Neal P. Hamilton Jr.	Personal Touch Landscape Gardens
Jim Belfour	Photographic Center of Harlem/NOLA
Jennifer Jones-Bridgette	PICO/LIFT
Alena Boucree	St. Peter Claver
Deborah A. Doyle	St. Peter Claver
Keith Donato	St. Peter Claver
Keasha S. Emilien	St. Peter Claver
Fr. Michael Jacques	St. Peter Claver and Providence Community Housing
Cynthia B. Magraff	St. Peter Claver
Emelda Paul	St. Peter Claver
Leonetta Terrey	St. Peter Claver
Shirley M. Walker	St. Peter Claver
Beverly A. McKenna	The New Orleans Tribune
Gwen Filosa	Times-Picayune
Edwina Joseph	True Vine Baptist
Sr. Vera Butler	Tulane/Canal NDC
Jed Horne	UC Berkeley
Brendon Nex	UC Berkeley
Michael T. Howells	United Front for Affordable Housing
Renia Ehrenfeucht	UNO, Department of Planning

Homebuilding Plan Team

Providence Community Housing

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Charlotte Bourgeois
Nadine Jarmon
Jim Kelly
John Turnbull

Enterprise

Chickie Grayson
Christine Madigan
Ron Wilson

Urban Design Associates

Erica Bertke
Eric Brown
Natalie Byrd
David Csont
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Stephanie Eugster
Ray Gindroz
Tiffany Haile
Brendan Herr
Jack LaQuatra
Jim Morgan
Geoffrey Mouen
Rob Robinson
Donald Zeilman

Process Advice and Facilitation

Amy Brown	Ujamaa Community Development Corporation
Tara Gass	Ujamaa Community Development Corporation
Nicole Swerhun	Third Party Process Advisor and Facilitator

Resident Outreach – All Congregations Together (ACT)

Candace Fontenot
Mary Fontenot
Valerie Johnson
Alice Craft Kerney
Travis LeBlanc
Daniel Mathieu
Wayne A. Nuriddin
Canyell S. Owens
Keisha Owens
Dan Packard
Dalton Parish
Emelda Paul
Sylvia Robinson
Sabrina Short
Betty A.P. Stewart
Cheryl C. Turner
Gloria Wells



September 15, 2006

Dear Residents of Lafitte:

We know that people are anxious to come home, and how difficult the past year has been. Our two non-profit, mission-driven organizations, want to do everything we can to bring you home to New Orleans as quickly as possible.

We are just getting started on a long term initiative to build 1500 homes and apartments in the communities of Tremé/Lafitte and Tulane/Gravier. All former residents of Lafitte will have the opportunity to come back, either to new apartments and homes on the Lafitte site or to apartments or homes in the surrounding communities of Tremé and Tulane/Gravier. We will be building 900 subsidized, affordable homes, the same number as in Lafitte before the storm. There will be no reduction in the number of subsidized housing units available. Everybody will have the opportunity to come home.

Please have a look at the enclosed newsletter for more information about the Home Building Plan, including details about two Public Workshops we will be holding in early October. For those of you who are in New Orleans or nearby, we hope that you can join us. We also hope you'll take a moment to send us your feedback using the enclosed form.

We are humbled by this opportunity to work with you, the residents, to develop a shared vision for a new and stronger community for all.

Sincerely,

James R. Kelly
President
Providence Community Housing

Chickie Grayson
President
Enterprise Homes, Inc.

Providence Community Housing (Providence) is a Catholic housing initiative formed in response to the devastation caused by Katrina. Our members include Catholic Charities and Christopher Homes, and our neighborhood sponsors include St. Peter Claver/Ujamaa, St. Joseph's/Tulane-Canal CDC and Reconcile New Orleans.

Enterprise brings over 20 years of experience in creating decent affordable homes and rebuilding communities. Our mission is to see that all low-income people in the United States have the opportunity for fit and affordable housing, and to move up and out of poverty into the mainstream of American life.

Help Us Create A Home Building Plan That Works For You

Your opinions and ideas are critical to the success of the Home Building Plan. The only way the Plan can meet your needs is if you tell us what your needs are. Please take a minute to complete this **Feedback Form** and send to us by mail, fax, email or phone as soon as possible. **All information you provide will be kept strictly confidential.**

1. Do you want to come home to New Orleans?

(Please circle your response)

Yes / No / Maybe

2. If you plan to come home, how many bedrooms will you need? (Please circle your response)

1 / 2 / 3 / More than 3 bedrooms

3. When you return, how many children (school age and younger) do you expect will be living with you?

(Please circle your response)

0 / 1 / 2 / 3 / More than 3

4. Do you have any specific needs you can tell us about? (Please check off all that apply)

- Child care
- Elderly care
- Disabled care
- Job training
- Other needs? (please write any additional needs in the space below)

5. What are the 3 things you liked best about the Tremé/Lafitte and Tulane/Gravier neighborhood? (These are things that you would like to see as part of the redeveloped neighborhood.)

1. _____
2. _____
3. _____

6. What are the 3 things you liked least about the Tremé/Lafitte and Tulane/Gravier neighborhood? (These are things that you would prefer not to see as part of the redeveloped neighborhood.)

1. _____
2. _____
3. _____

7. Any other opinions/ideas?

What is the best way to stay in touch with you and other members of your household?

Please let us know by filling in the contact information below.

	Main Contact	Second Contact	Third Contact
First & Last Name			
Current Phone			
Other Phone (e.g., cell phone and/or phone of family member)			
Email Address			
Mailing Address			
City, State			
Zip Code			

Please mail, fax, email, or phone your feedback as soon as possible to:

Home Building Plan
1000 Bourbon Street, PMB #278
New Orleans, LA 70116

Fax: (225)248-9599
Email: info@providencech.org

Toll-free number: 1(888)429-2499
Local number: (504)889-3686



Homebuilding Plan for Tremé/Lafitte & Tulane/Gravier



Volume 1, Issue 1 :: September 2006

In This Issue

- Feedback Form
- October Workshops & Open Houses
- Frequently Asked Questions
- ACT Helpline

A Commitment to Build 1500 Homes

New Orleans has a major housing shortage and creative solutions are needed quickly. Providence Community Housing and Enterprise have teamed up to develop a Home Building Plan to help bring people back to the Tremé/Lafitte and Tulane/Gravier neighborhoods.

The goal of the Plan is to build at least 1500 units of housing in the Tremé/Lafitte and Tulane/Gravier area to meet the needs of

a broad range of households, including seniors and families.



Photo of Lafitte taken by one of the residents from the back driveway.

A number of people have asked us, "What is happening to Lafitte"? In June 2006, the Housing Authority of New Orleans (HANO) announced their decision to demolish Lafitte. This was because of the extensive repairs needed to bring the development up to the U.S. Department of Housing and Urban Development's (HUD) Housing Quality Standards and to meet City code compliance. Additional information about this decision is included on the inside pages of this newsletter.

All former residents of Lafitte will have the opportunity to come back, either to new apartments and homes on the Lafitte site or to apartments or homes in the surrounding communities of Tremé and Tulane/Gravier. The team is committed to building 900 subsidized homes, the same number as in Lafitte before the storm. **There will be no reduction in the number of subsidized housing units available.**

What Are Your Housing Needs?

The best home building plans are created together with the people who will be living in those homes. As a result, hearing input and advice from residents is critical and we are counting on your participation.

Everyone who reads this newsletter is encouraged to complete and return the enclosed Feedback Form. Follow-up phone calls will be made to all former residents of Lafitte using the contact information provided by the Housing Authority of New Orleans (HANO).

Four public events will be held in New Orleans during the first week of October to help develop this Home Building Plan: one "Kick-off" public workshop on Tuesday, October 3, 2006 and one "Wrap-up" public workshop on Saturday, October 7, 2006. There will also be an opportunity for the public to "Drop in to talk to the Home Building Team" on the evenings of Wednesday, October 4 and Thursday, October 5. We recognize that it will be a challenge for many residents to participate. As a result, bus transportation will be provided to Lafitte residents in Baton Rouge, and smaller meetings and workshops will also be held in cities outside New Orleans to provide as many opportunities as possible for residents to be involved.

The first part of this plan is happening quickly because the application deadline for one important source of state and federal money to help rebuild homes is October 20, 2006.

Who Is Leading This Effort?

Providence Community Housing and Enterprise. You can find more information on both organizations at the following websites:



www.providencech.org



www.enterprisecommunity.org

For questions or to request another Feedback Form, please contact us:

Home Building Plan
1000 Bourbon Street, PMB #278
New Orleans, LA 70116

Fax: (225)248-9599
Email: info@providencech.org

Toll-free number: 1(888)429-2499
Local number: (504)889-3686

All information you provide will be kept strictly confidential.

Workshops & Open Houses

Tues., Oct. 3, 2006	Kick-off Public Workshop 6:30 - 9:00 p.m.
Wed., Oct. 4, 2006	Open invitation to drop in and talk to Home Building Team 6:30 - 9:00 p.m.
Thurs., Oct. 5, 2006	Drop in to talk to Home Building Team 6:30 - 9:00 p.m.
Sat., Oct. 7, 2006	Wrap-up Public Workshop (light lunch provided) 10:00 a.m. - 1:00 p.m.

Location of All Meetings
St. Peter Claver School (1020 North Prieur Street)
Ujima Building (1019 North Prieur Street)

Frequently Asked Questions

When can we come home?

Providence/Enterprise is working hard to get people home as soon as possible. Our commitment to the residents of Lafitte/Tremé and Tulane/Gravier is to aggressively work to identify and build as many units of housing as possible. There are many hurdles to get over before all 1500 units of housing will be ready for people to move in. As long as those hurdles are overcome, we expect all units to be ready within the next 3 to 5 years. Our immediate efforts are focused on rebuilding housing on at least 200 properties throughout the Tremé and Tulane/Gravier neighborhoods. Three modular homes have already been built by Ujamaa Community Development Corporation, one of our partners (see photos on next page). A number of units of senior housing at St. Ann's (total of 45 units pre-Katrina) and St. Martin Manor (total of 170 units pre-Katrina) could be available soon if repairs are completed quickly.

What is happening to Lafitte?

In June 2006, the Housing Authority of New Orleans (HANO) announced their decision to demolish Lafitte. HANO stated that this was due to the extensive repairs needed to bring the development up to the U.S. Department of Housing and Urban Development's (HUD) Housing Quality Standards and to meet City code compliance. A number of housing advocates disagree with HANO's decision. This issue will most likely be resolved through the legal process.

Was Providence/Enterprise part of HANO's decision to demolish Lafitte?

No. Providence/Enterprise was not involved in any way in the decision to demolish Lafitte. Providence/Enterprise got involved to ensure that the residents of Lafitte, and the communities of Tremé and Tulane/Gravier, have a voice in the rebuilding of their neighborhoods.

How did this project come about?

Both Providence and Enterprise believe that rebuilding homes can help strengthen whole neighborhoods. Having learned of HANO's decision to demolish Lafitte, Providence/Enterprise talked to HANO about having a nonprofit organization take a lead role in redeveloping the housing to ensure that the site and the overall program would provide

housing for low-income families. HANO agreed and, as a result, this Home Building Plan includes one-for-one replacement of existing public housing units in the area.



Map of Lafitte/Tremé and Tulane/Gravier area footprint.

Why is Providence/Enterprise not opposing the decision to demolish Lafitte?

When HANO announced their decision to demolish Lafitte, the Providence/Enterprise team had a choice — either spend time fighting the decision (which in our experience could significantly delay opportunities for residents to come home), or accept the decision and focus on the rebuilding of Lafitte. We decided it was more important to take the next step and start rebuilding the community for the residents.

Where will the new homes be built?

The 1500 homes that are part of the Home Building Plan will be built on many different sites in the Tremé and Tulane/Gravier communities, including Lafitte. Some of these sites have been acquired already, some will be acquired in the future. Because the Lafitte site is large, a significant number of new housing units will be located there. It is critical that decisions about the number and location of the housing units be informed by ideas and suggestions from residents and the local community. This will be an important item for discussion at the October 3 and October 7 public workshops (see additional details about these workshops on the front page of this newsletter), and so we hope many residents will attend.

Who is paying for the rebuilding?

Providence/Enterprise has a capital commitment of up to \$20 million in loans to acquire sites in the community for building homes. Catholic Charities, another partner in the Home

Building Plan, has committed \$2.5 million in private funds to provide case management and counseling to Lafitte families living locally, as well as in other cities (e.g., Houston, Baton Rouge, Atlanta and others). Providence/Enterprise is also working to secure low-income housing tax credits, block grants and other financing from state, federal and private sources to ensure the success of the Home Building Plan and to speed up your return.

Is there a broader community vision?

A number of priorities for the future of New Orleans communities have been expressed through recent meetings and the current community planning process, including:

- Services for families, including health care, youth programs and job training.
- Better school and educational options for neighborhood families.
- Walkable access to shops, community centers and recreational opportunities.
- Sustainable development that is safer, healthier and more resource-efficient.

Through the process of developing this Home Building Plan, our team will collaborate with these other planning efforts and then work to ensure that the Plan helps to achieve the housing and community development goals of residents.

Can you tell me who I can contact to arrange getting my belongings?

You can contact HANO to arrange to get your belongings. The HANO phone number is (504)235-9038.

What should I do about my lease? Should I renew it?

In a recent letter, HANO advised residents to continue to stay in the city that you currently live and continue to receive housing assistance. Their letter also said that:

- Residents should NOT move out of their current unit without consulting the local housing authority that issued their voucher; and
- **Leaving a unit without following proper checkout procedures is considered abandonment and could result in termination of your assistance from HUD.**

What is a modular house?

On August 7, the first two homes in Providence's pilot modular housing program were placed on lots owned by Ujamaa Community Development Corporation. The lots, located at 1806 and 1810 Dumaine in Tremé, were previously abandoned. Modular housing is one of several housing production methods the Providence/Enterprise team is exploring to deliver new homes in the Tremé/Lafitte and Tulane/Gravier area. Other options being considered include Katrina Cottages and panelized housing.

ACT Helpline

Throughout September, an organization called ACT (All Congregations Together) will be working to get in contact with all former residents of Lafitte, including those relocated in other cities across the country. ACT is a nonprofit, faith-based organization that has been working in New Orleans for 15 years to empower citizens. ACT will be using the latest contact information contained in HANO's records.

If you have updated contact information for yourself and/or other Lafitte residents, we would appreciate it if you let us know by calling the toll-free number for the Home Building Plan: 1 (888)429-2499, or (504)889-3686.

In order to help former Lafitte residents plan for the future, Providence/Enterprise will be developing a system to provide support to each former Lafitte household as they decide their future housing needs. This support system, which will start this fall, includes working with each resident to discuss the best option for her or his family, and answering the types of questions asked above. **Please make sure you include your most recent contact information on the Feedback Form so that we can be in touch with you when the resident support program is ready to go.**

In the meantime, if you have questions about your lease, you can contact HANO at (504) 235-9038.



Ujamaa CDC has constructed three of these modular homes in Tremé. Ujamaa also worked with students at Tulane University to develop the prototype house. These photos were taken on August 7, 2006.